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WARRANTY DEED

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12 B

KNOW ALL MEN BY THESE PRESENTS:

THAT CHARLES R. GARNER and MARY LOU GARNER, husband and wife, in consideration of One Dollar (\$1.00) and other good and valuable considerations to them paid by CHARLES R. GARNER and JAMES E. GARNER <sup>co-trustees</sup> ~~U/A~~ dated JAN. 10, 1993, whose address is 7575 Wooster Pike, Cincinnati, Ohio 45227 the receipt whereof is hereby acknowledged do hereby Grant, Bargain, Sell and Convey to the said CHARLES R. GARNER AND JAMES E. GARNER ~~U/A~~ dated JAN. 10, 1993, their heirs and assigns forever, the following described Real Estate, to wit:

Situated in Section 3, Township 4, Fractional Range 2, Columbia Township and described as follows:

The west 25 feet of tract formerly conveyed to Geo. Meyer in deed Book 1262, Page 58, beginning at a point in center line of Wooster Pike 711.82 feet northwestwardly thereon from the southwest corner of the Plainville Hall Lot, said corner being the junction of the center lines of Miami Street\* and Wooster Pike in Plainville, said point being the northeast corner of the lands of Leo B. Blaesing and in the line dividing the lands of said Meyer and Blaesing; thence south 166.10 feet along said dividing line to the north line of the right of way of the Little Miami R.R.; thence eastwardly along the right of way of said R.R. to a point 25 feet distant at right angles from said line above described; thence north parallel to the line first described herein and 25 feet distant therefrom to Wooster Pike as widened; thence west along Wooster Pike to the Place of Beginning.

Subject to and including easements, restrictions and agreements of record.

\*Walton Street

and all the Estate, Title and Interest of the said CHARLES R. GARNER and MARY LOU GARNER, either in Law or Equity, of, in and to

located in Columbia Township, Hamilton County, Ohio, in Section 3, Township 4, Fractional Range 2, Wooster Pike, Little Miami R.R.

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HAMILTON COUNTY, OHIO

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the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the proper use of the said CHARLES R. GARNER AND JAMES E. GARNER U/A dated JAN. 10, 1993, their heirs and assigns forever.

And the said CHARLES R. GARNER and MARY LOU GARNER for themselves and their heirs, executors and administrators, do hereby Covenant with the said CHARLES R. GARNER AND JAMES E. GARNER U/A dated JAN. 10, 1993, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And Further, That they do Warrant and Will Defend the same against all claim or claims, of all persons, whomsoever;

IN WITNESS WHEREOF, The said CHARLES R. GARNER and MARY LOU GARNER, who each sign in their own right has hereunto set their hands this 10th day of January, 1993.

Signed and acknowledged in presence of:

David H. Hays  
Donna A. Darr  
Susan H. Darr

Charles R. Garner  
Mary Lou Garner  
James E. Garner

STATE OF OHIO

COUNTY OF HAMILTON

ss:

Be It Remembered, that on the 10th day of January, 1993, before me, the subscriber, a Notary Public in and for said

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county and state, personally came CHARLES R. GARNER and MARY LOU GARNER, the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the date and year last aforesaid.

  
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Notary Public  
JUDITH K. WERNER  
Notary Pub C, State of Ohio  
By Commission Letter 442 7-12-93

THIS INSTRUMENT PREPARED BY: BURGESS L. DOAN, ATTORNEY-AT-LAW  
Cohen, Todd, Kite & Stanford  
1 Riverfront Place, Suite 800  
Newport, Kentucky 41071

HAMILTON COUNTY RECORDER'S OFFICE  
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