

After recording return to:

Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202
Parcel No. 520-112-49 & 51 & 119

Rebecca Prem Groppe
Hamilton County Recorders Office
Doc #: 07-0070431 Type: DE
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Off. Rec.: 10549 00947 F N2 3 279

GENERAL WARRANTY DEED

b1054900947Fb

KNOW ALL MEN BY THESE PRESENTS:

That **Karl F. Rill and Gail S. Rill, husband and wife**, of Hamilton County, Ohio, hereafter known as the Grantor, for valuable consideration paid, grants with general warranty covenants, to **Karl F. Rill and Gail S. Rill, husband and wife**, for and during their joint natural lives with the remainder in fee simple to the survivor, his or her heirs and assigns forever, whose tax mailing address is 26 Spring Hill Drive, Cincinnati, OH 45227, known as the Grantee, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE

The property is conveyed subject to and there are hereby excepted from the general warranty covenants all easements and restrictions of record, established easements, zoning ordinances and real estate taxes and assessments, which are due, but not yet payable.

Being the same property conveyed to the Grantor herein by instrument recorded in O.R. 4303, Page 1249; O.R. 4300, Page 1471; and O.R. 4828, Page 1131 of the Hamilton County, Ohio Records.

Executed by Karl F. Rill and Gail S. Rill, husband and wife, this 2nd day of May, 2007.

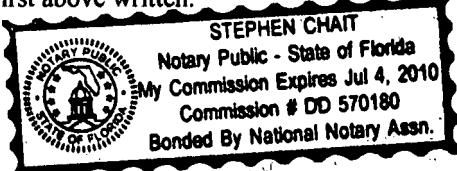
Karl F. Rill
Karl F. Rill

Gail S. Rill
Gail S. Rill

STATE OF FLORIDA)
)
) SS:
COUNTY OF Alachua)

The foregoing instrument was acknowledged before me this 2 day of May, 2007 by Karl F. Rill and Gail S. Rill, husband and wife, who are personally known to me or who have produced their driver's license as identification.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.



Convey. number: 347
Deed number: 124122
Ltr. number: 127548
Transfer date: 05/04/2007
Sec. 319.202, R.C.
Sec. 322.02, R.C.
Dusty Rhodes
Hamilton County Auditor
Sales amount: 0
Permissive fee: 0.00
Transfer fee: 1.50
Conveyance fee: 0.00
Fee total: 1.50

This Instrument Prepared By:
Wood & Lamping, LLP
600 Vine Street, Suite 2500 Cincinnati, Ohio 45202

10549 947

614 Wooster Pike, Terrace Park, Ohio 45174
(513) 831-7096 • (513) 831-9911 Fax

LEGAL DESCRIPTION

Tract I

0.5305 Acres

Situate in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being a part of Lots 12 & 13 of Henry Debolt's Subdivision as recorded in P.B. 1 Pg. 311 of the Hamilton County Recorders Office more particularly described as follows:

Beginning at a 5/8" iron pin set at the Northwest Corner of the aforementioned Lot 12, said corner lying in the southerly line of Wooster Pike, also known as U.S. Route 50;

THENCE South 52 degrees 57 minutes 26 seconds East for a distance of 148.00 feet with said southerly line to a 5/8" iron pin set;

THENCE South 35 degrees 26 minutes 12 seconds West for a distance of 139.98 feet leaving said southerly line to a 5/8" iron pin set in the northerly line of the Hamilton County Park District tract, formerly the P.C.C. & St. L. Railroad;

THENCE North 63 degrees 56 minutes 36 seconds West for a distance of 153.36 feet with said northerly line to a 5/8" iron pin set in the east line of Lot 11 of the aforementioned subdivision;

THENCE North 36 degrees 34 minutes 34 seconds East for a distance of 169.16 feet with said easterly line to the place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.5305 acres more or less.

Based on a survey by Nordloh & Associates, Inc. 614 Wooster Pike Terrace Park, Ohio 45174 under the direct supervision of Lee C. Nordloh P.S. Ohio Registration No. 7066 dated April 2007.

27045A

DESCRIPTION ACCEPTABLE HAMILTON COUNTY ENGINEER

Tax Map -

5-4-07

CAGIS -

5.7.7

fm

LEE C. NORDLOH, P.S.
Ohio Registration No. 7066
Member of Professional Land Surveyors of Ohio

10549 948

614 Wooster Pike, Terrace Park, Ohio 45174
(513) 831-7096 • (513) 831-9911 Fax

LEGAL DESCRIPTION**Tract II****0.8693 Acres**

Situate in Section 3, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being a part of Lot 13 of Henry Debolt's Subdivision as recorded in P.B. 1 Pg. 311 of the Hamilton County Recorders Office more particularly described as follows:

Beginning at a 5/8" iron pin set at the Northwest Corner of Lot 12 of the aforementioned Debolt's Subdivision, said corner lying in the southerly line of Wooster Pike, also known as U.S. Route 50;

THENCE South 52 degrees 57 minutes 26 seconds East for a distance of 148.00 feet with the southerly line of said Wooster Pike to a 5/8" iron pin set and the true place of beginning for this description;

THENCE South 52 degrees 57 minutes 26 seconds East for a distance of 10.67 feet continuing with said southerly line;

THENCE along a curve to the left having a radius of 2904.79 feet and an arc length of 156.14 feet, being subtended by a chord of South 54 degrees 29 minutes 50 seconds East for a distance of 156.12 feet continuing with said southerly line to a 5/8" iron pin set;

THENCE South 33 degrees 57 minutes 47 seconds West for a distance of 12.50 feet with the right of way of said Wooster Pike to a 5/8" iron pin set;

THENCE along a curve to the left having a radius of 2917.29 feet and an arc length of 161.14 feet, being subtended by a chord of South 57 degrees 37 minutes 06 seconds East for a distance of 161.12 feet continuing with said right of way to a 5/8" iron pin set in the west line of Newtown Road;

THENCE South 07 degrees 15 minutes 39 seconds East for a distance of 15.96 feet with said west line to a 5/8" iron pin set;

THENCE South 18 degrees 32 minutes 21 seconds East for a distance of 37.51 feet continuing with said west line to a 5/8" iron pin set;

THENCE South 30 degrees 24 minutes 28 seconds West for a distance of 40.39 feet continuing with said west line to a 5/8" iron pin set in the northerly line of the Hamilton County Park District tract, formerly the P.C.C. & St. L. Railroad;

THENCE North 63 degrees 56 minutes 36 seconds West for a distance of 377.75 feet with said northerly line to a 5/8" iron pin set;

THENCE North 35 degrees 26 minutes 12 seconds East for a distance of 139.98 feet to the place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.8693 acres more or less.

Based on a survey by Nordloh & Associates, Inc. 614 Wooster Pike Terrace Park, Ohio 45174 under the direct supervision of Lee C. Nordloh P.S. Ohio Registration No. 7066 dated April 2007.

27045B

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 11-51-02
CAGIS - 5.77 fm

LEE C. NORDLOH, P.S.
Ohio Registration No. 7066
Member of Professional Land Surveyors of Ohio

10549 949

St. 520-112-51-53 Count 0.8693 Ac. Wooster Pike