

and that they will forever Warrant and Defend the same, with the appurtenances unto the said Edward Seibert, his heirs and assigns, against the lawful claims of all persons, claiming by, from, through or under the grantors herein.

In Witness Whereof, the said Fred William Tepker, Jr., and Tillie Tepker, his wife, have hereunto set their hands this 20 day of May in the year of our Lord one thousand nine hundred and twenty-four.

Signed and acknowledged in presence of us:

D. E. Hayman

Fred Wm. Tepker, Jr.

Stanley K. Henshaw

Tillie Tepker

The State of Ohio, County of Hamilton, ss.

Be It Remembered, That on the 20 day of May in the year of our Lord, one thousand nine hundred and twenty-four before me, the subscriber, a Notary Public in and for said county, personally came Fred William Tepker, Jr. and Tillie Tepker, his wife the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my Notarial seal, on the day and year last aforesaid.

(N P Seal)

Stanley K. Henshaw

(Ham Co Ohio)

Notary Public in and for Hamilton County, Ohio.

Rec'd for Record May 23, 1924 at 12.13 P.M. Gen Ind Bk 12, page 26 -- 6th Series.

Copied by C. E. SCHRODER.

Fee \$2.00 --#7-- 5/24/24.

D E E D

MARY A. FERRIS

TO THE BOARD OF COUNTY COMMISSIONERS
OF HAMILTON COUNTY, OHIO.

KNOW ALL MEN. BY THESE PRESENTS:

That Mary A. Ferris, widow of Plainville, Hamilton County, Ohio, grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to her paid by the Board of County Commissioners of Hamilton County, Ohio, grantee, the receipt whereof is hereby acknowledged does hereby Grant, Bargain, Sell and Convey to the said Grantee, its successors and assigns forever, the following tract of land situated on the Cincinnati-Chillicothe Pike, Inter-County Highway No. 8, Section M, Petition 3540, in Columbia Township, Hamilton County, Ohio, to-wit:

TRACT 1

All that lot of land lying in Section 3, Township 4, Fractional Range 2, Columbia Township, described as follows: Beginning at a point in the center of the Wooster Pike at the southwest corner of Lot No. 9 of the Subdivision of A. L. Bramble's Estate, Plat B, recorded in Volume 378, page 420, Common Pleas Court Records; thence along the center of the Wooster Pike the two following courses; North eighty-eight (88) degrees, thirty (30) minutes West, four hundred and fourteen and 80/100 (414.80) feet; North sixty-nine (69) degrees, two (2) minutes west sixty-two and 56/100 (62.56) feet; thence North twenty-four (24) degrees forty-five (45) minutes west two hundred and ninety-seven and 79/100 (297.79) feet; thence north thirty-three (33) degrees twelve (12) minutes east eighty-two and 22/100 (82.22) feet to a stake in the south line of the right of way of the Cincinnati, Milford and Loveland Traction Co., thence along said south line south fifty-six (56) degrees forty

four (44) minutes east six hundred and forty and 70/100 (640.70) feet to a stake in the west line of said Lot No. 9; thence along said west line South thirty-eight (38) degrees thirty (30) minutes east twenty-six and 12/100 (26.12) feet to the place of beginning. Containing two and 18/100 (2.18) acres, reserving the rights of the public to all legal highways, a plat of the survey is recorded in Book 29, page of the Hamilton County Surveyor's Office.

TRACT 2

Also the following property for road purposes with the right to slope as per plat of said improvement, which Second Tract is described as follows:

All that lot of land lying in Section 3, Township 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio, for road purposes with the right to slope, being a strip of ground sixty (60) feet wide, the center line of which is described as follows: Beginning at the intersection of the new center line of the Cincinnati-Chillicothe Inter County Highway No. 8, as now staked out with the west line of said Section south One (1) degree thirteen (13) minutes west nine hundred and eighty and 10/100 (980.10) feet from the northwest corner of the section; thence south eighty-nine (89) degrees thirty-two (32) minutes east one hundred and twenty-five and 28/100 (125.28) feet; thence eastwardly with a ten (10) degree ^{curve} two hundred and sixty-two and 55/100 (262.55) feet to the right to the west line of a two and 18/100 (2.18) acre tract conveyed by said Mary A. Ferris to said Commissioners of Hamilton County, containing 0.54 acres, and being all the ground necessary to connect said road to the full width of sixty-(60) feet with the west line of said 2.18 acre tract. A plat of the survey is recorded in Book 29, page of the Hamilton County, Ohio, Surveyor's Record.

As a part of the consideration herein the said grantee does hereby covenant and agree to and with said grantor as follows: That said grantee will at its own expense, furnish the labor and material and do and perform all of the matters and things as follows:

FIRST: That said grantee shall construct concrete culvert No. 9 having water way underneath said Pike, which shall be one hundred and ten (110) feet long and shall be four (4) feet outside horizontally and eight (8) feet outside vertically -- and inside to be two and one-half (2 1/2) feet horizontally and five (5) feet vertically in the clear, with four (4) inch galvanized iron pipe to provide for the pipe of the present spring water, which runs from the spring north of said improvement southwardly underneath said proposed new road. Said Culvert to also provide for the taking away of the drainage water which now flows in the present water course running in the same direction as proposed by said County Commissioners, in plat sheet 49 of I.C.H. No. 8. Said grantor reserves at all times the right to enter said premises for the purpose of doing all things necessary in making repairs to said pipe and spring protections.

SECOND: Said grantee shall properly raise the grade, surface with stone and screenings and ditch the private drive of said owner, which drive shall start at the point where it joins the new proposed road and extend westwardly ten (10) feet in width to a point fifty (50) feet east of the steps in front of said grantor's dwelling house; thence the width shall increase to eighteen (18) feet in front of said steps.

THIRD: Said grantee shall take care of and protect the spring north of the new proposed roadway running southwardly from, to and through the premises of said grantor by constructing a well about the spring outlet and the intake of the pipe; and said grantee will not interfere with the present opening, intake or outlet or the present operation of said spring and the pipes running therefrom, except as above provided.

FOURTH: In the event that the grantee shall run more water into the present water course in the ravine or through said culvert No. 9, then in said event, the said grantee agrees to keep the present culvert under the present Pike open and free from all obstructions.

FIFTH: Said grantee shall properly grade the proposed private drive ways of said grantor which are to take the place of the present drive-way now leading from the old Pike northwardly across the new proposed road and over the Cincinnati, Milford and Blanchester Company's tracks to the lands of the owner north of said tracks; and said grantee shall also properly surface the said new private drive-way approaches with stone and screenings.

SIXTH: Said grantee shall construct at the east end of said tract No. 1, concrete steps as an approach from said new proposed roadway northwardly to the C.M. & B. Traction Company's tracks, as shown on said County Commissioner's new plans. And the said grantor reserves unto herself, her heirs and assigns, and her agents, servants, tenants, and licensees, as well as the public, the right to freely use, pass and re-pass on said steps at all times.

It is understood and agreed by the parties to this Deed that all the terms, conditions, covenants, stipulations and reservations shall run with the land and inure to the benefit of and be binding upon them, their heirs, successors and assigns, forever.

Nothing herein shall be construed as giving to the grantee any rights in said spring, or the waters connected therewith or flowing therefrom.

And all the Estate, Title and Interest of the said Mary A. Ferris: as to the first said tract To Have and to Hold the same to the only proper use of the said grantee, its successors and assigns forever; And the said grantor, for herself and her heirs, executors and administrators does hereby Covenant with the said grantee, its successors and assigns, that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unencumbered: And Further, That she does Warrant and Will Defend the same against all claim or claims or all persons whomsoever; except the taxes due in June, 1923, and thereafter.

In Witness Whereof, the said Mary A. Ferris, a widow and unmarried, has hereunto set her hand this 14th day of June in the year of our Lord one thousand nine hundred and twenty-three (1923).

Signed and acknowledged in presence of

Harry W. Vordenberg

Mary A. Ferris

Albert C. Schimweg

(Int.Rev.Stamps)
(\$2.50 Canc'd)

State of Ohio, Hamilton County, ss.

Be It Remembered, That on this 14th day of June, in the year of our Lord one thousand nine hundred and twenty-three, before me, the subscriber, a notary public in and for said county, personally came Mary A. Ferris, the grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

(N P Seal)

Harry W. Vordenberg

(Ham Co Ohio,)

Notary Public in and for Hamilton County, Ohio.

Rec'd for Record May 24, 1924 at 9.05 A.M.

Gen Ind Bk 10, page 6 -- 6th Series.

Copied by C.E. SCHRODER.