

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Karl F. Rill & Gail S. Rill, husband and wife, the Grantor(s) herein, in consideration of the sum of \$ 17,485.00, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 30-3-WD-2
HAM-50-31.98

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Prior Instrument Reference: D4300-1471, Hamilton County Recorder's Office.

And the said Grantor(s), for them self/selves and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they are the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and have good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

RE 246
REV. 09/03

AJ-ACK

IN WITNESS WHEREOF Karl F. Rill & Gail S. Rill have hereunto set their hands on the 14th day of December, 2005

Karl F. Rill
Karl F. Rill

Gail S. Rill
Gail S. Rill
Rebecca Prem Gruppe
Hamilton County Recorders Office
Doc #: 06-0018117 Type: DE
Filed: 02/02/06 12:17:33 PM \$36.00
Off.Rec.: 10157 02068 F 3 517

STATE OF OHIO, COUNTY OF Hamilton SS:

REMEMBERED, that on the 14th day of December, 2005, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Karl F. Rill & Gail S. Rill, who signed or acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

REGIONAL PLANNING COMMISSION
HAMILTON COUNTY, OHIO

APPROVED

NO PLAT REQUIRED

This instrument was prepared by or on behalf of the State of Ohio, Department of Transportation

Convey number: 81306
Doc number: 01403/2006
NOTARIAL OFFICE: 3/17/05
My Commission Expires: 3/17/05
Sec. 319.202 R.C.
Sec. 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales amount: 0
Notary fee: 0.00

EXHIBIT A

RX 250		PID	19044
Rev. 09/03		PARCEL	30-3-WD-2
		CTY-RTE-SEC	HAM-50-31.95
		Version Date	11/24/04
PARCEL 30-3-WD-2			
HAM-50-31.95			
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS			
Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).			
[Surveyor's description of the premises follows]			

Situated in Section 3, Township 4, Fractional Range 2, Miami Purchase, Township of Columbia, County of Hamilton, State of Ohio, and being part of that real estate conveyed to Karl F. Rill and Gail S. Rill by deed recorded in Deed Book 4300, Page 1471, also being part of Lot No. 12 and part of Lot No. 13 of Henry Debolt's Subdivision as the same is recorded in Plat Book 1, Page 311 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Hamilton County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing at the northwesterly corner of Lot No. 12 of said Henry Debolt's Subdivision, also being in the existing south right-of-way of Wooster Pike (U. S. Route No. 50);

Thence along the existing south right-of-way of Wooster Pike (U. S. Route No. 50) the following two (2) courses:

1. South 52°57'26" East, for a distance of 158.66 feet;
2. Along the arc of a curve to the left having a radius of 2904.79 feet for an arc distance of 156.14 feet, the chord of said arc being subtended by a central angle of 3°04'47" and a long chord bearing South 54°29'50" East for a distance of 156.12 feet to the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence continuing along the existing south right-of-way of Wooster Pike (U. S. Route No. 50) and the north line of the grantor's tract the following two (2) courses:

- 1) Along the arc of a curve to the left having a radius of 2904.79 feet for an arc distance of 130.56, the chord of said arc being subtended by a central angle of 2°34'31" and a long chord bearing South 57°19'29" East for a distance of 130.55 feet;
- 2) South 52°57'26" East for a distance of 24.22 feet to the existing west right-of-way of Newtown Road;

Thence leaving the existing south right-of-way of Wooster Pike (U. S. Route No. 50) along the existing west right-of-way of Newtown Road the following two (2) courses:

- 1) South 30°55'37" West for a distance of 2.59 feet;
- 2) South 7°15'39" East for a distance of 9.44 feet to the proposed south right-of-way of Wooster Pike (U. S. Route No. 50);

10157 2069

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map

CAGIS -

520-112-51,53,118 C.O.

Cons. (51,53,118)

CU. 520-112

(12-30-05)

01.05.06

SS. Wooster Rd.

JP.

EXHIBIT A

RX 250		PID	19044
Rev. 09/03		PARCEL	30-3-WD-2
		CTY-RTE-SEC	HAM-50-31.95
		Version Date	11/24/04

Thence leaving the existing west right-of-way of Newtown Road along the proposed south right-of-way of Wooster Pike (U. S. Route No. 50) the following two (2) courses:

- 1) Along the arc of a curve to the right having a radius of 2917.29 for an arc distance of 161.14 feet, the chord of said arc being subtended by a central angle of 3°09'53" and a long chord bearing North 57°37'10" West for a distance of 161.12 feet;
- 2) North 33°57'47" East for a distance of 12.50 feet to the place of beginning and containing 0.044 acres, subject however to all covenants, conditions, reservations or easements of record contained in any instrument of record to the above described tract of land.

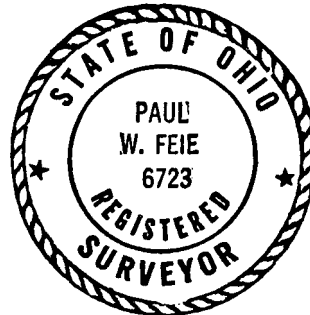
Being part of that real estate conveyed to Karl F. Rill and Gail S. Rill by deed recorded in Deed Book 4300, Page 1471 of the Hamilton County Recorder's Office.

This description was prepared from a field survey performed by Woolpert LLP under my direction in March of 2003 with bearings based upon the State of Ohio State Plane Co-ordinate System. South Zone as evidenced by Hamilton County Geodetic Control Monuments 8425 and 8426.

WOOLPERT LLP

Paul W. Feie *alright*

Paul W. Feie
Ohio Registered Surveyor No. 6723



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520-112-51

10157 2070