

716734

GENERAL WARRANTY DEED

Catherine M. Feighery, unmarried, of Hamilton County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to G. Tod Leonard and Susan K. Leonard, husband and wife, for their joint lives, remainder to the survivor of them whose tax mailing address is 6511 Donjoy Drive, Cincinnati, Ohio 45242, the following real property:

Situated in Section 9, Township 4, Entire Range 1, City of Blue Ash, Sycamore Township, Hamilton County, Ohio and more particularly described as follows:

Lot Number 50 of Ferris and Williams Third Subdivision, as shown on Plat thereof recorded in Hamilton County, Ohio Plat Book 78, Pages 37 and 38.

EXCEPTING from the above real estate the following which was conveyed to the State of Ohio in Deed Book 3404, Page 92 of the deed records of Hamilton County, Ohio and being more particularly described as follows to-wit:

Situated in the City of Blue Ash, County of Hamilton, State of Ohio, and being in Section 9, Township 4, Entire Range 1, and being part of Lot No. 50 of Ferris and Williams Third Subdivision as recorded in Plat Book 78, Pages 37 and 38 of the plat records of Hamilton County, Ohio and being more particularly described as follows: Beginning at former grantor's northeasterly corner of said Lot 50 and being 37.09 feet right of and radially from Station 2694 + 64.61 in the center line of Cross County Highway, being a part of the survey of S. R. 1 (I. R. 71); thence South 5° 41' 43" West along the former grantor's easterly property line a distance of 34.66 feet to former grantor's southerly property corner; thence South 58° 45' 13" West along former grantor's southerly property line a distance of 59.34 feet to a point in the proposed westerly right of way line of S. R. 1 (I. R. 71); thence North 50° 32' 12" West along said proposed westerly right of way line a distance of 151.05 feet to former grantor's northwesterly property corner; thence South 79° 47' 47" East along former grantor's northerly property line a distance of 173.53 feet to the point of beginning.

612-0030-0295

Subject to covenants, easements and restrictions of record, if any, and subject to real estate taxes and installments of assessments, if any, not delinquent on the date hereof, all of which the grantee assumes and agrees to pay.

Prior instrument reference: Volume 4323, Page 911, of the Records of Hamilton County, Ohio.

Witness #hand this 26th day of January, 1994.

Signed and acknowledged
in the presence of

Margaret C. Colloton
Margaret C. Colloton

Examined & Complied with
Sec. 319.202-152

DUSTY RIGGERS
HAMILTON COUNTY, OHIO

TAX 136.00

Catherine M. Feighery
Catherine M. Feighery

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 26th day of January, 1994 by Catherine M. Feighery.

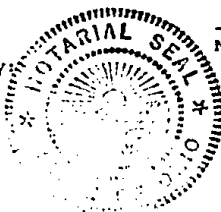
This instrument prepared by
Margaret C. Colloton, Esq.
4600 Montgomery Road
Cincinnati, OH 45212

Examined & Complied with
Sec. 322.02 R.C.
Real Property Transfer Tax

340.00

DUSTY RIGGERS

HAMILTON COUNTY, OHIO



Notary Public

CHARLES C. CAIN, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
Date: Section 147.03 O.R.C.

HAMILTON COUNTY RECORDER'S OFFICE
Doc 0194 - 24246 Type: DE
Filed: 02/04/1994 11:10:45 AM \$ 14.00
Off. Rec.: 6388 1264 F 18 1 279

320-340-P

6388-1264