



799063

**Deed of Executor, Administrator, Trustee,
Guardian, Receiver or Commissioner***

David Reed, Executor of the Estate of Patricia H. Reed
by the power conferred by Hamilton County Probate Court Case #951217, and every other power,
with the authority conferred therein
for \$119,505.00 dollars paid, grants, with fiduciary covenants, to James J. Flannery
and Carol A. Flannery, husband and wife, for their joint lives, remainder to the
survivor of them
whose tax-mailing address is 6561 Donjoy Drive, Cincinnati, Ohio 45242
the following **REAL PROPERTY**: Situated in the County of Hamilton in the State
of Ohio and in the Village of Blue Ash

Situate in Section 9, Township 4, Entire Range, in the Village of Blue Ash, Hamilton County,
Ohio:

Being all of Lot Fifty-five (55) of Ferris and Williams Third Subdivision as shown on plat
recorded in Plat Book 78, pages 37 and 38 in the Recorder's Office of said County and State.

Subject to conditions and restrictions appearing of record in Deed Book 3050, page 480,
Hamilton County, Ohio Records. Subject to easement for utilities to the Cincinnati Gas and
Electric Company and the Cincinnati and Suburban Bell Telephone Company as recorded in
Deed Book 2820, page 11, Recorder's Office of Hamilton County, Ohio.

HAMILTON COUNTY RECORDER'S OFFICE
Doc #96 - 191572 Type: DE \$ 14.00
Filed: 12/16/1996 12:11:43 PM
Off. Rec.: 7227 1396 F R31 1 531

REC'D FOR TRANS

96 DEC 16 AM 11:18

DUSTY RHODES
AUDITOR
HAMILTON COUNTY OHIO96 DEC 16 AM 11:18
DUSTY RHODES
AUDITOR
HAMILTON COUNTY OHIO

TRANSFERRED

Prior Instrument Reference: Volume 3793 Page 280 of the Deed Records of Hamilton
County, Ohio. and O.R. Volume 3396, Page 465

Witness his hand(s) this eleventh day
of December, 19 96

Signed and acknowledged in presence of:

Kevin C. McDonough
KEVIN C. McDONOUGH
Tina Pennington
Tina Pennington

David Reed
David Reed, Executor of the Estate
of Patricia H. Reed

State of Ohio County of Hamilton ss.

BE IT REMEMBERED, That on this 11th day of December, 19 96, before me,
the subscriber, a notary public in and for said state, personally came,
David Reed, Executor of the Estate of Patricia H. Reed the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal
on this day and year first aforesaid.
KEVIN C. McDONOUGH, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

This instrument was prepared by KEATING, RITCHIE, NORWINE & SWICK

- (1) Executor of the Will of, Administrator of the Estate of, Trustee under, Guardian of, Receiver of, Commissioner.
(2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
(3) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

Examined & Compliance with
D6Flannery 322.02 R.C.
Real Property Transfer Tax

DUSTY RHODES

*See Section 5302.09 Ohio Revised Code.

7227 1396
96 DEC 16

Examined & Compliance with
Sec. 319.202 R.C.

DUSTY RHODES
HAMILTON COUNTY, OHIO

FAX

119.60

50

Fiduciary Deed

FROM

TO