

Convey number: 243502
 Deed number: 243502
 Instr. number: 246607
 Transfer date: 09/15/2011
 Sec. 319.202, R.C.
 Sec. 322.02, R.C.
 Dubsty Rhodes
 Hamilton County Auditor
 Sales amount: 0
 Conveyance fee: 0.50
 Transfer fee: 0.50
 Fee total: 1.00

Wayne Coates
 Hamilton County Records Office
 Doc #: 11-0105131 Type: DE
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FILE NO.

PARCEL NO. 612-0030.0300-00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that CAROL A. FLANNERY the Grantor(s), who claim(s) title by or through instrument(s), recorded in Book 7337, Page 2876, County Recorder's Office, for the consideration of ONE Dollar (\$1.00) received to their full satisfaction of JAMES J. FLANNERY AND CAROL A. FLANNERY, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM the Grantee(s), whose TAX MAILING ADDRESS will be 6561 DONJOY DRIVE, BLUE ASH, OH 45242, have Given, Granted, Remised, Released and Forever Quit Claimed, and do by these presents absolutely give, grant, remise, release and forever quit claim unto the said Grantee(s), their heirs and assigns forever, all such right and title as CAROL A. FLANNERY the said Grantor(s), have or ought to have in and to the following **Real Property**:
Situated in the County of HAMILTON in the State of Ohio and in the Town/City of BLUE ASH

SEE ATTACHED EXHIBIT "A"

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee(s), their heirs and assigns, so that neither the said Grantor(s), nor their, heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration CAROL A. FLANNERY do hereby remise, release and forever quit claim unto the said Grantee(s), their heirs and assigns, all right and expectancy of dower in the above described premises.

Witness my hand(s) this 2nd day of Sept., 2011

Signed and acknowledged in the presence of:

Carol A. Flannery
CAROL A. FLANNERY

State of Ohio County of Hamilton

Be It Remembered, That on this 2 day of Sept, 2011, before me,
The subscriber, a Notary Public in and for said state, personally came CAROL A. FLANNERY, the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be his/her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal on this day and year



THOMAS D. WELLER, Notary Public
In and for the State of Ohio
My Commission Expires April 4, 2016

Notary Public

JAMES J. FLANNERY AND CAROL A. FLANNERY
6561 DONJOY DRIVE
BLUE ASH, OH 45242

This instrument prepared by Frank P. Dec, Esq., American National Abstract, LLC, 8940 Main Street, Clarence, NY 14031.

Our File No. ANA201120513

11823 1294

EXHIBIT A
LEGAL DESCRIPTION

612-30-300
ALL THAT PARCEL OF LAND IN VILLAGE OF BLUE ASH, HAMILTON COUNTY, STATE OF OHIO, AS MORE FULLY DESCRIBED IN DEED BOOK 7337, PAGE 2876, ID# 612-0030.0300-00, BEING KNOWN AND DESIGNATED AS LOT 55, SECTION 9, FERRIS AND WILLIAMS THIRD SUB., FILED IN PLAT BOOK 78, PAGE 37-38.

THE FOLLOWING REAL PROPERTY: SITUATED IN THE COUNTY OF HAMILTON IN THE STATE OF OHIO AND IN THE VILLAGE OF BLUE ASH SITUATED IN SECTION 9. TOWN 4 E RANGE IN HAMILTON COUNTY, OH AND BEING LOT 55 OF FORRIS & WILLIAMS THIRD SUBDIVISION AS ON PLAT BOOK 78, PG 37 & 38 OF THE RECORDERS OFFICE SUBJECT TO EASEMENT FOR UTILITIES VOL 2820, PG 11 AND CONDITIONS AND RESTRICTIONS IN VOL 3050, PG 480, HAMILTON COUNTY, OH RECORDS.

CAROL A. FLANNERY BY FEE SIMPLE DEED FROM JAMES J. FLANNERY, MARRIED TO GRANTEE AS SET FORTH IN DEED BOOK 7337, PAGE 2876 DATED 04/14/1997 AND RECORDED 05/01/1997, HAMILTON COUNTY RECORDS, STATE OF OHIO.

JAMES J. FLANNERY AND CAROL A. FLANNERY, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM BY FEE SIMPLE DEED FROM DAVID REED, EXECUTOR OF THE ESTATE OF PATRICIA H. REED BY THE POWER CONFERRED BY HAMILTON COUNTY PROBATE COURT CASE # 951217 AS SET FORTH IN BOOK 7227, PAGE 1396 DATED 12/11/1996 AND RECORDED 12/16/1996, HAMILTON COUNTY RECORDS, STATE OF OHIO.

PROPERTY COMMONLY KNOWN AS: 6561 DONJOY DRIVE, BLUE ASH, OH 45242

DESCRIPTION ACCEPTABLE

Auditor

11823 1295