

14191 00382

Convey number: 236409
Deed number: 20-510050
Instr. number: 20-512903
Transfer date: 06/17/2020
Sec.: 319.02 R.C.
Sec.: 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales Amount: 375,000.00
Permissive fee: 1,125.00
Transfer fee: 0.50
Conveyance fee: 375.00

Norbert A Nadel
Hamilton County Recorder's Office
Doc #: 2020-0056977 Type: DE
Filed: 06/17/20 07:48:28 AM \$34.00
Off. Rec.: 14191 00382 F 2 85



LTOC/GF File No. 20G0228-0

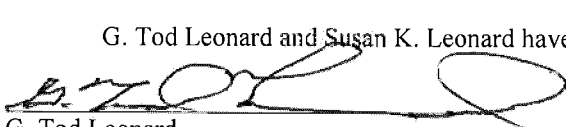
GENERAL WARRANTY DEED

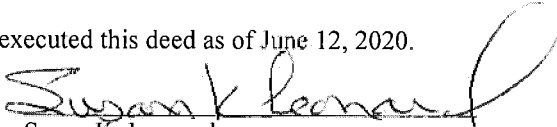
G. Tod Leonard and Susan K. Leonard, Husband and Wife, for valuable consideration paid, grant, with general warranty covenants, to David Gruber and Donna Gruber, for their joint lives, remainder to the survivor of them, their heirs, successors and assigns forever, whose tax mailing address is 6511 Donjoy Drive, Blue Ash, Ohio 45242 the real property described more fully in Exhibit A hereto (the "Property").

Prior Instrument Reference: Official Record Book 6388, Page 1264 of the Hamilton County, Ohio Records.

The Property is conveyed subject to and there are excepted from the general warranty covenants, the following: 1) Easements, covenants and restrictions of record; 2) Taxes and assessments not yet due and payable; 3) Legal highways and rights of way; and 4) Matters of zoning.

G. Tod Leonard and Susan K. Leonard have executed this deed as of June 12, 2020.


G. Tod Leonard

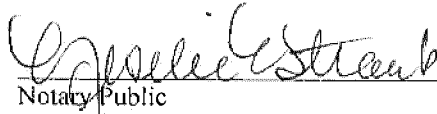

Susan K. Leonard

State of Ohio:

County of Hamilton:

No oath or affirmation was administered to the signer with regard to this acknowledgement.

The foregoing instrument was acknowledged before me on June 12, 2020 by G. Tod Leonard and Susan K. Leonard.


Notary Public

This instrument was prepared by:
Michael C. Fletcher, Esq.
3500 Red Bank Road Cincinnati, Ohio 45227



LESELIE L. STRAUB
Notary Public, State of Ohio
My Commission Expires
February 13, 2022

EXHIBIT "A"

Legal Description
For File: **20G0228-0**
Borrower: Gruber

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.

612-0030-0295-00 st

CONDITIONAL APPROVAL
EXCEPTION(S) IN DESCRIPTION
HAMILTON COUNTY ENGINEER

Tax Map -

DV