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02/27/2020

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Norbert A. Nadel
Hamilton County Recorder's Office
Doc #: 2020-0019866 Type: DE
Filed: 02/27/20 03:00:35 PM \$42.00
Off.Rec.: 14113 02080 F 18 3 488

Convey. number:
Deed number:
Instr. number:
Transfer date:
Sec. 319.202 R.C.
Sec. 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales amount:
003 - Transfer Fee
050 - Permissive Fee
202 - Conveyance Fee
Fee total:



GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT:

That **Kindereight, LLC**, an Ohio limited liability company, for valuable consideration paid, Grants, with General Warranty Covenants, to **Cincinnati AL Investors, LLC**, a Virginia limited liability company, whose tax mailing address is 4423 Pheasant Ridge Road, S.W., Suite 301, Roanoke, Virginia 24014, the following described real estate situated in Hamilton County, Ohio (the "Property") to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF FOR THE LEGAL DESCRIPTION OF THE PROPERTY
BEING CONVEYED BY THIS DEED.

The Property is conveyed together with and subject to all easements, conditions, restrictions, covenants and agreements of record and real estate taxes and installments of assessments, if any, not yet due and payable, which the Grantee herein assumes and agrees to pay.

Prior instrument reference: Official Record Book 12485, Page 01466, Hamilton County, Ohio Recorder's Office

Auditor's Parcel No(s).: 500-0360-0404-00

[SIGNATURE PAGE FOLLOWS]

EXECUTED this 26 day of Feb.,
2020

KINDEREIGHT, LLC

By: Kathleen M. Shamam

By: Martin Motz

By: Jean M. Bolte

Its: Trustees Operating Managers

STATE OF OHIO)
 Warren)SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 26th day of Feb.,
2020 by Kathleen Thomas the Operating Managers of Kindereight, LLC.

+ Jean Bolte

+ Martin Motz

Notary Public Charles Pratt
My commission expires: 6/10/2020



CHARLES A. PRATT
Notary Public, State of Ohio
My Comm. Expires 06-10-2020
Recorded in Butler County

This instrument prepared by:
Gabriel J. Kurcab, Esq.
Katz, Teller, Brant & Hild
255 East Fifth Street, Suite 2400
Cincinnati, Ohio 45202
(513) 721-4532

EXHIBIT A
LEGAL DESCRIPTION

Situated in the Township of Anderson, County of Hamilton and State of Ohio:

And known as being in Military Survey No. 2276 (N. Massie) of Anderson Township, and being more particularly described as follows:

Beginning at a cross cut in a stone, being the intersection of the North line of M.S. No. 2204 (Wilson & Fowler), the East and South lines of M.S. No. 410 (J. Crittenden) and the Northwest line of M.S. No. 2276 (N. Massie);

Thence North 86 deg. 32' 32" West, 135.22 feet to a point (concrete monument);

Thence North 86 deg. 28' 12" West, 364.76 feet to a point;

Thence South 8 deg. 27' 41" West 704.87 feet to a point (P.K. Nail) in the center of Clough Pike (original centerline) and the true point of beginning of the herein described parcel;

Thence South 70 deg. 34' 39" East along the original centerline of Clough Pike, 460.80 feet to a point (P.K.Nail);

Thence South 69 deg. 35' 17" East, along the original centerline of Clough Pike, 10.00 feet to a point (P.K.Nail);

Thence, leaving said Clough Pike, South 16 deg. 34' 07" West 544.46 feet to a point (Iron Corner Pin);

Thence South 16 deg. 59' 00" West, 45.50 feet to a point in Clough Creek;

Thence North 71 deg. 56' 00" West, with Clough Creek, 383.50 feet to a point (old iron pin);

Thence leaving said Clough Creek, North 8 deg. 24' 42" East, 609.72 feet to the point of beginning;

Containing 254,092 square feet (5.833 Acres more or less) of land, more or less.

PPN: 500-0360-0404 *ST*

4812-3399-0321, v. 2

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 2/27/20 J
CAGIS - _____