

Convey number: 347106
Deed number: 23-619438
Instr. number: 23-622290
Transfer date: 12/27/2023
Sec.: 319.202, R.C.
Sec.: 322.02 R.C.
Brigid Kelly
Hamilton County Auditor
Sales Amount: 0.00
Permissive fee: 0.00
Transfer fee: 0.50
Conveyance fee: 0.00

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2023-0090626 Type: DE
Filed: 12/27/23 11:30:39 AM \$42.00
Off. Rec.: 15070 01319 F 3 241



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FIDUCIARY DEED

JUDITH A MOTZ, Trustee of the JUDITH A MOTZ 2ND AMENDED AND RESTATED TRUST AGREEMENT dated NOVEMBER 4, 2014 for valuable consideration paid, grants, with fiduciary covenants, to 6314 CLOUGH PIKE, LLC all of her interest in the following described property:

See Exhibit A

Prior Inst. Reference: Book 7044 Page 2091 of the Official Records of Hamilton County, OH
Parcel No.: 500-360-5
Property Address: 6314 CLOUGH PIKE, CINCINNATI, OH 45244
Tax Mailing Address: 5855 CLOUGH PIKE, CINCINNATI, OH 45244

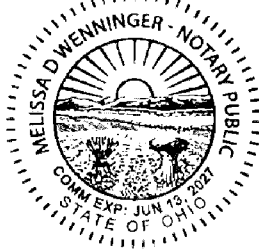
Note: The Judith A. Motz Revocable Trust dated March 25, 1996 has been amended as explained in the accompanying Memorandum of Trust. David P. Motz is no longer the Trustee.

IN WITNESS WHEREOF, Grantor has signed this deed on 12-15-2023.


JUDITH A MOTZ, TRUSTEE

STATE OF OHIO)
 SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on 15th December 2023, by
JUDITH A MOTZ, Trustee of the JUDITH A MOTZ 2nd AMENDED AND RESTATED TRUST
AGREEMENT DATED NOVEMBER 4, 2014, Grantor in the foregoing Deed.



Melissa D. Wenninger
Notary Public

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY AND THE
PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OF ANY KIND AS TO THE STATUS OR
QUALITY OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION.**

Prepared By:
John R. Brinker
1 East Fourth Street
Suite 900
Cincinnati, Ohio 45202
(513) 665-4888

Exhibit A

Situated in the County of Hamilton, State of Ohio, and in Anderson Township, Military Survey 2276 of Hamilton County, and bounded and described as follows:

Beginning at the intersection of the centerline of Clough Road with the centerline of Newton Road; thence along the centerline of Clough Road N. 54 deg. 26' W. 243.33 feet to a point; thence continuing along said centerline N. 67 deg. 36' W. 157 feet to a point which is the real beginning point of this conveyance and a Southeast corner of Grantors tract; thence continuing along said centerline N. 67 deg. 36' W. 119 feet to a point; thence N. 20 deg. 27' E. 189.85 feet to a point; thence S. 76 deg. 16' E. 119.75 feet to a point in Grantors Easterly line; thence along Grantors Easterly line S. 20 deg. 27' W. 207.90 feet to the place of beginning, subject to legal highways.

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Dec 20 2023 JL

CAGIS - _____

Instrument Prepared by: Jay Brinker, Attorney, Suite 900, 1 E. 4th Street, Cincinnati, OH 45202