

Convey number: 299643
Deed number: 22-572494
Instr. number: 22-575347
Transfer date: 04/15/2022
Sec.: 319.202 R.C.
Sec.: 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales Amount: 851,140.00
Permissive fee: 1,702.40
Transfer fee: 1.00
Conveyance fee: 851.20

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2022-0038704 Type: DE
Filed: 04/15/22 11:53:52 AM \$58.00
Off. Rec.: 14647 01688 F 5 338



Parcel No. 500-0360-0030
Parcel Nos. 500-0360-0169 and 0405 and 0406 cons.

6334 Clough Pike
6232 Clough Pike
Cincinnati, Ohio 45244

FIDUCIARY DEED

JOSEPH E. MOTZ, TRUSTEE of the Carol O'Hare Motz Restated Trust dated March 29, 2016 (Grantor), for valuable consideration paid, grants with fiduciary covenants to DANIEL AND DEBORAH PROPERTIES LLC, an Ohio limited liability company (Grantee), whose tax mailing address is 2640 Saddleback Drive, Cincinnati, Ohio 45244, the following described real estate, to-wit:


**SEE EXHIBIT A FOR THE LEGAL DESCRIPTION OF THE
REAL ESTATE CONVEYED TRANSFERRED HEREIN**

Subject to easements and restrictions of record.

Being the same premises conveyed to Grantor by:

- (a) Transfer on Death Deed from Edmund G. Motz and Carol C. Motz, husband and wife, dated April 19, 2007, recorded May 22, 2007 at 11:55 a.m. in Official Record Volume 10553, Page 662 and Registered Land Certificate No. 215848, Hamilton County, Ohio Records;
- (b) Affidavit of Successor Trustee from Merrill Lynch Trust Company FSB Trustee under the Carol O'Hare Motz Revocable Trust dated July 10, 1991, restated in its entirety March 29, 2016, deed dated February 5, 2021, recorded February 16, 2021 at 8:22 a.m. in Official Record Volume 14355, Page 1172, Hamilton County, Ohio Records; and
- (c) Affidavit of Confirmation of Transfer to Transfer on Death Beneficiary from Carol O'Hare Motz, Deceased, dated February 5, 2021, recorded March 22, 2021 at 8:09 a.m. in Official Record Volume 14379, Page 1416, Hamilton County, Ohio Records.

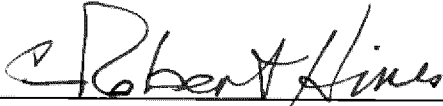
Executed by JOSEPH E. MOTZ, TRUSTEE of the Carol O'Hare Motz Restated Trust dated March 29, 2016, on this 12th day of April, 2022.



JOSEPH E. MOTZ, TRUSTEE of the
Carol O'Hare Motz Restated Trust dated March 29, 2016

STATE OF OHIO
COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me on the aforesaid date by JOSEPH E. MOTZ, TRUSTEE of the Carol O'Hare Motz Restated Trust dated March 29, 2016.



Notary Public



G. ROBERT HINES
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C

This instrument prepared by:

G. ROBERT HINES
Attorney at Law
Hines Law Firm LLC
810 Sycamore Street, First Floor
Cincinnati, Ohio 45202
Tel: 513/721-2525
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Email: roberthines@cincilaw.net

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Apr 13 2022 RG

CAGIS - _____

Exhibit A

Parcel 1 – 6334 Clough Pike, Cincinnati, Ohio 45244

Situated in Nathaniel Massie's Military Survey No. 2276, Anderson Township, Hamilton County, Ohio and being more particularly described as follows:

Commencing at the centerline intersection of Clough Pike with Newtown Road; Thence along the centerline of Clough Pike the following two (2) courses and distances North 57° 25' 34" West 243.33 feet to an angle point in said centerline; Thence continuing along the centerline of Clough Pike North 63° 39' 49" West 182.79 feet to a point and the True Place Of Beginning for this description; Thence continuing along the centerline of Clough Pike North 63° 52' 52" West 28.21 feet to an angle point in said centerline; Thence continuing along said centerline North 71° 05' 00" West 157.34 feet to a point in said centerline; Thence leaving the centerline of Clough Pike North 17° 53' 53" East passing through an existing 1" iron bar at 31.65 feet for a total distance of 207.90 feet to a 5/8" iron pin set; Thence North 78° 14' 47" West 102.96 feet to a 5/8" iron pin set; Thence North 11° 39' 11" East passing through a 5/8" iron pin set at 440.95 feet for a total distance of 914.62 feet to a 5/8" iron pin set; Thence South 82° 28' 10" East 387.95 feet to a 5/8" iron pin set; Thence South 11° 04' 26" West passing through an existing 1 3/4" iron pipe at 256.13 feet for a total distance of 705.70 feet to an existing 1" iron pipe in the westerly line of Lot 6 of Mercers Point Subdivision as recorded in Plat Book 398, Page 25 of the Hamilton County Records Office; Thence continuing along the westerly line of said subdivision South 30° 21' 26" West 105.94 feet to an existing 1" iron pipe; Thence South 8° 12' 34" East 105.94 feet to an existing 1" iron pipe; Thence leaving the westerly line of Mercers Point Subdivision North 85° 13' 49" West 122.53 feet to an existing 1" iron pipe; Thence South 14° 02' 56" West passing through a 5/8" iron pin set at 225.51 feet for a total distance of 256.19 feet to the beginning containing 9.068 acres subject to all legal highways, easements and restrictions of record.

Basis of bearings is a survey and plat by Dwight Wiles, dated July 1997, of Parcel ID #500-0360-425 and deed recorded in O.R. Volume 7525, Page 1373.

Parcel ID No. 500-360-30

This description is the result of a survey and plat by Lansdale Surveying, Inc. under the supervision of Jay S. Olberding, Professional Surveyor, Ohio Registration #S-7188.

ST 500-360-30

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Apr 13 2022 RG

CAGIS - _____

Parcel 2 – 6232 Clough Pike, Cincinnati, Ohio 45244

Situated in Nathaniel Wilson and William Fowler's Military Survey No. 2204, and Nathaniel Massie's Military Survey No. 2276, and John Crittenden's Military Survey No. 410, Anderson Township, Hamilton County, Ohio and being more particularly described as follows:

Commencing at a stone at the northeasterly corner of Wilson and Fowler's Military Survey No. 2204; Thence along the northerly line of said Military Survey line North 86° 26' 40" West 135.24 feet to an existing monument at the southeast corner of Lot #205 of Turpin Hills Subdivision, Section #4 as recorded in Plat Book 7, Page 69 of the Hamilton County Recorders Office; Thence leaving the northerly line of Military Survey No. 2204 and going along the easterly line of Lots 205, 206, 207, and part of 208 of said subdivision North 5° 04' 43" East 406.35 feet to an existing 3/8" iron pin at the southwesterly corner of Lot 18 of Berkeleywood Subdivision, Block "D" as recorded in Plat Book 145, Page 29 of the Hamilton County Recorders Office; Thence along the southerly line of said subdivision South 82° 28' 10" East through an existing 3/8" iron pin at 103.54 feet for a total distance of 221.14 feet to a 3/8" iron pin set; Thence leaving the southerly line of Berkeleywood Subdivision South 11° 39' 11" West passing through a 3/8" iron pin set at 134.08 feet for a total distance of 607.75 feet to a 3/8" iron pin set; Thence South 74° 04' 34" West 532.18 feet to a 3/8" iron pin set; Thence South 8° 27' 41" West passing through a 3/8" iron pin set at 296.50 feet for a total distance of 327.06 feet to a point in the centerline of Clough Pike; Thence along the centerline of Clough Pike North 70° 34' 39" West 42.78 feet to a point in the centerline of Clough Pike; Thence leaving the centerline of Clough Pike and going along the easterly line of Lot 8 and 9 of Turpin Hills Subdivision, Section #7 as recorded in Plat Book 224, Page 44 & 45 of the Hamilton County Recorder's Office, North 8° 27' 41" East 437.06 feet to a 3/8" iron pin set; Thence going along the northeasterly line of said Lot 9 North 30° 41' 30" West 91.95 feet to a 3/8" iron pin set; Thence along another northerly line of said Lot 9, North 47° 26' 24" West 113.00 feet to an existing 1/2" iron pin in the southeasterly right of way line of Saddleback Drive; Thence along the right of way of Saddleback Drive along a curve deflecting to the right having a radius of 227.60 feet and an arc length of 40.89 feet said arc being subtended by a chord bearing North 54° 07' 12" East 40.83 feet to a 3/8" iron pin set at the most westerly corner of the new Lot #10 of Turpin Hills Subdivision, Section #7; Thence leaving the right of way of Saddleback Drive and going along said Lot #10 the following six (6) courses and distances South 47° 26' 24" East 112.84 feet to a 3/8" iron pin set; Thence South 30° 41' 30" East 45.91 feet to a 3/8" iron pin set; Thence North 60° 14' 39" East 187.17 feet to a 3/8" iron pin set; Thence North 3° 31' 48" East 40.00 feet to a 3/8" iron pin set; Thence North 86° 28' 07" West 129.40 feet to a cut notch set in a concrete driveway; Thence North 46° 41' 26" West 70.37 feet to a cut notch set in said driveway, and in the southeasterly right of way line of Saddleback Drive; Thence along said right of way line North 43° 18' 36" East 40.00 feet to a 3/8" iron pin set at the most westerly corner of Lot #204 of Turpin Hills Subdivision, Section #4; Thence leaving the right of way of Saddleback Drive and going along the southwest line of said

ST 500-360-(169, 405, 406) CONS

Lot #204, South 46° 39' 50" East 24.62 feet to a $\frac{3}{8}$ " iron pin set in the south line of Lot #204; Thence along the southerly line of Lot #204 and Lot #205, South 86° 28' 12" East 364.76 feet to the beginning containing 5.773 acres of land subject to all legal highways, easements and restrictions of record.

Basis of bearings is a survey and plat by Dwight Wiles, dated July 1997, of Parcel ID #500-0360-425 and deed recorded in O.R. Volume 7525, Page 1373.

Parcel ID No. 500-0360-0169 - 405-406: CONS

This description is the result of a survey and plat by Lansdale Surveying, Inc. under the supervision of Jay S. Olberding, Professional Surveyor, Ohio Registration #S-7188.