

Wayne Coates
Hamilton County Recorders Office
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Off.Rec.: 11803 00615 F C48 2 164

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GENERAL WARRANTY DEED

EAGLE LAND DEVELOPMENT at MERCER'S POINTE, LLC, whose address is 411 West Loveland Avenue, Loveland, OH 45140 ("Grantor"), for good and valuable consideration paid, hereby grants with general warranty covenants to ANDERSON TOWNSHIP, County of Hamilton, Ohio, acting by and through its Board of Township Trustees, an Ohio Urban Township whose address is 7850 Five Mile Road, Anderson Township, Ohio 45230 ("Grantee"), its successors and assigns forever, the following described property, located at the corner of Clough Pike and Newtown Road, Anderson Township, OH:

Situate in Nathaniel's Massie's Survey No. 2275, Anderson Township, Hamilton County, Ohio, and being all of Lot No. 11, Mercer's Pointe, as recorded in Plat Book 398, pages 25 and 26, Hamilton County, Ohio Recorder's Office.

Auditor's Parcel No. 500-0360-0440:

DESCRIPTION ACCEPTABLE

Auditor

Being the same property conveyed to Grantor by:

Prior Instrument Reference: Official Deed Book 9892, Page 1431 of the Official Records of the Recorder, Hamilton County, Ohio.

This conveyance is subject to reservations, restrictions, covenants, conditions, easements and rights of way of record, if any, zoning ordinances, all legal highways, and taxes and assessments, if any, which are a lien, but not yet due and payable.

Executed this 26 day of July, 2011.

Convey. number: 241728
Deed number: 244334
Instr. number: 244334
Transfer date: 08/22/2011
Sec. 319.202, R.C.
Sec. 322.02 R.C.
Duty Rhoades
Hamilton County Auditor
Sales amount: 0
Domicile fee: 0.00

EAGLE LAND DEVELOPMENT
AT MERCER'S POINTE, LLC

By:

Title:

MEMBER

Transfer fee: 0.50
Transfer fee: 0.50
Conveyance fee: 0.00
Fee total: 0.50

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STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 26 day of July, 2011, by Douglas P Feagles, Member of EAGLE LAND DEVELOPMENT at MERCER'S POINTE, LLC, who did acknowledge that he executed the foregoing document on behalf of said limited liability corporation, and that the same is his free act and deed as such officer and the free act and deed of said limited liability corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year aforesaid.

BETTY JEAN COWAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Clermont County
My commission expires July 7, 2013


Notary Public

This instrument was prepared by:
Margaret W. Comey
Squire, Sanders & Dempsey L.L.P.
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(513) 361-1208

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