

KNOW ALL MEN BY THESE PRESENTS:

That, Whereas, on the 17th day of November, 1964, the last Will and Testament of Alma K. Bartels, deceased, was admitted to Probate and record in the Probate Court of Hamilton County, Ohio, and on the 17th day of November, 1964, The Fifth-Third Union Trust Company was duly appointed and qualified as Executor of said decedent by said Probate Court, and is now the lawful Executor of the estate of said testatrix.

That said last Will and Testament, among other provisions, contains the following, to-wit:

ITEM III. I direct my Executor hereinafter named to sell and convert into cash upon such prices, terms and conditions as it in its sole judgment shall deem best, all the rest and residue of my estate, real and personal and wheresoever situate and without application to any Court therefor ... "

And Whereas, the testatrix died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament and it is necessary to sell said real estate.

Now, therefore, The Fifth-Third Union Trust Company, Executor of the Estate of Alma K. Bartels, Deceased, as Executor as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said Alma K. Bartels, deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in it and for and in consideration of the premises, and the sum of Eleven Thousand Dollars (\$11,000.00) paid, or secured to be paid to it by

THE MOELLER HOME COMPANY

whose address is,

*C/o Frank Yautz, Treas.
6841 Whitehall,*

Cincinnati 30, Ohio the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said *The Moeller Home Company* heirs and assigns forever, the following Real Estate, situated in the County of Hamilton, in the State of Ohio and Anderson Township, and bounded and described as follows:

Situate and lying in Anderson Township, Hamilton County, Ohio, on Clough Creek, and being part of Massie's Survey No. 2276, and bounded and described as follows, to-wit: Commencing at a point in the center of Clough Pike and Newtown Road; thence northwardly along the center of

100-160-18-57
said Newtown Road Four Hundred twenty (420) feet to an angle; thence continuing northwardly along the center of said Newtown Road three hundred and forty-eight (348) feet to an angle; thence continuing northwardly along the center of said Newtown Road three hundred and twenty-four and 5/100 (324.05) feet to an angle; thence continuing northwardly along the center of said Newtown Road four hundred and thirty and 5/100 (430.05) feet to a point; thence south 16° west fifteen hundred and sixty-seven and 5/10 (1567.5) feet to a point in the center of Clough Pike; thence northwestwardly along the center of said Clough Pike three hundred and five and 4/10 (305.4) feet to a point; thence continuing northwestwardly along the center of said Clough Pike six hundred (600) feet to a place of beginning; excepting therefrom all legal highways; also excepting an easement in so much of the land as was necessary for the required slopes and fills in the construction and maintenance of the Newtown Road #374 as shown on plat and survey of the County Surveyor on file in the County Commissioner's Office as fully described in deed from Leonard Klick to Hamilton County Commissioner's, recorded in Deed Book 1171, page 70 of the records of Hamilton County, Ohio.

Subject to taxes and assessments due and payable in June, 1965, and thereafter which the grantee assume and agree to pay.
And Being the same premises conveyed to the said Alma K. Bartels by deed recorded in deed book 1604 page 275 of the records of Hamilton County, Ohio

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said THE MOELLER HOME COMPANY heirs and assigns forever, as fully and completely as it, the said The Fifth-Third Union Trust Company, Executor of the Estate of Alma K. Bartels, Deceased, as such Executor by virtue of said last Will and Testament, and of the statute made and provided for such cases, might or should sell and convey the same.

IN WITNESS WHEREOF, the said The Fifth-Third Union Trust Company, Executor of the Estate of Alma K. Bartels, Deceased, as such Executor, by Harry W. Niehaus, Senior Trust Officer and Donald K. Kline, Assistant Trust Officer, has hereunto set its hand, this 10th day of May, 1965.

Signed and acknowledged
in presence of:

Artemus J. Beck
Laurel P. Hoffman

THE FIFTH-THIRD UNION TRUST COMPANY,
Executor of the Estate of
Alma K. Bartels, Deceased.

B *Harry W. Niehaus*
Harry W. Niehaus, Sr. Trust Officer

Donald K. Kline
Donald K. Kline, Assistant Trust Officer