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Know All Men by These Presents:

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4-3284
166-J#3**That**

ADA A. BARTELS, who by reason of her remarriage is now known as
ADA A. BARTELS EYLER, a widow and not remarried, who is also
sometimes referred to as ADA BARTELS EYLER

in consideration of One (\$1.00) Dollar and other good and valuable considerations

to her paid by CLINE DEVELOPMENT, INC.

whose address is Suite 209, Mariemont Executive Building, Cincinnati, Ohio, 45227
the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell**

and Convey to the said

79-07778

CLINE DEVELOPMENT, INC.

JOS. L. DE COURCY, JR., AUDITOR
HAMILTON COUNTY, OHIO
TAX 100.35

its successors heirs and assigns forever.

the following described **Real Estate**², to-wit:

Situated in the State of Ohio, Hamilton County, Anderson Township, and in Military Surveys #2204 and #2276 of the Virginia Military District, more particularly described as follows:

Beginning at a corner fence post in the easterly most corner of registered land recorded in Certificate #36715 of the Hamilton County records; thence, leaving said registered land and crossing Clough Pike, south 13° 17' 14" west, 1286.50 feet; thence, north 68° 15' 14" west, 217.00 feet; thence, north 13° 04' 22" west, 341.10 feet; thence, north 59° 48' 27" west, 932.40 feet; thence, north 35° 51' 50" east, 249.96 feet to the center of said Clough Pike; thence, with said Clough Pike, north 64° 03' 16" west, 30.40 feet to a railroad spike; thence, leaving said Clough Pike, with a fence, north 35° 51' 50" east, 392.60 feet to an iron fence post; thence, south 80° 59' 17" east, 430.74 feet to the southwest corner of registered land Certificate #36715; thence, with the south line of said registered land Certificate #36715, south 80° 57' 51" east (registered land bearing south 83° 20' 45" east), 590.00 feet; thence continuing with said south line of registered land Certificate #36715, south 81° 30' 51" east (registered land bearing south 83° 53' 45" east), 23.31 feet to the beginning, containing 23.435 acres of land, subject to all legal highways.

Save and except a 0.55 acre tract presently appearing in the name of Barbara A. Jennings, who acquired the same by deed recorded in Deed Book 3850, page 711 of the Deed Records of Hamilton County, Ohio, and which said tract is described as follows:

Situated in Anderson Township, Hamilton County, Ohio, and more particularly described as follows:

Situated in Military Survey 2204, and more particularly described as follows:
Beginning at a spike in the centerline of Clough Road which point of beginning is North 67 degrees 05 minutes West 398 feet from a spike at the intersection of the centerline of Clough Road and the Patent line for Military Surveys Nos. 2204 and 2276; thence North 25 degrees 00 minutes East 240 feet to a steel stake; thence North 65 degrees 00 minutes West 100 feet to a steel stake; thence South

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25 degrees 00 minutes West 240 feet to a spike in the centerline of Clough Road; thence South 65 degrees 00 minutes East along the centerline of Clough Road 100 feet to the point of beginning; subject to legal highways.

Save and except also a 1 acre tract conveyed by the Grantor herein to the Grantee herein as recorded in Deed Book 4144, page 280 of the Deed Records of Hamilton County, Ohio, and being more particularly described as follows:

Situated in the State of Ohio, Hamilton County, Anderson Township, in Lot #3 of E. J. Turpin's Estate (recorded in Plat Book 8, Np 2, Pages 29 and 30), and in Military Survey #2204 of the Virginia Military District, more particularly described as follows:

Beginning at a point in the centerline of Clough Road which point of beginning is North 67° 05 minutes West 598 feet from a spike at the intersection of the centerline of Clough Road and the Patent line for Military Surveys Nos. 2204 and 2276; said beginning being 598 feet northwest of said north line of Military Survey #2204 at its intersection with said Clough Pike as measured along said Clough Pike, said beginning also being witnessed by an iron pin north 22° 00' east, 15.00 feet; thence, continuing with said Clough Pike, north 68° 00' west, 150.00 feet; thence, passing an iron pin at 15.00 feet, north 22° 00' east, 290.40 feet to an iron pin; thence, south 68° 00' east, 150.00 feet to an iron pin; thence, south 22° 00' west, 290.40 feet to the beginning, containing 1.000 acre of land, subject to all legal highways.

The above subject also to a sewer easement and agreement as recorded in Deed Book 2971, page 238 of the Registered Land Records of Hamilton County, Ohio.

Being part of the same premises conveyed to Ada A. Bartels by Certificate of Transfer recorded in Deed Book 1854, page 245 of the Deed Records of the Recorder's Office of Hamilton County, Ohio.

The description for the real estate described above and conveyed by this deed is taken from and in accordance with a survey and plat dated April 20, 1979 and revised on May 16, 1979 by Robert W. Piper, P.S., Ohio Reg. #S-5964.

and all the **Estate, Title and Interest** of the said

ADA A. BARTELS EYLER

either in Law or Equity, of, in and to the said premises: **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof: **To have and to hold** the same to the only proper use of the said

CLINE DEVELOPMENT, INC.

its successors ~~heirs~~ and assigns forever.

And the said

ADA A. BARTELS EYLER

for herself and her heirs, executors and administrators.
do hereby **Covenant** with the said

CLINE DEVELOPMENT, INC.

that she the true and lawful owner of the said premises,
and has full power to convey the same: and that the title so conveyed is **Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever;

except for easements, restrictions and agreements of record which the Grantee herein takes subject to and except for current taxes which the Grantee herein assumes and agrees to pay as part of the consideration for this conveyance, from December, 1979 and thereafter.

In Witness Whereof, The said ADA A. BARTELS EYLER

~~who hereby releases all her right and expectancy of power in the said premises~~
has hereunto set her hand this
29th day of May 1979.

Signed and acknowledged in presence of—

| | |
|------------------------|---|
| <u>Inetta B. Adams</u> | <u>Ada A. Bartels Eyler</u> Ada A. Bartels Eyler |
| <u>Thomas E. Welle</u> | |
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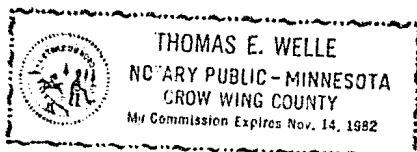
State of Minnesota County of Crow Wing ss.

Be it Remembered, That on the 29th day
of May, 1979,
Notary Public before me, the subscriber, a
in and for said county, personally came

ADA A. BARTELS EYLER

the grantor in the foregoing Deed, and acknowledged the signing
thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed
my name and affixed my Notarial seal
on the day and year last aforesaid.



Thomas E. Welle

This instrument was prepared by Albert Wettstein, Attorney at Law

(1) Include reference to marital status of grantor.

(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)