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-S 3106 8/02/79

6.00 DE

Know All Men by These Presents:

AUG 2 8:03

That CLINE DEVELOPMENT, INC.

the grantor,

a corporation organized and existing under the laws of the State of Ohio

in consideration of one dollar and other valuable consideration

to it paid by James Edward Saraceno and Judith Lynn Saraceno

whose address is 6104 Clough Pike, Newtown, Ohio 45244

the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and****Convey** to the said James Edward Saraceno and Judith Lynn Saraceno, husband and wife, for and during their joint natural lives, with remainder in fee simple to the survivor, his or herheirs, ~~successors~~ and assigns forever,the following described **Real Estate**²:

Situate in Anderson Township, Hamilton County, Ohio, in the Virginia Military Survey No. 2204 and 2276 and being more particularly described as follows:

Beginning at a point in the North right of way line of Clough Pike, said point being South 64° 03' 16" East, 30.40 feet, South 64° 03' 16" East, 331.76 feet, South 63° 00' 48" East, 53.58 feet and North 25° 56' 44" East, 40.01 feet from a spike at the Southeast corner of Lot 3 of E. J. Turpin's Estate; thence North 25° 56' 44" East, 200.71 feet; thence South 52° 15' 53" East, 110.86 feet; thence, South 63° 00' 48" East, 71.88 feet; thence South 26° 59' 12" West, 180.00 feet; thence North 63° 00' 48" West, 177.15 feet to the point of beginning and containing .765 acre of land. Subject to all legal highways, restrictions and easement of record.

Being part of the same premises conveyed to the Grantor herein by deed recorded in Deed Book 4144, page 280, and by deed recorded in Deed Book 4157, page 1553, of the Deed Records of Hamilton County, Ohio.

As part of the consideration for this conveyance, the grantees, their heirs, executors, administrators, and assignees agree to join with the grantor, its successors and assigns, in executing a subdivision plat of the grantor's land, which will include the within described tract as a lot designated Lot No. 13, of a subdivision to be known as Turpin Hills VII.

Examined & Compliance with
Sec. 3106, R.C.79010991 JOS. L. DE COURCY, JR., AUDITOR
HAMILTON COUNTY, OHIO

TAX

(OVER)

REGIONAL PLANNING COMMISSION
HAMILTON COUNTY OHIO**APPROVED**
NO PLAT REQUIRED

DEED BOOK 4164 PG 538

7-26-79

8/11/79 5:00-360-484

Sec. Ind. 8th Ser. Bk. 7

NO BYELECT
VBYMOA
HUNTON 60041
RECIPT LVLJING C

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

CLINE DEVELOPMENT, INC.

grantor,

either in Law or Equity, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging: **To have and to hold** the same to the only proper use of the said James Edward Saraceno and Judith Lynn Saraceno, husband and wife, for and during their joint natural lives, with remainder in fee simple to the survivor, his or her

heirs, ~~successors~~¹ and assigns forever.

And the said CLINE DEVELOPMENT, INC.

grantor,

for itself and for its successors, hereby **Covenants** with the said

James Edward Saraceno and Judith Lynn Saraceno, husband and wife, for and during their joint natural lives, with remainder in fee simple to the survivor, his or her

heirs, ~~successors~~¹ and assigns,

that it is 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 it does Warrant and will Defend** the same against all claims of all persons whomsoever: except as to the taxes and assessments due and payable in _____, 19____ and thereafter, which the grantees herein agree to pay.

DEED 4164 PG 539

In Witness Whereof, The said

CLINE DEVELOPMENT, INC.

grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by RALPH F. YEAGER its President, and NEIL S. STRAWSER, its Executive Vice-President ~~=its Secretary=~~ thereunto duly authorized by resolution of its Board of Directors, this 26 day of July 1979 .

Signed and acknowledged in presence of us:

Pat Ocean
Carol H. Burns

CLINE DEVELOPMENT, INC.

By Ralph F. Yeager
RALPH F. YEAGER President
BY Neil S. Strawser
NEIL S. STRAWSER ~~Secretary~~
Executive Vice-President

State of OHIO County of HAMILTON ss.

Be It Remembered, That on this 26 day of July 1979, before me, the subscriber, a Notary Public in and for said County and State, personally appeared RALPH F. YEAGER President, and NEIL S. STRAWSER, Executive Vice-President ~~Secretary~~, of CLINE DEVELOPMENT, INC. the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation;³ and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

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

Carol H. Burns
NOTARY PUBLIC

CAROL H. BURNS
Notary Public, State of Ohio
My Commission Expires Dec. 2, 1982

This instrument was prepared by ROBERT O. LEMING, Attorney at Law

(1) If the Deed is to a natural person, delete "successors;" if to a corporation delete "heirs."
(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (Ohio R.C. § 319.20)
(3) In Ohio, failure to affix the corporate seal shall not affect the validity of any instrument. (Ohio R.C. § 1701.13(B))