

TRANSFER CERTIFICATE OF TITLE # 113131

TRANSFER CERTIFICATE OF TITLE
OCTOBER 7, 1980 9:53 AM

PRECEDING CERTIFICATE NO.	DOCUMENT	ORIGINALLY REGISTERED	IN BOOK	PAGE
112336	447583	MAY 29, 1957 DEED BOOK	93 4183	32730 823

TRANSFERRED FROM:
CLINE DEVELOPMENT INC AN OHIO CORPORATION

THIS IS TO CERTIFY THAT

NORBERT C GEISS AND DIANA K GEISS HUSBAND AND WIFE

FOR THEIR JOINT LIVES, THE REMAINDER TO THE SURVIVOR OF THEM

OF FULL AGE UNDER NO DISABILITY

WHO RESIDE IN THE COUNTY OF HAMILTON AND STATE OF OHIO AND

WHOSE P.O. ADDRESS IS 1502 ROBINWAY DRIVE

CINCINNATI, OHIO 45230

ARE THE OWNERS IN FEE SIMPLE OF THE LANDS SITUATE IN THE

TOWNSHIP OF ANDERSON COUNTY OF HAMILTON AND STATE OF OHIO,

AN ACCURATE DESCRIPTION AND PLAT OF EACH SEPARATE BODY OR PARCEL

OF WHICH ARE AS FOLLOWS, TO-WIT:

SITUATE IN J CRITTENDENS MILITARY SURVEY 410, AND BEING THE REGISTERED
PORTION OF LOT 1 OF TURPIN HILLS SUBDIVISION, SECTION 7, OF THE REGISTERED LAND
RECORDS OF HAMILTON COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LANDS REGISTERED UNDER
CERTIFICATE OF TITLE NO. 108460, SAID POINT BEING NORTH 83° 20' 45" WEST, 73.1
FEET FROM AN OLD STONE AT THE ANGLE POINT IN SAID LINE; THENCE NORTH 83° 20'
45" WEST, 61.78 FEET; THENCE NORTH 44° 14' 56" WEST, 182.17 FEET; THENCE NORTH
44° 51' 29" EAST, 44.84 FEET; THENCE NORTH 80° 18' 45" EAST, 67.00 FEET; THEN
SOUTH 44° 14' 45" WEST, 192.88 FEET; THENCE SOUTH 45° 45' 15" WEST, 54.64 FEE
THENCE WITH THE ARC OF A CIRCLE CURVING TO THE RIGHT AND HAVING A RADIUS OF
274.61 FEET, A DISTANCE OF 6.40 FEET TO THE POINT OF BEGINNING AND CONTAINING
.484 ACRES OF LAND.

AFFIDAVIT TO CORRECT SPELLING, ADDRESS ERRORS

DOCUMENT: 450160

AMENDED DESCRIPTION

RECORDED: DECEMBER 9, 1980

CANCELLATION OF CERTIFICATE OF TITLE

DOCUMENT: 90 153548

TRANS TO DANIEL J WEBER

DOC 90 153549 CERT 148309

OWNER'S DUP SURR AND CANC

RECORDED: DECEMBER 11, 1990

SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT
OF MAY 6, 1913, 103 O. L. 914 AS AMENDED, PROVIDING FOR THE REGISTRATION OF
LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES
AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR
ON THE SHEET OF MEMORIALS ATTACHED HERETO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL
SEAL THIS 7 TH DAY OF OCTOBER 1980.

ENTERED IN BOOK 308 CERTIFICATE NO. 113131

MEMORIALS OF THE LESSER ESTATES AND LIENS IN AND AGAINST THE LANDS DESCRIBED
IN CERTIFICATE OF TITLE ISSUED TO:

NORBERT C GEISS AND DIANA K GEISS

(PRESENT OWNER INDICATED WITH O)

1 EASEMENT

FROM CERT: 112336
DOCUMENT: 444073
FAVOR OF: C G & E CO AND CINTI BELL INC
HAMILTON COUNTY, CINCINNATI, OHIO
AGAINST: (O) UTILITY EASEMENTS
RECORDED: JULY 18, 1980 10:14 AM
PLAT BOOK 47 PAGE 53 TO 55
ROBERT A. WOOD, RECORDER
_____, DEPUTY

2 RESTRICTIONS

FROM CERT: 112336
DOCUMENT: 444073
AGAINST: (O) 50 FOOT SETBACK RESTRICTIONS
RECORDED: JULY 18, 1980 10:14 AM
PLAT BOOK 47 PAGE 53 TO 55
ROBERT A. WOOD, RECORDER
_____, DEPUTY

3 EASEMENT

FROM CERT: 112336
DOCUMENT: 444073
AGAINST: (O) PRIVATE DRAINAGE EASEMENTS
RECORDED: JULY 18, 1980 10:14 AM
PLAT BOOK 47 PAGE 53 TO 55
ROBERT A. WOOD, RECORDER
_____, DEPUTY

4 CHARGE

FROM CERT: 112336
DOCUMENT: 444073
AGAINST: (O) SEWER SERVICE CHARGES AND ASSESSMENTS
RECORDED: JULY 18, 1980 10:14 AM
PLAT BOOK 47 PAGE 53 TO 55
ROBERT A. WOOD, RECORDER
_____, DEPUTY

5 RESTRICTIONS

FROM CERT: 112336
DOCUMENT: 444073
AGAINST: (O) DRIVEWAY RESTRICTIONS
RECORDED: JULY 18, 1980 10:14 AM
PLAT BOOK 47 PAGE 53 TO 55
ROBERT A. WOOD, RECORDER
_____, DEPUTY

6 MORTGAGE

DOCUMENT: 474592
FAVOR OF: AMERITRUST COMPANY
HAMILTON COUNTY, CINCINNATI, OHIO
AGAINST: (0) SECURES \$95,000.00
EXECUTED: NOVEMBER 1, 1982
RECORDED: DECEMBER 6, 1982 10:41 AM
MORTGAGE BOOK 4427 PAGE 43
REG & UNREG
CANCELLED
DOCUMENT: 478373 MARCH 15, 1983
RELEASE BOOK 345 PAGE 1185
ROBERT A. WOOD, RECORDER
_____, DEPUTY

7 MORTGAGE

DOCUMENT: 476689
FAVOR OF: C C FLETCHER MORTGAGE COMPANY
HAMILTON COUNTY, CINCINNATI, OHIO
AGAINST: (0) SECURES \$95,000.00
EXECUTED: JANUARY 21, 1983
RECORDED: JANUARY 31, 1983 2:25 PM
MORTGAGE BOOK 4433 PAGE 12
ASSIGNED TO NATIONAL INVESTORS LIFE INSURANCE CO
REG & UNREG
CANCELLED
DOCUMENT: 543437 AUGUST 21, 1986
RELEASE BOOK 427 PAGE 958
ROBERT A. WOOD, RECORDER
_____, DEPUTY

8 MORTGAGE

DOCUMENT: 536494
FAVOR OF: FIRST EQUITY MORTGAGE INCORPORATED
HAMILTON COUNTY, CINCINNATI, OHIO
AGAINST: (0) SECURES \$84,600.00
EXECUTED: MAY 23, 1986
RECORDED: MAY 30, 1986 3:12 PM
MORTGAGE BOOK 4627 PAGE 1281
REG & UNREG
ASSIGNED TO CITICORP HOMEOWNERS INC
DOCUMENT: 536495 MAY 30, 1986
RELEASE BOOK 423 PAGE 305
ROBERT A. WOOD, RECORDER
_____, DEPUTY

9 MORTGAGE

DOCUMENT: 558885
FAVOR OF: FIRST NATIONAL BANK OF CINCINNATI
HAMILTON COUNTY, CINCINNATI, OHIO
AGAINST: (0) SECURES \$25,000.00
EXECUTED: DECEMBER 1, 1986
RECORDED: MARCH 4, 1987 2:48 PM
MORTGAGE BOOK 4697 PAGE 1292
REG & UNREG
CANCELLED
DOCUMENT: 90 142162 NOVEMBER 13, 1990

ROBERT A. WOOD, RECORDER

_____, DEPUTY
