

TRANSFERRED  
DATE 1/17/14  
CONVEYANCE 0  
FEE \$ 469.18  
EXEMPT 469.18

Roger Reynolds, Butler Co. Auditor

This conveyance has been examined and the  
grantor has complied with Sec 319.202 of the ORC.  
OHIO WARRANTY DEED

Image ID: 000008693080 Type: OFF  
Recorded: 01/17/2014 at 02:54:55 PM  
Fee Amt: \$28.00 Page 1 of 2  
Workflow# 0000203151-0005  
Butler County, Ohio  
Dan Crank COUNTY RECORDER  
File# 2014-00002051  
BK **8663** PG **2339**

## Know all Men by these Presents

That Daniel Schmidt, Trustee, for valuable consideration paid, grants with General Warranty Covenants to Savannah Rose, LLC, an Ohio Limited Liability Company, whose tax mailing address is 22 Millville-Oxford Rd., Hamilton, Ohio 45013, the following described

### REAL PROPERTY:


See Attached Exhibit "A"

Parcel Nos. B1310033000047 & B1500037000017

Addresses: 22 Millville-Oxford Rd., Hamilton, OH 45013 & Oxford-Millville Rd., Hamilton, OH 45013

Prior Instrument Reference: Volume 6478, Page 2249 & 2250 of the Official Records of Butler County, Ohio.

WITNESS his hand this 15 day of January, 2014.


  
Daniel Schmidt, Trustee

### State of Ohio, County of Butler, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Daniel Schmidt, Trustee who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Hamilton, Ohio, this 15 day of January, 2014.



  
Clem Pater, Attorney at Law  
Notary Public, State of Ohio

This instrument was prepared by PATER, PATER & HANVESSE, INCORPORATED, A.  
Attorneys-At-Law  
Hamilton, Ohio 45011

APPROVED  
BCFO  
BY MLC

1-17-14

Situated in Section 33, Town 4, Range 2, Hanover Township, and Lot 131 of the Village of Millville, Butler County, Ohio, and being more fully described as follows: Starting for reference at the Southeast Corner of Section 33, thence North 0 degrees 9 minutes East 656.60 feet to the centerline of Millville Oxford Road; thence South 77 degrees 37 minutes 58 seconds West 2589.14 feet to a nail in the centerline of Millville Oxford Road and the Real Point of Beginning for the tract herein described;

Thence South 77 degrees 37 minutes 58 seconds West 60.27 feet to point in the centerline of Millville Oxford Road;

thence North 6 degrees 53 minutes 45 seconds West 180.41 feet to an Iron Pin in the northerly line of Lot No. 131 and the Village of Millville Corporation Line; thence, leaving the Village of Millville, North 0 degrees 16 minutes 15 seconds West 130.00 feet to a notch in the middle of a concrete drive; thence North 0 degrees 2 minutes 15 seconds East 909.32 feet to an Iron Pin; thence South 87 degrees 57 minutes 45 seconds West 15.00 feet to an Iron Pin; thence North 0 degrees 51 minutes 45 seconds West 319.67 feet to an Iron Pin; thence North 5 degrees 39 minutes 0 seconds West 741.52 feet to an Iron Pin; thence South 87 degrees 28 minutes 26 seconds East 495.00 feet to an Iron Pin; thence South 28 degrees 57 minutes 4 seconds West 265.46 feet to an Iron Pin; thence South 6 degrees 28 minutes 52 seconds West 869.88 feet to an Iron Pin; in the creek;

thence South 18 degrees 42 minutes 29 seconds East 317.01 feet to an Iron Pin; thence South 0 degrees 48 minutes 2 seconds East 498.74 feet to an Iron Pin; thence South 77 degrees 37 minutes 58 seconds West 243.00 feet to an Iron Pin; thence South 6 degrees 53 minutes 45 seconds East 295.25 feet to the Real Point of Beginning containing 12.755 acres of land (0.251 acre of Lot No. 131 and 12.504 acres township), being subject to the Right of Way of Millville Oxford Road and subject to other restrictions and easements of record.

This description, prepared by Amos Greene, Oh. Reg. Sur. No. 6141, is based on a survey made in January 1996 and filed with the Butler County Engineer's Record of Land Surveys, Volume No. 31, Plat No. 84.

The above described property cannot be sold or transferred separately from the tract currently owned by Daniel Schmidt, Trustee, and David Schmidt, Trustee, as set forth in Deed Volume 1709, Page 556, without the approval of the Butler County Planning Commission. Said property is more particularly described as follows:

Situate in the Township of Hanover in the County of Butler and the State of Ohio.

Situate in Section 33, Town 4, Range 2, east of the meridian line drawn from the mouth of the Great Miami River in Hanover Township, Butler County, Ohio, described as follows: Commencing at a point witnessed by a black locust 18 inches in diameter, north  $40-1/4^\circ$  east, 115 links; thence north  $75^\circ$  east, 402 links, thence north  $19^\circ$  west, 1196 links; thence south 1226 links to the point of beginning, containing 2.43 acres of land, more or less, said premises bounded on the south by the road leading from Millville to Hamilton, on the east by Davis Run, and being the same premises conveyed by W.B. Davis to Henry Garner by deed dated February 3, 1975, and recorded in Vol. 60 at Page 285 of the Deed Records of Butler County, Ohio; the southerly  $1-1/4$  acres of the above described tract being also known as Lot Number 132 in the Village of Millville, Butler County, Ohio; subject to all utility, highway, roadway, and channel easements and rights of way.



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BK 8663 PG 2340