

TRANSFERRED
DATE 6/22/16
CONVEYANCE 5736
FEE \$ 3750(1250.00)K0
EXEMPT _____

Roger Reynolds, Butler Co. Auditor

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

Image ID: 000009498070 Type: OFF
Recorded: 06/22/2016 at 03:17:57 PM
Fee Amt: \$28.00 Page 1 of 2
Workflow# 0000285355-0009
Butler County, Ohio
Dan Crank COUNTY RECORDER
File# 2016-00023417
BK **8910** PG **1405**

LIMITED WARRANTY DEED

GRANTOR, Mill Acres Development Corporation, an Ohio Corporation, for valuable consideration paid, grants with limited warranty covenants, to **GRANTEE, ESH Enterprises, LLC, an Ohio limited liability company**, whose tax mailing address is 3743 STEUBLE RD CINCINNATI OH 45251, the following described real estate (the "Property"):

See attached Exhibit "A" for legal description.

There are excepted from the limited warranty covenants and the Property is conveyed subject to the following: (a) easements, obligations, conditions, covenants, reservations and restrictions of record; and (b) all taxes and assessments becoming due and payable after the date hereof.

Prior Deed Reference: Volume 1432, Page 466, Butler County, Ohio Deed Records.

Executed this 21st day of June, 2016.

MILL ACRES DEVELOPMENT CORPORATION

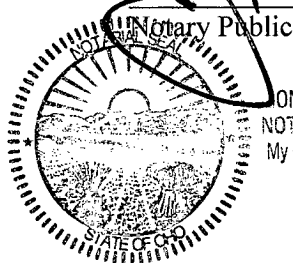
By: _____

Stephen J. Gross, President

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 21st day of June, 2016, by Stephen J. Gross, the President of Mill Acres Development Corporation.

This instrument prepared by:
MILLIKIN & FITTON LAW FIRM
A Legal Professional Association
Hamilton, Ohio JPW/cac



DAN P. WHALEN, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission Has No Expiration Date
ORC Section 147.03



Image ID: 000009498071 Type: OFF

Page 2 of 2

File# 2016-00023417

BK 8910 PG 1406



By ML at 12:47 pm, Jun 21, 2016

EXHIBIT "A"

TRACT I: Situated in the Township of Hanover, in the County of Butler and State of Ohio, being the South part of the East part of Section 33, Town 4, Range 2, in Hanover Township, Butler County, Ohio, beginning at the southeast corner of said section, running; thence South 89-3/4 degrees West 22.57 chains; thence North 18 degrees West 4.93 chains; thence South 77 degrees West 7.47 chains; thence North 19-3/4 degrees West 16.91 chains; thence North 6-1/2 degrees East 13.18 chains; thence North 29 degrees East 6.30 chains; thence North 12-1/2 degrees East 16.65 chains; thence East 28.94 chains; thence South 53.68 chains to the place of beginning, containing 176.96 acres of land, excepting that acreage taken from the above described land and used in laying out what is known as Gillespie's Addition in Section 33, Town 4, Range 2, in Hanover Township, Butler County, Ohio, and which addition is duly recorded in Plat Record No. 7 at page 22 of the Butler County, Ohio Records, and also excepting 2.29 acres taken from the below described tract and now numbered as Lot No. 133 on the list of lots in the Village of Millville, Hanover Township, Butler County, Ohio. Now known as Lot No. 213 in the Village of Millville, Ohio.

Save and except 0.104 acres conveyed to the State of Ohio, for highway purposes on February 16, 1956, and recorded in Volume 624, Page 551. Former Deed Reference: Volume 943, Page 108.

Also excepting therefrom the following described premises which was recorded by deed recorded at Book 1250, Page 21:

Situated in Section 33, Town 4, Range 2, Hanover Township, Butler County, Ohio, and being a part of Lot 213 in the Village of Millville, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Morman Road, said point being North 0 degrees 09' East 1555.53 feet from the southeast corner of Lot 213 and the centerline intersection of Millville-Oxford Road and Morman Road; thence from the beginning point thus found and continuing long the centerline of Morman Road, North 0 degrees 09' East 312.73 feet to a point; thence North 89 degrees 51' West 190.00 feet to a point; thence South 0 degrees 09' West 357.34 feet to a point; thence South 74 degrees 51' East 75.98 feet to a point; thence North 50 degrees 09' East 100.00 feet to a point; thence South 89 degrees 51' East 40.00 feet to the point of beginning, containing 1.512 acres of land and being subject to the legal right-of-way for Morman Road and any and all easements of record.

The Grantor herein reserves for himself, his successors and assigns, a 10 foot wide sanitary sewer easement, taken evenly off the westerly line of a 20 foot wide right-of-way or Morman Road, for the purpose of constructing, maintaining, repairing or replacing said sewer. Being a part of the same premises conveyed to the Grantors herein by deed recorded in Deed Book 960 at page 67 of the Butler County, Ohio records.

The herein described property is shown on a Plat of Survey recorded in Volume 1, page 247, of the Butler County Engineer's Record of Lot Surveys.

This description was prepared by Nelson M. Clinton and Associates, Registered Surveyors in Ohio.

Prior Instrument Reference: Book 960, Page 67.

Tract II: Lot No. 133 in the Village of Millville, Hanover Township, Butler County, Ohio. Former Deed Reference: Volume 943, Page 108.

B1500-123.000-001 and B1500-037.000-005

Jacobs