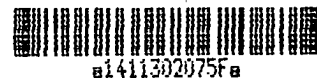


228303
20-502031
20-504884
02/27/2020

Convey. number:
Deed number:
Instr. number:
Transfer date:
Sec. 319.202 R.C.
Sec. 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales amount:
003 - Transfer Fee
050 - Permissive Fee
202 - Conveyance Fee
Fee total:

600000.00
1.00
1800.00
600.00
2401.00

Norbert A. Nadal
Hamilton County Recorder's Office
Doc #: 2020-0019865 Type: DE
Filed: 02/27/20 03:00:08 PM \$58.00
Off.Rec.: 14113 02075 F 18 5 487



LIMITED WARRANTY DEED

SWGR CLOUGH, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to CINCINNATI AL INVESTORS, LLC, a Virginia limited liability company ("Grantee"), whose tax mailing address is 4423 Pheasant Ridge Road, Suite 301, Roanoke, Virginia 24014, the real property described in *Exhibit A* attached hereto and made a part hereof (the "Property").

Prior Instrument References: Official Record 13670, Page 1280, and Official Record 13780, Page 2253, of the Hamilton County, Ohio records.

The Property is conveyed subject to and there are excepted from the limited warranty covenants those matters set forth on *Exhibit B* attached hereto and made a part hereof.

[Remainder of page intentionally left blank – signature page follows.]

Grantor has executed this deed as of February 25, 2020.

SWGR CLOUGH, LLC,
an Ohio limited liability company

By: William Davin
William Davin, Manager

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me on February 25, 2020, by William Davin, the Manager of SWGR Clough, LLC, an Ohio limited liability company, on behalf of the limited liability company. No oath or affirmation was administered to the signer.

Amy A. Shaw
Notary Public

This instrument was prepared by:

Amy A. Shaw, Esq.
Griffin Fletcher & Herndon LLP
3500 Red Bank Road
Cincinnati, Ohio 45227
(513) 421-1313



Amy Ashton Shaw, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The following described real estate situated in Survey No. 2276 Anderson Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the center line of Clough Road Six Hundred Twenty-one and 50/100 (621.50) feet northwestwardly from the center line of the Newton Avenue as measured along the center line of Clough Road; thence continuing northwestwardly along the center line of Clough Road One Hundred (100) feet to a point; thence South 20° 10' West Two Hundred Seventeen and 80/100 (217.80) feet to a stake; thence South 77° 22' East One Hundred (100) feet to a stake; thence North 20° 10' East Two Hundred Seventeen and 80/100 (217.80) feet to the center line of Clough Road and the point and place of beginning.

Being a part of the same premises conveyed to Rose B. (Amelia) Kohl by deed recorded in Deed Book 2017, page 404 of the Deed Records of Hamilton County, Ohio.

Parcel 2:

Beginning at a point in the center line of Clough Road Five Hundred Twenty-one and 50/100 (521.50) feet northwestwardly from the center line of the Newtown Road as measured along the center line of Clough Road; thence continuing northwestwardly along the center line of Clough Road One Hundred (100) feet to a point; thence South 20° 10' West Two Hundred Seventeen and 80/100 (217.80) feet to a stake; thence South 77° 22' East One Hundred (100) feet to a stake; thence North 20° 10' East Two Hundred Seventeen and 80/100 (217.80) feet to the center line of Clough Road and the point and place of beginning.

Being a part of the same premises conveyed to Rose B. (Amelia) Kohl by deed recorded in Deed Book 2038, page 589 of the Deed Records of Hamilton County, Ohio.

Parcel 3:

Beginning at a point in the center line of Clough Road Seven Hundred Twenty-one and 50/100 (721.50) feet northwestwardly from the center line of the Newton Road as measured along the center line of Clough Road; thence South 20° 10' West Two Hundred Seventeen and 80/100 (217.80) feet to a point for the place of beginning of the premises herein conveyed, said point being the southwest corner of a one acre tract of land now owned by Rose B. Kohl; thence continuing South 20° 10' West Three Hundred Twenty-six and 70/100 (326.70) feet to a point; thence South 77° 22' East Two Hundred (200) feet to a point in the Clough Creek; thence North 20° 10' East {00469684-2}

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

CAGIS -

Cons
500-360-(24, 31, 39)

31

24

39

2/27/20 JL

Three Hundred Twenty-six and 70/100 (326.70) feet to a point, said point being the southeast corner of a one acre tract of land now owned by Rose B. Kohl; thence North 77° 22' West along the southerly line of said one acre tract Two Hundred (200) feet to the point and place of beginning.

Being a part of the same premises conveyed to Rose B. (Amelia) Kohl by deed recorded in Deed Book 2142, page 495 of the Deed Records of Hamilton County, Ohio.

Parcel 4:

Beginning at a point in the center line of Clough Road, 521.50 feet westwardly from the intersection of the center line of Clough Road with the center line of Newton Road, as measured along the center line of Clough Road; thence South 20° 10' West 544.50 feet to an iron pin; thence South 67° 36' East 50 feet to an iron pin in Clough Creek; thence North 20° 10' East 544.50 feet to a cross-notch in the center line of Clough Road; thence North 67° 36' West along the center line of Clough Road 50 feet to the point and place of beginning.

Subject to all legal highways.

Being a part of the same premises conveyed to Rose B. (Amelia) Kohl by deed recorded in Deed Book 2445, page 29 of the Deed Records of Hamilton County, Ohio.

Parcels 500-0360-0024 (& 31 & 39 cons.) and 500-0360-0048

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map -

CAGIS -

2/27/20 JL

EXHIBIT B

PERMITTED EXCEPTIONS

1. Property taxes and assessments not yet due and payable.
2. Local, state, and federal laws, ordinances, and regulations, now or hereafter in effect relating to the Property.
3. Public rights of way.
4. All encumbrances, easements, restrictions, and reservations of record.