

3

Convey number: 153303  
Deed number: 17-427567  
Instr. number: 17-430420  
Transfer date: 10/03/2017

Sec. 319.202 R.C.  
Sec. 322.02 R.C.

Dusty Rhodes  
Hamilton County Auditor

Sales amount: 205000.00  
0.50  
0.50  
410.00  
205.00  
515.50  
Fee total:

Norbert A. Nadel  
Hamilton County Recorder's Office  
Doc #: 17-0091667 Type: DE  
Filed: 10/06/17 07:59:20 AM \$36.00  
Off.Rec.: 13518 00400 F M50 3 50



## FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, **Martin B. Motz, Executor of the Estate of Carolyn A. Motz**, by the power conferred as referenced in Hamilton County Probate Court Case # 2016004018, and every other power ("Grantor"), for One Dollar and other good and valuable consideration paid, does hereby grant, bargain, sell, and convey with fiduciary covenants to the said **Wilma J. Genter and Laura J. Kelch**, as joint tenants remainder to the survivor of them ("Grantee"), whose tax mailing address is: c/o Guardian Savings Bank, 2774 Blue Rock Rd., Cincinnati, OH 45239, the following described real estate:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HERETO

Commonly Known as 6344 Clough Pike, Cincinnati, OH 45244  
Prior Deed Reference: Book 3270 Page 273 Hamilton County, Ohio

The said Grantor has hereunto set their hands this 29<sup>th</sup> day of September, 2017

*Martin B. Motz, Executor*

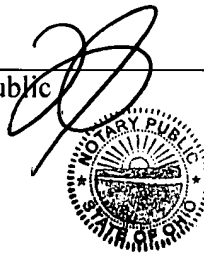
**Martin B. Motz, Executor of the Estate of Carolyn A. Motz**

STATE OF Ohio, COUNTY OF Hamilton, SS:

**BE IT REMEMBERED** that on this 29<sup>th</sup> day of September, 2017, before me, the subscriber, a Notary Public, in and for said State, personally came **Martin B. Motz, Executor of the Estate of Carolyn A. Motz** who under the penalty of perjury represented to me to be the said persons, and acknowledged the signing thereof to be her voluntary act and deed.

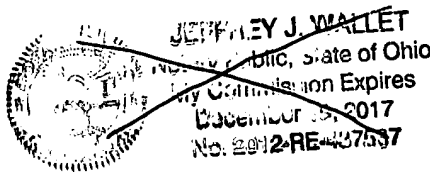
**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public



**JEFFREY J. WALLET**  
Notary Public, State of Ohio  
My Commission Expires  
December 19, 2017  
No. 2012-RE-437537

This instrument was prepared by:  
Robert A. Calabrese Esq.  
7365 E. Kemper Rd. Suite B  
Cincinnati, OH 45249



## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Document is described as:

SITUATED IN M.S. NO. 2276 ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO, LYING ON THE NORTHERLY SIDE OF CLOUGH ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLOUGH ROAD WITH THE CENTERLINE OF NEWTOWN ROAD, THENCE ALONG THE CENTERLINE OF CLOUGH ROAD N- 54°-26' W 243.33 FEET TO A POINT; THENCE N-60°-42'-W. 42.80 FEET TO A POINT WHICH IS GRANTORS' SOUTHEAST CORNER AND THE REAL BEGINNING POINT OF THIS CONVEYANCE; THENCE CONTINUING ALONG THE CENTERLINE OF CLOUGH ROAD N 60°-42'-W 140 FEET TO POINT; THENCE N-17°-02'-30"-E 256.19 FEET TO A POINT; THENCE S-82°-14'-15"-E. 122.53 TO A POINT IN GRANTORS' EASTERLY LINE; THENCE ALONG GRANTORS' EASTERLY LINE OF S-14°-04'-10" 306.09 FEET TO THE PLACE OF BEGINNING, CONVEYED TO THE GRANTORS HEREIN BY DEED AS RECORDED IN DEED BOOK NO. 2952, PAGE 237, OF THE DEED RECORDS OF HAMILTON COUNTY, OHIO.

ALSO AN EASEMENT FOR PURPOSE OF INGRESS AND EGRESS TO THE PROPERTY PRESENTLY OWNED BY EDWARD S. MOTZ AND LYING IN A GENERALLY WESTERLY DIRECTION OF THE GRANTEE'S PREMISES HEREIN DESCRIBED, WHICH EASEMENT IS A FOUR (4) FT. EASEMENT AND IS SPECIFICALLY DESCRIBED AS FOLLOWS:

SITUATED IN M.S. 2276 ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CLOUGH ROAD WITH THE CENTERLINE OF NEWTOWN ROAD, THENCE ALONG THE CENTERLINE OF CLOUGH ROAD N-54°-26'-W 243.33 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE N 60°-42'-W 42.80 FEET TO A POINT; THENCE N-14°-04'-E 306.09 FEET TO A POINT THENCE N-82°-14'-15"-W 118.53 FEET TO A POINT WHICH IS THE REAL BEGINNING POINT OF THIS EASEMENT; SAID BEGINNING POINT BEING IN GRANTEE'S NORTH LINE AND FOUR FEET EAST OF GRANTEE'S NORTHWEST CORNER; THENCE N-82°-14'-15"-W 177.78 FEET TO A POINT ; THENCE N-76°-16'-W 102.96 FEET TO A POINT; THENCE ALONG GRANTORS' WEST LINE N-14°-08'-E 4 FEET TO A POINT; THENCE S-76°-16'-E 102.72 FEET TO A POINT; THENCE S-82°-14'-18"-E 177.62 FEET TO A POINT; THENCE S-7°-45'-45"-W 6 FEET TO THE PLACE OF BEGINNING; BEING AN EASEMENT FOUR FEET LINE, FOR THE PURPOSE TO BE OF A WALKWAY ON AND OVER THE

DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER

(1709113778.PFD/1709113778/12)

Tax Map -

CAGIS -

Commitment Number: 1709113778 (~~Exhibit A~~)

PREMISES CONVEYED TO THE GRANTORS HEREIN BY DEED AS RECORDED TO DEED BOOK NO. 2952, PAGE 237 OF THE DEED RECORDS OF HAMILTON COUNTY, OHIO.

THE ABOVE EASEMENT SHALL CONTINUE AND LAST SO LONG AS CAROLYN A. MOTZ, ALBERT MOTZ, OR THEIR CHILDREN RESIDE ON THE PREMISES CONVEYED BY THIS DEED, AND SHALL BE SUBJECT TO THE RIGHT OF THE GRANTORS TO DEVELOP THEIR PREMISES BY THE ADDITION OF PUBLIC STREET OR PRIVATE RIGHT-OF-WAY OVER THE ABOVE DESCRIBED EASEMENT SO AS TO PERMIT ACCESS UNTO CLOUGH ROAD.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO LEGAL HIGHWAY PURPOSE, 40 FEET FROM THE PRESENT CENTER LINE OF CLOUGH ROAD.

Deed Reference, Book 3270, Page 273, dated 02/13/1963, recorded 03/02/1963, Hamilton County, Ohio.

Parcel ID: 500-0360-0165-00

More Commonly Known As: 6344 Clough Pike, Cincinnati, OH 45244