

304216

E43280

Know All Men by These Presents:Gen. Ind. 8th Ser. Bk. 4 P 166-J#2 JUL-20-78 44985 --- DEED --- N 6.00
328-J**That**¹ as ADA A. BARTELS, who by reason of her remarriage is now known as ADA A. BARTELS EYLER, a widow and not remarried of Anderson Township, Hamilton County, Ohio

in consideration of One (\$1.00) Dollar and other good and valuable considerations

to her paid by EDWARD H. BENKEN and EVELYN G. BENKEN

whose address is 6085 Clough Pike, Cincinnati, Ohio 45244

the receipt whereof is hereby acknowledged, do es hereby **Grant, Bargain, Sell**
and Convey to the said

EDWARD H. BENKEN and EVELYN G. BENKEN

their heirs and assigns forever,

the following described **Real Estate**², to-wit:

Situate in Anderson Township, Hamilton County, Ohio, and a part of Military Survey 2276 and 2204, and more particularly described as follows:

Beginning at the Southeast corner of Lot 3 of E.J. Turpins Estate as recorded in Plat Book 8, volume 2, pages 29 and 30 of the Hamilton County Recorder's Office; thence N 84° 49' W, 34.47 feet to a point; thence N 34° 41' E, 424.24 feet to a point in the center of Clough Road; thence along the center of said road, S 65° 48' 10" E, 30.51 feet to a point and the real place of beginning; thence S 65° 48' 10" E, 30.51 feet to a point; thence S 34° 41' W, 249.96 feet to a point; thence N 61° 51' W, 30.20 feet to a point; thence N 34° 41' E, 247.85 feet to a point in the center of Clough Road, and the place of beginning of this conveyance.

The above described tract contains 7468 square feet. The above described tract is a result of a survey made by Paul Byrnside on June 15, 1978.

Being a part of the premises conveyed to the Grantor herein under the name of Ada A. Bartels by Certificate of Transfer recorded in Deed Book 1854, page 245 of the Deed Records of the Recorder's Office of Hamilton County, Ohio.

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001, Subsection (B) (1), Ohio Revised Code, and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed, or the balance of the parcel retained by the Grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from Grantee's adjoining parcel, nor any structure erected thereon without the prior approval of the authority having approving jurisdiction of plats.

The above described tract is subject to legal highways and restrictions of record.

Examined & Complied with
Sec. 212,202 R.C.

75-10-98

JOS. L. DE COURCY, JR., AUDITOR
HAMILTON COUNTY, OHIO
TAX 150

DEED 4126PC 289

354

RECD FOR TRANS

78 JUN 30 AM 10:42

JOS. L. DE COURCY, JR.
HAMILTON COUNTY, OHIO

HAMILTON COUNTY, OHIO

78 JUL 20 PM 2:04

TRANSFERRED

CU. 500-360-281
S.S. Clough Rd.