

# Deed On Decree Or Order Of Sale



BK: 7552 PG: 1765

To all Persons to Whom these Presents shall Come:

Whereas, at the September Term 2004, of the Court of Common Pleas of the County of Butler and State of Ohio, in an action numbered in the Docket of said Court as Case No. CV03-05-1358, wherein ABN AMRO Mortgage Group, Inc.

Plaintiff, and Cory Cafarelli, et al

200500029948  
Filed for Record in  
BUTLER COUNTY, OHIO  
DANNY H CRANK  
05-05-2005 At 03:05:36 pm.  
SHER DEED 44.00  
OR Book 7552 Page 1765 - 1768

Defendants, an order of sale Dated October 11, 2004 was adjudged and decreed to the said ABN AMRO Mortgage Group, Inc.

against the said Cory Cafarelli, et al

for the sum of One Hundred Four Thousand Thirteen and 4/100 Dollars, and costs of suit.

**TRANSFERRED**  
DATE 5-5-05  
CONVEYANCE# 0  
FEE \$ 0  
EXEMPT 5774 MD  
Kay Rogers, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the 1st day of November, 2004, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Richard K. Jones, the Sheriff aforesaid having caused said premises to be appraised, and copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Hamilton Journal a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on the 13th day of January, 2005, at the door of the Court House in said County at 10:30 o'clock A.M. of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the some of One Hundred Ten Thousand and NO/100 Dollars, the bid of said grantee being the highest and best bid offered, and said sum being more than two-thirds the appraised value thereof;

And Whereas, at the January Term of said Court, 2005, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and

the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

Now Know Ye, That I, Richard K. Jones, Sheriff of Butler County, Ohio, by virtue of the Statute in such made case provided, and in consideration of the sum of (\$110,000.00) One Hundred Ten Thousand and NO/100 Dollars, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, City of Fairfield, Ohio, an Ohio Municipal Corporation, its heirs and assigns forever, the following described real estate, situate in Butler County and State of Ohio, to-wit:\*

Property Address: 5205 Banker Drive, Fairfield, Ohio 45014

PPN: A0700-116.000-002



\*\*SEE ATTACHED HERETO\*\*

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Prior Deed Reference: Volume 6623, Page 649

\* Include the names of the owners of the property sold and a reference to the volume and page of the next preceding recorded Instrument by or through which the owners claim title.



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To have and to hold the same with all the appurtenances thereto belonging, to said grantee \_\_\_\_\_ and its heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially,  
this 11th day of March, 2005

Signed and Acknowledged in Presence of

\_\_\_\_\_  
\_\_\_\_\_

R. K. Jones  
\_\_\_\_\_  
Sheriff of Butler County, Ohio.

•—————◆—————•  
The State of Ohio, Butler County.

Before me, the undersigned, a Notary Public within and for said County, personally appeared the above named Richard K. Jones Sheriff of said Butler County, Ohio, the grantor of the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

This 11th day of March, 2005

Bouke J. Ford

This Instrument Prepared by: Richard K. Jones, Sheriff of Butler County, Ohio

**SHERIFF'S DEED**

For Land Heretofore Owned By

Cory Cafarelli, et al

and Sold and Conveyed by

**Richard K. Jones**

TO Sheriff,

City of Fairfield, Ohio, an Ohio  
Municipal Corporation

Ex. Doc. \_\_\_\_\_ Page \_\_\_\_\_

Received for Record

\_\_\_\_\_, 20\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded \_\_\_\_\_ 20\_\_\_\_

In Butler County

Records, Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder,

Entered for Transfer

\_\_\_\_\_, 20\_\_\_\_

Auditor

Notary

SITUATED IN SECTION 34, TOWN 2, RANGE 2, CITY OF FAIRFIELD, FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO AND BEING PART OF LOT NO. 4998, AS SHOWN ON THE PLAT OF GOVERNOR'S PARK SUBDIVISION, SECTION 2, BLOCK "A", AS RECORDED IN PLAT BOOK 28, PAGE 63, IN THE OFFICE OF THE RECORDER FOR BUTLER COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NILLES ROAD AND AT THE NORTHWEST CORNER OF LOT NO. 4997, SAID MONUMENT BEING 41.97 FEET RIGHT OF STATION 225+10.77, OF THE PROJECT SURVEY LINE; THENCE WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 51DEG 04' 39" EAST 142.39 FEET TO THE GRANTOR'S NORTHWEST CORNER AND THE REAL POINT OF BEGINNING; THENCE CONTINUING WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 51DEG 04' 39" EAST 91.57 FEET TO A POINT; THENCE WITH THE SAID LINE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 12.20 FEET TO A POINT IN THE WEST LINE OF BANKER DRIVE, THE LONG CHORD OF SAID ARC BEARING SOUTH 27DEG 46' 01" EAST 11.87 FEET TO SAID POINT; THENCE NORTH 51DEG 04' 39" WEST 100.76 FEET TO A POINT IN THE GRANTOR'S WEST LINE; THENCE ALONG THE SAID WEST LINE NORTH 18DEG 53' 47" EAST 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 462 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION IS BASED ON SURVEY MADE UNDER THE DIRECTION OF ROBERT C. VOGT, REGISTERED SURVEYOR NO. 3269.

A PLAT OF SURVEY OF THE ABOVE-DESCRIBED PROPERTY IS SHOWN AT VOLUME 7, PAGE 180L OF THE BUTLER COUNTY ENGINEER'S RECORD OF LOT SURVEYS.

SUBJECT TO CONDITIONS, EASEMENTS, RESTRICTIONS, AND CONVEYANCES OF RECORD.

PARCEL NO. A0700-116-000-002.

COMMONLY KNOWN AS 5205 Banker Drive, Fairfield, Ohio 45014.



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