

20-30494

26-09-21-423B

BOOK 0997 PAGE 072

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036434 GENERAL WARRANTY DEED

CLERMONT CO. RECORDER
BATAVIA, OHIO

KNOW ALL MEN BY THESE PRESENTS:

That **FLOYD A. ROBERTS**, a married man whose wife is **EMMA LEE ROBERTS**, of New Richmond, Clermont County, Ohio, hereafter, for the sake of convenience, known collectively and in the masculine singular as the Grantor, in consideration of ONE DOLLAR (\$1.00) and valuable considerations to him paid by the Village of New Richmond, whose principal address is 102 Willow Street, New Richmond, Ohio 45157 the receipt whereof is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL AND CONVEY** to Village of New Richmond, its successors, and assigns forever, herein known collectively and in the masculine singular as the Grantee, the following described real estate: ****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION****

~~lot 423 being one ten (10)~~

~~feet thereof and immediately adjacent to lot no. 422 the said lot no. 423 being one hundred and twenty three (123) feet to Cherry Alley.~~

Being the same property conveyed to the Grantor herein by virtue of a Deed dated October 10, 1972 and recorded on October 16, 1972 in Deed Book 516, Page 62 of the Clermont County, Ohio records.

Together with all the Estate, Title and Interest of the said Grantor, either in Law or Equity, of, in and to said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **TO HAVE AND TO HOLD** the same to the only proper use of the said Grantee, its successors and assigns forever.

Grantor shall pay and be responsible for the real estate taxes and assessments due and payable in January 1998. All real estate taxes assessments thereafter, beginning July 1998 shall be paid by Grantee.

This conveyance is made subject to the following restrictions which shall run with the land in perpetuity.

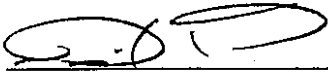
1. The Grantee agrees that the land shall be used only for purposes compatible with open space, recreational, or wetlands management practices.
2. The Grantee agrees that no new structures or improvements shall be erected on the conveyed property other than a restroom or a public facility that is open on all sides and functionally related to the open space use.
3. Grantee acknowledges that it will not be considered for any future disaster assistance for any purpose relating to the subject land from any federal source and agrees not to seek the same.

4. The Grantee agrees that it shall convey the property only to another public entity and only with the prior approval from OEMA and the Regional Director of FEMA. Said conveyance shall be made subject to all covenants and restrictions set forth herein which covenants and restrictions shall run with the land in perpetuity. Any structures built on the real property in compliance with these restrictions shall be flood proofed or elevated to the base flood elevation plus one foot of free board.

And the Grantor, for himself and for his heirs, successors and assigns, executors and administrators, does hereby COVENANT with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises and has full power to convey the same and that the title so conveyed is CLEAR, FREE AND UNENCUMBERED; AND FURTHER, That he DOES WARRANT AND WILL DEFEND the same against all claim or claims, of all persons whomsoever.

IN WITNESS WHEREOF, the said FLOYD A. ROBERTS and EMMA LEE ROBERTS* has hereunto set their hands this 10 day of DECEMBER, in the year of our Lord one thousand nine hundred and ninety-seven (1997).

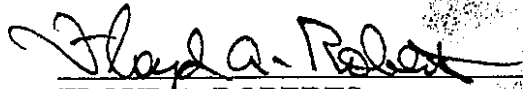
Signed and acknowledged in the presence of:



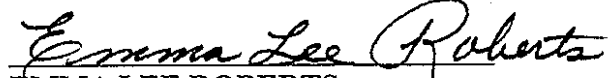
(Print Name DAVID KENNEDY)



(Print Name Janice S. Wagoner)



FLOYD A. ROBERTS



EMMA LEE ROBERTS

STATE OF OHIO, COUNTY OF CLERMONT, SS:

The foregoing instrument was acknowledged before me this 10th day of December, 1997, by Floyd A. Roberts & Emma Lee Roberts.



NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

ELAINE HAUKE
Notary Public, State of Ohio
My Commission Expires July 2, 2000

* Emma Lee Roberts is executing this document solely to release her dower interest in the property.

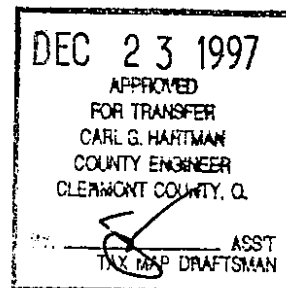
This instrument was prepared by Lisa M. Rammes, Esq., Wood & Lamping, 2500 Cincinnati Commerce Center, 600 Vine Street, Cincinnati, Ohio 45202.

LMR/blp
HALMR\REALESTA\ROBERTS.423

A lot in George McMurchy's Addition to the Town of New Richmond, Township of Ohio, Clermont County, Ohio and known and numbered on the plat of said addition as lot four hundred and twenty three (423),
SAVE AND EXCEPT A PART OF Lot No. 423, being the easterly ten (10) feet thereof and immediately adjacent to Lot No. 422 the said Lot No. 423 being one hundred and twenty three feet (123) deep to Cherry Alley.

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
12/23/97
Date
By: [Signature]
Deputy Auditor

4726
This conveyance has been examined and the
Grantor has complied with Section 319.202
of the Revised Code.
FEE \$ 63.00 (2,100)
EXEMPT
LINDA L. FRALEY, County Auditor



SK 9 PG 21 PAR 423B