

20-32668

GENERAL WARRANTY DEED

Parcel No. 26-09-22-810

KNOW ALL MEN BY THESE PRESENTS:

That Scott A. Wolf, an unmarried man, of New Richmond, Clermont County, 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 with general warranty covenants 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:

Situated in the State of Ohio, Clermont County, Ohio Township, in the Village of New Richmond, a part of Dandridge's Military Survey No. 437 and being more particularly described as follows:

Beginning at a cross-notch cut in a concrete sidewalk, said notch being in the north line of Mill Street and being N 77° 58' 03" E, 168.00' from the intersection of the north line of Mill Street with the east line of Market Street;

Thence, leaving Mill Street, N 12° 01' 57" W, 225.00' to a point in the center of Twelve Mile Creek, said point being witnessed by a 5/8" iron pin set bearing S 12° 01' 57" E, 35.00';

Thence, up said creek N 48° 58' 03" E, 57.00' to a 5/8" iron pin set on the east side of said creek;

Thence, leaving the creek and with the line of the lands Paul and Lulu Peters, as recorded in deed book 547, page 97 of the Clermont County Recorder's Office, S 12° 01' 57" E, 79.20' to a 5/8" iron pin set;

Thence N 77° 58' 03" E, 172.26' to a 5/8" iron pin set;

Thence S 31° 46' 13" E, 105.75' to a 5/8" iron pin set in the north line of Mill Street;

Thence, S 12° 01' 57" E, 73.90' to a 5/8" iron pin set in the north line of Mill Street;

Thence, with the line of Mill Street, S 77° 58' 03" W, 257.83' to the place of beginning, containing 1.0606 acres of land or 46,199 square feet of land.

200000001651  
Filed for Record in  
CLERMONT COUNTY, OH  
CAROLYN GREEN  
On 01-18-2000 At 08:31 am.  
DEED 18.00  
OR Book 1246 Page 1710 - 1712

Subject to all legal highways, easement and restrictions of record.

The bearings in the above tract are based on Survey Record V3-80.

Being all of the same land conveyed to Anthony L. Peveler and Linda C. Peveler by deed recorded in Official Record 016, Page 01 of the Clermont County Recorders Office and identified as parcel number 26-09-22-810P on the Tax Maps of said County.

The above description is taken from and in accordance with a survey and plat by Jerome Rosenfeld, Registered Surveyor No. 7518, dated April 19, 1995.

Being the same property conveyed to the Grantor herein by instrument recorded on April 27, 1995, in Official Record Book 617, Page 666.

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.

All real estate taxes shall be prorated as of the execution of this deed.

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

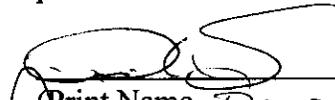
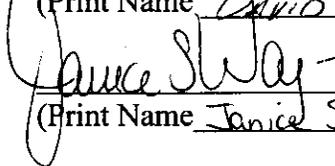
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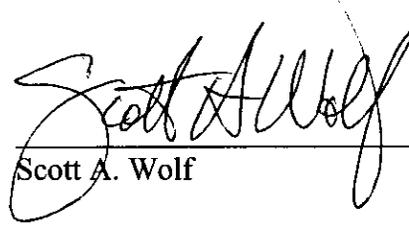
that the title so conveyed is **CLEAR, FREE AND UNENCUMBERED; AND FURTHER,**  
That he **DOES WARRANT AND WILL DEFEND** the same against all claim or claims, of all  
persons whomsoever.

Instrument Book Page  
200000001651 OR 1246 1712

**IN WITNESS WHEREOF,** The said Scott A. Wolf, an unmarried man, has hereunto set his  
hand this 13<sup>th</sup> day of December, in the year of our Lord one thousand nine hundred and  
ninety-nine (1999).

Signed and acknowledged in the  
presence of:

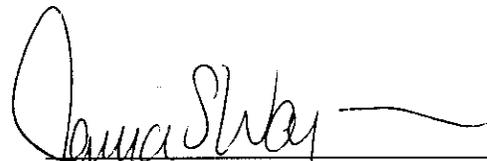
  
\_\_\_\_\_  
(Print Name DAVID KENNEDY)  
  
\_\_\_\_\_  
(Print Name Janice S. Wagoner)

  
\_\_\_\_\_  
Scott A. Wolf

STATE OF OHIO, )  
)  
COUNTY OF CLERMONT ) ss:

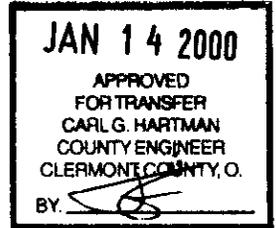
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of  
December, 1999, by Scott A. Wolf, an unmarried man, who appeared personally  
before me.



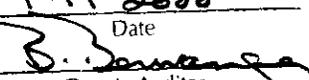
  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE  
JANICE S. WAGONER  
Notary Public, State of Ohio  
Commission Expires  
December 12, 2003

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

# 135  
This conveyance has been examined and the  
Grantor has complied with Section 319.02  
of the Revised Code.  
FEE \$ \_\_\_\_\_  
EXEMPT   
LINDA L. FRALEY, County Auditor



26 BK. 09 PG 22. PAR. 810. -1.061Ac.

Filed in the office of  
LINDA L. FRALEY  
CLERMONT COUNTY AUDITOR  
1-14-2000  
Date  
By:   
Deputy Auditor