

20-32668

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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
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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 Records 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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Deputy Auditor