

GENERAL WARRANTY DEED**KNOW ALL MEN BY THESE PRESENTS:**

That Nicholas C. Wolf and Suzanne Wolf, husband and wife, of 1300 Indian Ridge Trail, New Richmond, 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** 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 Village of New Richmond, Clermont County, Ohio being Lots 282 and 283 of the Village of New Richmond, and being more particularly described as follows:

Commencing at the intersection of the South line of George Street extended with the North line of Western Avenue extended; thence North 50 deg. East with the South line of George Street extended a distance of 39.56 feet to the true place of beginning; thence North 50 deg. East with the South line of George Street a distance of 151.76 feet to a point in the line of Lot 281; thence with the Westerly line of Lot 281 the following courses and distances; South 38 deg. 02' East a distance of 81.78 feet to a point and South 6 deg. 36' West a distance of 76.60 feet to a point in the North line of Western Avenue; thence North 84 deg. 41' West with the North line of Western Avenue a distance of 132.70 feet to a point; thence North 40 deg. West a distance of 40.00 feet to the place of beginning. Together with all rights reversionary or otherwise in and to the abutting street and avenue.

Being the same property conveyed to the Grantor herein by instrument recorded in Deed Book 564, Page 236 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.

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 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.

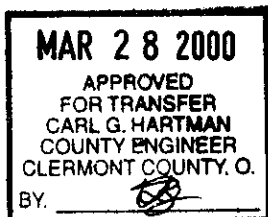
IN WITNESS WHEREOF, The said Nicholas C. Wolf and Suzanne Wolf, husband and wife, have hereunto set their hands this 25th day of February, in the year of our Lord two thousand (2000).

Signed and acknowledged in the presence of:

[Signature]
(Print Name DAVID KENNEDY)
[Signature]
(Print Name Janice Swagone)
[Signature]
(Print Name DAVID KENNEDY)
[Signature]
(Print Name Janice Swagone)

[Signature]
Nicholas C. Wolf

[Signature]
Suzanne Wolf



6.54
This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEES 2
EXEMPT ✓
LINDA L. FRALEY, County Auditor

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
3-29-00
By: [Signature]
Deputy Auditor

26 BK. 09 PG 09, PAR. 202, 203.

STATE OF OHIO,)
)
COUNTY OF CLERMONT) SS: Instrument Book Page
200000008957 OR 1257 1248

The foregoing instrument was acknowledged before me this 26th day of February, 2000, by Nicholas C. Wolf and Suzanne Wolf, husband and wife, who appeared personally before me.



JANICE S. WAGONER
Notary Public, State of Ohio
My Commission Expires
October 12, 2003


NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

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

200000008957
Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
On 03-29-2000 At 10:48 am.
DEED 18.00
OR Book 1257 Page 1246 - 1248