

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Instrument      Book Page  
199900036287 OR 1222 1627

That, William R. Watson, a married man, whose wife is Teresa Watson, of New Richmond, Clermont County, hereafter, for the sake of convenience, known 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:

Situate in the Village of New Richmond, Township of Ohio, County of Clermont, State of Ohio and being a part of David Jackson's Military Survey No. 1539 of the Virginia Military District and being more particularly described as follows:

Beginning at an iron pin set in the East line of Market Street, corner to Louis Schafer said iron pin being North 24°19'05" West a distance of 123.75 feet from the intersection of the East line of Market Street and the North line of Plum Street;

Thence with the East line of Market Street North 24°19'05" West a distance of 325.12 feet to an iron pin and the real point of beginning for this description;

Thence continuing with the line of Market Street North 24°19'05" West a distance of 40.00 feet to an iron pin, corner to Mary Puckett;

Thence with Puckett's line North 65°35'24" East a distance of 123.00 feet to an iron pin;

Thence South 24°19'05" East a distance of 40.00 feet to an iron pin.

Thence South 65°35'24" West a distance of 123.00 feet to the real point of beginning.

Parcel No. 26-09-203-805

Being the same property conveyed to the Grantor herein by instrument recorded on December 12, 1995 in official Record Book 700, Page 128 in 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.

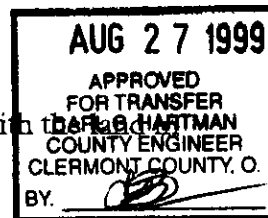
All real estate taxes shall be prorated as of the execution of this deed.

This conveyance is made subject to the following restrictions which shall run with the land:

Filed in the office of  
LINDA L. FRALEY  
CLERMONT COUNTY AUDITOR

By: [Signature]  
Deputy Auditor

#30716  
This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEES: 18.00/6.00  
EXEMPT  
LINDA L. FRALEY, County Auditor



26 BK. 09 PG 203 PAR. 805.

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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 William R. Watson and Teresa Watson\* hereunto set their hands this 20<sup>th</sup> day of August, in the year of our Lord one thousand nine hundred and ninety-nine (1999).

Signed and acknowledged in the presence of:

William R. Watson  
(Print Name DAVID KENNEDY)  
Denise C. Manning  
(Print Name Denise C. Manning)

William R. Watson  
William R. Watson

Instrument Book Page  
199900036287 OR 1222 1629  
Teresa Watson  
Teresa Watson

Minta Herpin  
(Print Name Minta Herpin)  
Denise C Manning  
(Print Name Denise C Manning)

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

The foregoing instrument was acknowledged before me this 30th day of August, 1999,  
by William R. Watson and Teresa Watson, husband and wife

DENISE C. MANNING  
Notary Public, State of Ohio  
My Commission Expires  
October 12, 2003

Denise C Manning  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE

\*Teresa Watson is executing this deed solely to release any dower interest she may have in the property.

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

199900036287  
Filed for Record in  
CLERMONT COUNTY, OH  
CAROLYN GREEN  
On 08-27-1999 At 03:41 pm.  
DEED 18.00  
OR Book 1222 Page 1627 - 1629