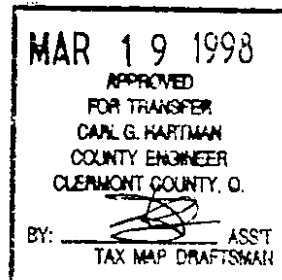


20-30443

Parcel No: 26-09-21-413

BOOK 1035 PAGE 170

GENERAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That Terry Arthur Planck, a married man whose wife is Sharon Gail Planck, who resides at 2130 Weil Road, Moscow, Ohio, and Linda Pike, a married woman whose husband is Jim Pike, who resides at 1296 White Oak, Amelia, Ohio, and Gregory Planck, a married man whose wife is Kathy Planck, who resides at 3209 Springvalley Drive, Erlanger, Kentucky, and Diana Mangrum, an unmarried woman, who resides at 2968 North Dunham Road, Amelia, Ohio 45102, 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:

Situated in the Village of New Richmond, County of Clermont,
State of Ohio and being all of Lot No. 413 as the same is known,
designated and described on the plat of said Village.

Being the same property conveyed to the Grantor herein by instrument recorded in Official Record Book 391, page 168 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 July 1998. All real estate taxes assessments thereafter, beginning January, 1999 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

This conveyance examined and the Grantor has complied with section 319.202 of the Revised Code.
FEE \$90.00 (30,000)
EXEMPT
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR

Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
3-19-98
Date
BY: [Signature]
Deputy Auditor

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 Terry Arthur Planck, Sharon Gail Planck*, Jim Pike, Linda Pike*, Gregory Planck, Kathy Planck*, and Diana Mangrum have hereunto set their hands this 16th day of MARCH, in the year of our Lord one thousand nine hundred and ninety-9 (1999).

Signed and acknowledged in the presence of:

[Signature]
DAVID KENNEDY
Judy R. Wood
JUDY R. WOOD
[Signature]
DAVID KENNEDY
Judy R. Wood
JUDY R. WOOD
[Signature]
DAVID KENNEDY
Judy R. Wood
JUDY R. WOOD
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JUDY R. WOOD
[Signature]
DAVID KENNEDY
Judy R. Wood
JUDY R. WOOD
[Signature]
DAVID KENNEDY
Judy R. Wood
JUDY R. WOOD

Terry A Planck
Terry Arthur Planck
Sharon Gail Planck
Sharon Gail Planck*
Jim Pike
Jim Pike
Linda Pike
Linda Pike*
Gregory Planck
Gregory Planck
Kathy Planck
Kathy Planck*

[Signature]
Diana Mangrum
[Signature]
Diana Mangrum

[Signature]
Diana Mangrum

STATE OF OHIO, COUNTY OF CLERMONT, SS:

The foregoing instrument was acknowledged before me this 16 day of MARCH, 1998, by
TERRY ARTHUR and SHARON GAIL PLANCK.
husband and wife

[Signature]
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

*Sharon Planck, is executing this document solely to release her dower interest in the property.

STATE OF OHIO, COUNTY OF CLERMONT, SS:

The foregoing instrument was acknowledged before me this 16 day of MARCH, 1998, by
JIM PIKE and LINDA PIKE.
husband and wife

[Signature]
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

*Jim Pike is executing this document solely to release his dower interest in the property.

STATE OF OHIO, COUNTY OF CLERMONT, SS:

The foregoing instrument was acknowledged before me this 16 day of MARCH, 1998, by
GREGORY PLANCK and KATHY PLANCK.
husband and wife

[Signature]
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

*Kathy Planck is executing this document solely to release her dower interest in the property.

STATE OF OHIO, COUNTY OF CLERMONT, SS:

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The foregoing instrument was acknowledged before me this 16 day of MARCH, 1998, by
DIANA MANGRUM.
unmarried

Judy R. Wood
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE

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

F:\SHARE\LMR\REALEST\PLANCKDE.413

- 4 -

RECEIVED FOR RECORD
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CLERMONT CO. RECORDER
BATAVIA, OHIO