

Parcel No: 26-09-21-426

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OCT 6 1998

BOOK 0964 PAGE 458

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GENERAL WARRANTY DEED

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

By: [Signature]  
Deputy Auditor:

APPROVED  
FOR TRANSFER  
CARL G. HARTMAN  
COUNTY ENGINEER  
CLERMONT COUNTY, O.  
BY: [Signature] AS  
TAX MAP DRAFTER

BK. 9 PG 21

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KNOW ALL MEN BY THESE PRESENTS:  
That FLOYD A. ROBERTS and EMMA LEE ROBERTS, husband and wife, of New Richmond, Clermont County, 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 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, Clermont County, Ohio and  
McMurphy's Addition to said Village and known, designated and numbered as  
Lot No. 426 on the plat or plan of said Village.

#3754 This conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code.  
being in 144.60 (48.166)  
FEES  
EXEMPT  
LINDA L. FRALEY, County Auditor

Being the same property conveyed to the Grantor herein by instrument recorded in Deed Volume 781, Page 581 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 January 1998. All real estate taxes assessments thereafter, beginning July 1998 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 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 **FLOYD A. ROBERTS** and **EMMA LEE ROBERTS**, have hereunto set their hands this 12 day of September, in the year of our Lord one thousand nine hundred and ninety-seven (1997).

Signed and acknowledged in the presence of:

  
(Print Name JIM C. HUEBER)

  
(Print Name T. CAROL THOMPSON)

(Print Name \_\_\_\_\_)

(Print Name \_\_\_\_\_)

  
**FLOYD A. ROBERTS**

  
**EMMA LEE ROBERTS**

**STATE OF OHIO, COUNTY OF CLERMONT, SS:**

The foregoing instrument was acknowledged before me this 25 day of Sept., 1997, by Floyd and Emma Roberts.

**TALMAGE CAROL THOMPSON**  
Notary Public, State of Ohio  
My Commission Expires June 2, 1998

  
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.*

LMR/blp  
C:\LMR\REALESTA\ROBERTS.426

CLERMONT CO. RECORDER  
BATAVIA, OHIO  
97 OCT -6 PM 2:54  
RECEIVED FOR RECORD  
CAROLYN GREEN