

Parcel No: 26-09-20-808

RECEIVED FOR RECORD  
CAROLYN GREEN

BOOK 0991 PAGE 295

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GENERAL WARRANTY DEED

CLERMONT CO. RECORDER  
BATAVIA, OHIO

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:

Situated in Jackson's Military Survey No. 1539 and in The Village of New Richmond, Ohio Township, Clermont County, Ohio and being more particularly described as follows:

Beginning at a 5/8" iron pin set in the easterly line of Market Street and the southerly line of Vine Street;

THENCE with the southerly line of Vine Street North 65 degrees 38 minutes 13 seconds East for a distance of 156.00 feet to a 5/8" iron pin set;

THENCE with an old severance line South 38 degrees 34 minutes 17 seconds East (passing a 5/8" iron pin set at 81.83 feet) for a total distance of 83.83 feet to a point in a tree, corner to lands of George Gabbert Jr. and also corner to lands of David and Lenora Caudill;

THENCE with the northerly line of said Caudill South 66 degrees 02 minutes 55 seconds West for a distance of 176.58 feet to a 5/8" iron pin set in the easterly line of Market Street;

THENCE with said easterly line North 24 degrees 21 minutes 47 seconds West for a distance of 80.00 feet to the place of beginning.

Said property contains 0.308 acres more or less and being subject to legal highways and easements of record.

The Basis of bearings is the Ohio Co-ordinate System, South Zone, based on Clermont County Engineer GPS Stations #56 and #57.

Being the same property conveyed to the Grantor herein by instrument recorded in Deed Book 520, Page 118 of the Clermont County, Ohio records and identified as Parcel No. 26-09-20-808 on the tax maps of said County. Being the result of a survey and plat dated Nov. 6, 1997 made under the supervision of Willard E. Davis Registration No. 6681 in the State of Ohio. 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 14<sup>th</sup> day of November, in the year of our Lord one thousand nine hundred and ninety-seven (1997).

Signed and acknowledged in the presence of:

  
(Print Name DAVID KENNEDY)

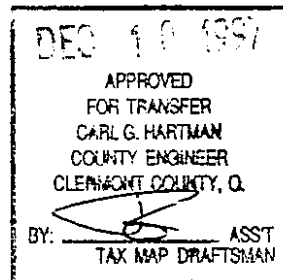
  
FLOYD A. ROBERTS

  
(Print Name CHERYL DEAN)

  
(Print Name DAVID KENNEDY)

  
EMMA LEE ROBERTS

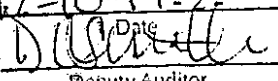
  
(Print Name CHERYL DEAN)



PK 9 PG 20 PAR 808-

D.308Ac.  
HWC SURVEY

#4590  
This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE'S 100.00 (w. 0.00)  
EXEMPT  
LINDA L. FRALEY, County Auditor

Filed in the office of  
LINDA L. FRALEY  
CLERMONT COUNTY AUDITOR  
12-10-97  
By:  Date  
Deputy Auditor

STATE OF OHIO )  
 ) SS:  
COUNTY OF CLERMONT )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 1997, by  
Floyd A Roberts & Emma L Roberts.

Elaine Hauke  
NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE  
ELAINE HAUKE  
Notary Public, State of Ohio  
My Commission Expires July 2, 2000

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

LMR/blp  
November 17, 1997  
H:\LMR\REALESTATE\ROBVINE.DEE