

20-30279

Parcel No: 26-09-21-435

BOOK 0997 PAGE 070

036433 GENERAL WARRANTY DEED

PAGE 82
DEC 23 1997
 APPROVED
 FOR TRANSFER
 CARL G. HARTMAN
 COUNTY ENGINEER
 CLEMTONT COUNTY, O.
 BY:  ASST
 TAX MAP DRAFTSMAN

KNOW ALL MEN BY THESE PRESENTS:

BK 9 PG 21 PAR 435

That **FLOYD A. ROBERTS** and **EMMA L. 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 the Village of New Richmond, Township of Ohio, and the County of Clermont, State of Ohio, and bounded and described as follows; being in lot No. 435 in George McMurchy addition to the town of New Richmond, Ohio.

Filed in the office of
 LINDA L. FRALEY
 CLERMONT COUNTY AUDITOR
 Date: 12/23/97
 By:  Deputy Auditor

Being the same property conveyed to the Grantor herein by instrument recorded in Deed Book 503, Page 249 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.

4795
 This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
 FEE \$ 147.50
 EXEMPT
 LINDA L. FRALEY, County Auditor

This conveyance is made subject to the following restrictions which shall run with the land in perpetuity.

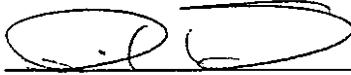
1. The Grantee agrees that the land shall be used only for purposes compatible with open space, recreational, or wetlands management practices.
2. The Grantee agrees that no new structures or improvements shall be erected on the conveyed property other than a restroom or a public facility that is open 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.

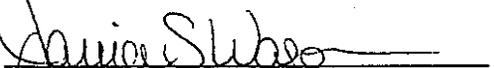
And the Grantor, for himself and for his heirs, successors and assigns, executors and administrators, does hereby COVENANT with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises and has full power to convey the same and that the title so conveyed 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 L. ROBERTS, have hereunto set their hands this 17th day of DECEMBER, in the year of our Lord one thousand nine hundred and ninety-seven (1997).

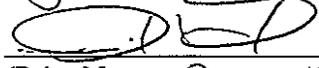
Signed and acknowledged in the presence of:


(Print Name DAVID KENNEDY)


FLOYD A. ROBERTS


(Print Name Janice Subgoner)


EMMA L. ROBERTS

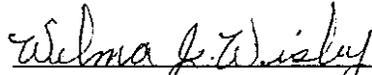

(Print Name DAVID KENNEDY)


(Print Name JANICE Subgoner)

STATE OF OHIO, COUNTY OF CLERMONT, SS:

The foregoing instrument was acknowledged before me this 17 day of Dec., 1997, by Floyd A. & Emma L. Roberts.

WILMA J. WISBY
Notary Public, State of Ohio
My Commission Expires Dec. 5, 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
CALMR\REALESTA\ROBERTS.436

OHIO
BATAVIA, OHIO
CLERMONT CO. RECORDER
97 DEC 23 PM 3:47
RECEIVED FOR RECORD
CAROLYN GREEN