

20. 32445

GENERAL WARRANTY DEED

Filed in the office of  
LINDA L. FRALEY  
CLERMONT COUNTY AUDITOR  
11-17-99  
Date  
By: MBatham  
Deputy Auditor

KNOW ALL MEN BY THESE PRESENTS:

AKA LOUIS C. ANDERSON

That Louie C. Anderson and Gloria Hinkston, husband and wife, of New Richmond, Clermont County, 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:

Instrument Book Page  
199900046590 OR 1237 566

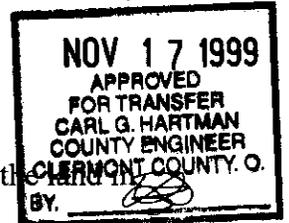
Situated in the Village of New Richmond, Township of Ohio, Clermont County, Ohio and being all of Lot No. 414 and being 40 feet fronting on the south side of Market Street in said Village and one hundred twenty-three (123) feet between parallel lines of Cherry Alley, with same width in rear as front.

Being the same property conveyed to the Grantor herein by instrument recorded on March 13, 1990 in Official Record Book 13, Page 567 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 to the perpetuity.



26 BK. 09 PG 21. PAR 14.

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

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This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ \_\_\_\_\_  
EXEMPT \_\_\_\_\_  
LINDA L. FRALEY, County Auditor

