

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: **Instrument Book Vol. Page**
9900022613 OR 1202 2405

That Timothy Caudill and Sharon Kay Caudill, 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:

Situated in the Village of New Richmond, Clermont County, Ohio and being more particularly described as follows:

Commencing at the intersection of the South line of Vine Street and the East line of Market Street; thence along the said East line of Market Street South 31 degrees 01 minutes East, 165.00 feet to a point; thence leaving said East line North 58 degrees 59 minutes East, a distance of 150.00 feet to the real point of beginning for this conveyance; thence North 58 degrees 59 minutes East, a distance of 27 feet to a point; thence South 31 degrees 01 minutes East, a distance of 175.53 feet to a point; thence South 73 degrees 59 minutes West, a distance of 27.96 feet to a point; thence North 31 degrees 01 minutes West, a distance of 168.29 feet to the point of beginning.

See attached Exhibit "A" for continuation of legal description
Being the same property conveyed to the Grantor herein by instrument recorded on July 18, 1995 in Book 645, Page 17 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 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

Exhibit A

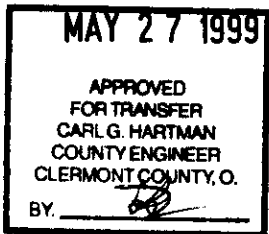
CONTAINS: 0.106 Acres subject to all easements of record. Based on a survey by Andrew C. Walters, Jr. - RLS No. 5544

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B(1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.

The parcel hereby conveyed may not hereafter be conveyed separately by the Grantees adjoining parcel nor any structure erected thereon without the prior approval of the authority having approving jurisdiction of plats.

ALSO:

Situate in the Village of New Richmond, Ohio Township, Clermont County, Ohio and being more particularly described as follows: Beginning at a point in the east line of Market Street, which point is South 31 deg. 01 min. East 165 feet from the intersection of the east line of said Market Street with the south line of Vine Street; thence N. 58 deg. 59 min. E. 150 feet to a point; thence South 31 deg. 01 min. E. 168.30 feet to a point; thence S. 73 deg. 59 min. W. 155.28 feet to a point in the east line of said Market Street; thence N. 31 deg. 01 min. W. in the east line of said Market Street 128.11 feet to the place of beginning, containing 0.5103 acres. 852



Filed in the office of
LINDA L. FRALEY
CLERMONT COUNTY AUDITOR
5-27-99
By: [Signature] M. Latham
Deputy Auditor

1997
This conveyance has been examined and the
transfer has complied with Section 319.202
of the Revised Code.
FEES: 195.00
EXEMPT
LINDA L. FRALEY, County Auditor

26 BK. 09 PG 20. PAR. 852
617 Az

to the open space use.


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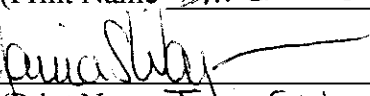
3. Grantee acknowledges that it will not be considered for any future disaster assistance for any purpose relating to the subject land from any federal source and agrees not to seek the same.
4. The Grantee agrees that it shall convey the property only to another public entity and only with the prior 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.

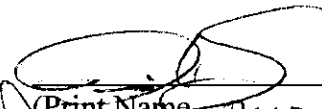
And the Grantor, for himself and for his heirs, successors and assigns, executors and administrators, does hereby **COVENANT** with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises and has full power to convey the same and that the title so conveyed 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.

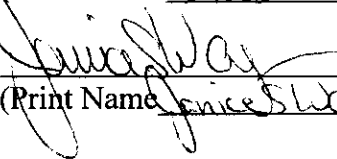
IN WITNESS WHEREOF, The said Timothy Caudill and Sharon Kay Caudill, have hereunto set their hands this 12th day of May, in the year of our Lord one thousand nine hundred and ninety-nine (1999).

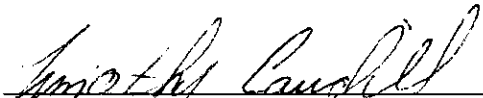
Signed and acknowledged in the presence of:

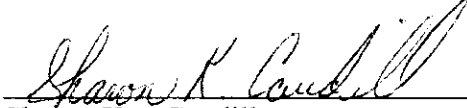

(Print Name DAVID KENNEDY)


(Print Name Janice Wagener)


(Print Name DAVID KENNEDY)


(Print Name Janice Wagener)


Timothy Caudill


Sharon Kay Caudill

STATE OF OHIO,)
)
COUNTY OF CLERMONT)

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ss:

The foregoing instrument was acknowledged before me this 12th day of May, 1999, by Timothy Caudill and Sharon Kay Caudill.

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.

9900022613
Filed for Record in
CLERMONT COUNTY, OH
CAROLYN GREEN
On 05-27-1999 At 09:19 AM.
DEED 22.00
Book OR Vol. 1202 Pg. 2409 - 2412