

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Hobbs Concrete Company, an Ohio corporation

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of One Hundred Fifty-five Thousand Three Hundred Sixty-three and

00/100-----Dollars (\$ 155,363.00 )

to him paid by the Butler County Transportation Improvement District (TID), the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said TID, its successors and assigns forever, the following described real estate:

Situated in the Township of Union, County of Butler, State of Ohio, and in Section 27, Town 3, Range 2, and bounded and described as follows:

PARCEL NO. 16 WD

Being a parcel of land lying on the \_\_\_\_\_ side \_\_\_\_\_ of the centerline of a survey, made by the Department of Transportation, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of \_\_\_\_\_ County and being located within the following described points in the boundary thereof:

(See Exhibit "A" Attached)

TRANSFERRED  
DATE 7-10-97  
CONVEYANCE # -8-  
FEE \$ -9-  
EXEMPT 3614.00

Kay Rogers, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.

9700037921  
Filed for Record in  
BUTLER COUNTY, OHIO  
JOYCE B THALL  
On 07-10-1997 At 01:48 pm.  
DEED 22.00  
Vol. 6128 Pg. 1043 - 1046

Grantor claims title by instrument(s) of record in D.B. 5362 Page 300 County Recorder's Office.

Grantor, for himself, his heirs, executors, administrators and assigns does hereby Release to the Butler County Transportation Improvement District, its successors and assigns any and all abutter's rights, including access rights, in, over and to the above described real estate including such rights with respect to any highway facility constructed thereon.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the TID, its successors and assigns forever.

And the said grantor, for himself, his heirs, executors, administrators and assigns does hereby covenant with the said TID, 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 free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance of dower herein, has hereunto set his

hand, this 27th day of JUNE, 19 97.

WITNESS

Hobbs Concrete Company

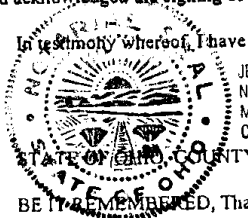
By: David C. Hobbs PRES.

STATE OF OHIO, COUNTY Butler, ss.

BE IT REMEMBERED, That on this 27th day of JUNE, 19 97, before me the subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JEFFREY L. RULAND, Notary Public  
Notary Public - State of Ohio  
My Commission has no Expiration Date  
O.R.C. Section 147.03

Jeffrey L. Ruland  
Notary Public

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me the

subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

This instrument prepared by ACS Title & Closing Services for the Butler County Transportation Improvement District.

WARRANTY DEED FROM  
Hobbs Concrete Company

Address 9375 Cincinnati-Dayton Rd.  
West Chester, Ohio 45069

TO THE BUTLER COUNTY  
TRANSPORTATION IMPROVEMENT  
DISTRICT

S. R. BUT-75 County Butler

Section 2.414

Parcel No. 16 WD

TRANSFERRED

Received \_\_\_\_\_, 19 \_\_\_\_\_

At \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded \_\_\_\_\_, 19 \_\_\_\_\_

in \_\_\_\_\_ County

Record of Deeds, Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder's Fee, \$ \_\_\_\_\_

NOTE

To the County Recorder:

As soon as this deed has been recorded, it

should be returned to the TID at

Situated in Section 27, Township 3 North, Range 2 West, of Union Township, Butler County, State of Ohio, and more particularly described as follows:

Commencing at a point in the southerly line of the above referenced Section 27, said point being a P K nail found at the intersection of Allen Road and Cincinnati-Dayton Road;

thence leaving said point with the centerline of Cincinnati-Dayton Road, North  $00^{\circ} 16' 28''$  West, a distance of 336.660 meters (1104.53 ft) to an angle point;

thence with said centerline North  $21^{\circ} 03' 45''$  East, a distance of 298.216 meters (978.40 feet) to the northeasterly corner of a 1.000 acre tract as described in Deed Book 1653, Page 662 of the records of Butler County, and said point being at Station 50+ 263.678 in the centerline of Cincinnati-Dayton Road;

thence with the northerly line of said tract, the following two (2) courses and distances;

(1.) North  $86^{\circ} 21' 18''$  West, a distance of 69.708 meters (228.70 feet);

(2.) South  $75^{\circ} 13' 18''$  West, a distance of 59.979 meters (196.78 feet) to the grantors northeasterly corner, said point being 10.246 meters (33.62 feet) left of Station 21 643.198 in the centerline of survey of Union Centre Boulevard as shown on the centerline plat BUT-75-2.414 of record in Butler County, and the **TRUE POINT OF BEGINNING** of the parcel described herein;

thence with the easterly line of said tract, South  $14^{\circ} 46' 42''$  East, crossing the centerline of Union Centre Boulevard at Station 21 641.540, a distance of 27.585 meters (90.50 feet) to an iron pin set in the southerly right-of-way line of Union Centre Boulevard;

thence leaving said property line with said southerly right-of-way line, the following courses seven (7) courses and distances;

(1.) South  $64^{\circ} 57' 05''$  West, a distance of 35.298 meters (115.81 feet) to an iron pin set;

(2.) South  $24^{\circ} 59' 09''$  East, a distance of 11.000 meters (36.09 feet) to an iron pin set;

(3.) South  $65^{\circ} 06' 08''$  West, a distance of 7.100 meters (23.29 feet) to an iron pin set;

(4.) North  $24^{\circ} 47' 19''$  West, a distance of 11.000 meters (36.09 feet) to an iron pin set;

(5.) South  $66^{\circ} 07' 38''$  West, a distance of 29.687 meters (97.40 feet) to an iron pin set;

(6.) South  $70^{\circ} 45' 35''$  West, a distance of 46.132 meters (151.35 feet) to the an iron pin set and point of curvature of a non-tangent curve to the right;

(7.) Westerly along the arc of said curve, having a radius of 268.000 meters (879.27 feet), a central angle of  $33^{\circ} 22' 21''$ , and a chord of 153.902 meters (504.93 feet) bearing North  $88^{\circ} 23' 54''$  West, a distance of 156.099 meters (512.14 feet) to an iron pin set in the grantors northerly property line;

(Exhibit "A" continued on next page)

(Exhibit "A" continued from previous page)

thence with said property line, North 75° 13' 18" East, crossing the centerline of Union Centre Boulevard a Station 2+ 403.176, a distance of 88.066 meters (288.93 feet) to an iron pin set at a point of curvature in the northerly right-of-way of Union Centre Boulevard of a non-tangent curve to the left,

thence with said northerly right-of-way line, the following courses three (3) courses and distances;

- (1.) Easterly along the arc of said curve, having a radius of 232.000 meters (761.15 feet), a central angle of 14° 49' 25", and a chord of 59.856 meters (196.38 feet) bearing North 82° 19' 31" East; a distance of 60.024 meters (196.93 feet) to an iron pin set,
- (2.) North 71° 16' 29" East, a distance of 34.696 meters (113.83 feet) to an iron pin set;
- (3.) North 65° 33' 06" East, a distance of 29.847 meters (97.92 feet) to an iron pin set in the grantors northerly property line;

thence with said property line, North 75° 13' 18" East, a distance of 53.146 meters (174.36 feet) to the grantors northeasterly corner and the northeasterly corner of the tract described herein and the TRUE POINT OF BEGINNING; said described tract containing 0.818 hectare (2.021 acres), more or less.;

Subject to any and all easements and restrictions of previous record.

The iron pins set in the above description are 19 mm (3/4") by 760 mm (30") reinforcement rod with an aluminum cap stamped "ODOT Right-of-Way," and furnished by ODOT.

The aforementioned description is referenced to the centerline plat "BUT-75-2.414" and being on file at the Butler County Recorders Office, and the Butler County Engineer's Office.

The bearings for this description are based on a field survey conducted by URS Greiner, October 1996 using county monuments E-37 to E-38 of Butler County, that bearing being South 85° 12' 55" East.

This description prepared by Jiriniiah Conkle, P.S., an Ohio Registered Surveyor #S-7616 and is based on the Centerline Plat and Right-Of-Way plan for Union Centre Boulevard, dated January 1997 by URS Greiner, Consulting Engineers and Architects, 33 North High Street, Columbus, Ohio 43215-3076, at the direction of the Butler County Transportation Improvement District.

This tract is part of Butler County Auditors Parcel M5610-027-000-045

Grantor claims title by Instrument OR 5362 Page 300 of the records of Butler County Recorders Office.

Original document maintained by Jiriniiah Conkle P.S. Any alteration or omission of the description voids the survey.

A Plat of Survey is recorded in Volume 32, Page 133 Y of the Butler County Engineer's Record of Land Surveys.

(end of description)

APPROVED BY  
BUTLER COUNTY PLANNING COMMISSION  
FOR THE PURPOSES OF CONVEYANCE OF  
TITLE, DOES NOT CONSTITUTE A ZONING  
CERTIFICATE OR BUILDING PERMIT.  
NO PLAT REQUIRED *61097*