

RE-14
Form LPA (Ind.)
Payment by LPA
REV. 1/15/96

O.R. 6128 PAGE 1040

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That David C. Hobbs and Joyce E. Hobbs, husband and wife,

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 Thirty-five Thousand Three Hundred Ninety and 00/100

Dollars (\$ 135,390.00)

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. 15 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 #
FEE \$
EXEMPT 2015 PM

Kay Rogers, Butler Co. Auditor

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

9700037920
Filed for Record in
BUTLER COUNTY, OHIO
JOYCE B THALL
On 07-10-1997 At 01:48 pm.
DEED 18.00
Vol. 6128 Pg. 1040 - 1042

Grantor claims title by instrument(s) of record in D B. Page 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
Jeffrey L. Rulon
David C. Hobbs

David C. Hobbs
David C. Hobbs
Joyce E. Hobbs
Joyce E. Hobbs

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 David C. Hobbs and Joyce E. Hobbs

and acknowledged the signing of the foregoing deed to be their 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. RULON, Attorney at Law
Notary Public - State of Ohio
My Commission has no Expiration Date
O.R.C. Section 147.03

STATE OF OHIO, COUNTY Butler, ss.

Jeffrey L. Rulon
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

David C. Hobbs

Joyce E. Hobbs

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. 15 WD

TRANSFERRED

_____ 19 _____, Auditor

Received _____ 19 _____

At _____ o'clock _____ M.

Recorded _____ 19 _____

in _____ County

Record of Deeds, Vol. _____ Page _____

Recorder _____, Recorder

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° 16' 28" West, a distance of 336.660 meters (1104.53 ft) to an angle point;

thence with said centerline North 21° 03' 45" East, a distance of 287.037 meters (941.72 feet) to the **TRUE POINT OF BEGINNING** and the grantors southeasterly corner, said point being at Station 50+ 252.499 in the centerline of Cincinnati-Dayton Road;

thence leaving said point with the grantors southerly property line North 86° 21' 18" West, a distance of 24.549 meters (80.54 feet) to a corner;

thence continuing with said property line, South 45° 18' 56" West, a distance of 18.562 meters (60.90 feet) to an iron pin set in the southerly right-of-way line of Union Centre Boulevard;

thence with said right-of-way line, North 13° 28' 11" West, a distance of 19.631 meter (64.41 feet) to a corner in said line being 18.000 meters (59.06 feet) right of Station 2+ 720.236 in the centerline of Union Centre Boulevard, to an iron pin set;

thence South 64° 56' 44" West, a distance of 81.959 meters (268.89 feet) to a point in the grantors westerly property line;

thence with said property line North 14° 46' 42" West, a distance of 27.585 meters (90.50 feet) crossing said centerline of Union Centre Boulevard at Station 2+ 641.540 to the grantors northwesterly corner;

thence with the northerly line of the tract described herein, North 75° 13' 18" East, crossing the centerline of Union Centre Boulevard at Station 2+ 693.629, a distance of 59.979 meters (196.78 feet) to an angle point in said property line;

thence continuing with said property line, South 86° 21' 18" East, a distance of 69.708 meters (228.70 feet) to the grantors northeasterly property corner in the centerline of Cincinnati-Dayton Road;

thence with said line, South 21° 03' 45" West, a distance of 11.179 meters (36.68 feet) to the **TRUE POINT OF BEGINNING**, said described tract containing 0.215 hectare (0.531 acres), more or less, inclusive of the present road which occupies 0.011 hectare (0.027 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 Records 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 dated January 1997 is prepared by URS Greiner, Consulting Engineers and Architects, 33 North High Street, Columbus, Ohio 43215-3076 and is based on the Centerline Plat and Right-Of-Way plan for Union Centre Boulevard,, at the direction of the Butler County Transportation Improvement District.

The above described tract is out of Butler County Auditors parcel M5610-032-000-028.

Grantor herein claims title by instrument of record in book 1694, page 616 of the records of Butler County.

Original document maintained by URS Greiner, Consulting Engineers and Architects, 33 North High Street, Columbus, Ohio 43215-3076. Any alteration or omission of the description voids the survey.

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

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

06/04/97

D.F.