CORPORATION DEED OR MORTGAGE—No. 32 (Reprinted 8/87) apco Registered in U.S. Patent and Trademark Office anderson publishing co. cincinnati, ohio 45201

20311 VOL 1635 PAGE 639

Know All Men by These Presents:

That AL. NEYER, INC.

the grantor,

a corporation organized and existing under the laws of the State of Ohio

in consideration of One Dollar ($1.00) and other good and valuable considerations

to it paid by THE KRUSE HARDWARE COMPANY, INC., an Ohio corporation

whose address is

the receipt whereof is hereby acknowledged, does hereby ***Grant, Bargain, Sell and Convey*** *to the said* THE KRUSE HARDWARE COMPANY, INC., an Ohio corporation

its *heirs, successors*[1] *and assigns forever,*

the following described ***Real Estate***[2]**:**

SEE ATTACHED EXHIBIT "A"

TRANSFERRED
JUN 27 1988
BUTLER CO., AUDITOR
DANIEL S. WURST

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 6/6/88

RECEIVED FOR RECORD
JOYCE D. THALL, RECORDER
BUTLER COUNTY, OHIO
88 JUN 28 PM 1:25
RECORD Deed
FEE 18-

Grantor has complied with Section 319.202 of the Revised Code
Conveyance # 3932
JUN 27 1988
FEE : 300.00
EXEMPT
Daniel S. Wurst, Butler Co. Auditor

and all the **Estate, Title and Interest** *of the said* AL. NEYER, INC.

grantor,

either in Law or Equity, in and to the said premises; **Together** *with all the privileges and appurtenances to the same belonging:* **To have and to hold** *the same to the only proper use of the said* THE KRUSE HARDWARE COMPANY, INC., an Ohio corporation

its *heirs, successors[1] and assigns forever.*

And the said AL. NEYER, INC.

grantor,

for itself and for its successors, hereby **Covenants** *with the said*

THE KRUSE HARDWARE COMPANY, INC., an Ohio corporation

its *heirs, successors[1] and assigns,*

that it 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 Unincumbered; And further,** *That it* **does Warrant and will Defend** *the same against all claims of all persons whomsoever;* excepting for taxes and assessments, if any, due and payable in June, 1988, and thereafter, which Grantee herein assumes and agrees to pay.

EXHIBIT "A"

Situated and being in Section 9, Town 2, Range 2, Union Township, Butler County, Ohio, being part of Lot #29 of Neyer Properties, Section Five, and described as follows:

Begin at the Southeast corner of said Lot #29, said corner being a concrete monument;

thence along the South line of said Lot #29, South 81°-28'-30" West, 710.79 feet to the Southwest corner of Lot #29, BSH

thence along the West line of Lot #29, North 01°-27'-00" East, 912.00 feet;

thence leaving said West line of Lot #29, South 88°-39'-11" East, 648.63 feet;

thence North 01°-20'-49" East, 1159.52 feet to the South right-of-way line of Thunderbird Lane;

thence along said right-of-way, South 88°-39'-11" East, 50.00 feet to the Northeast corner of Lot #29;

thence leaving said right-of-way, South 01°-20'-49" West, 1949.65 feet to the point of beginning; containing 14.995 acres of land and being subject to all easements and rights-of-way of record. VOLUME 19 PAGE 129

BUTLER COUNTY ENGINEER

RECORD OF SURVEYS

Prior Deed Reference: Deed Book , Page .

In addition to being subject to all easements and restrictions of record, the above property is also subject to the following described easements:

50' Access, Ingress and Egress Easement;
Utility and Drainage Easement

Easements for access, ingress and egress, together with drainage and utility, shall exist over the same property, which easements are more particularly described as follows:

Situated and being in Section 9, Town 2, Range 2, Union Township, Butler County, Ohio, and being a part of Lot #29 of Neyer Properties, Section 5, being easements fifty (50) feet in width, taken evenly off of the East line of said Lot #29 running from the Southerly line of said lot to the Northerly line of said lot.

50' Railroad Utility and Drainage Easement

Situated and being in Section 9, Town 2, Union Township, Butler County, Ohio, being part of a 14.995 acre tract of land and being a fifty (50) foot railroad utility and drainage easement, taken twenty-five (25) feet off each side of the following described centerline:

Begin at a point found by measuring from the Southeast corner of Lot #29 of Neyer Properties, Section Five, said corner being a concrete monument, South 81°-28'-30" West, 136.64 feet to the true point of beginning;

thence from the point of beginning thus found, North 79°-33'-00" West, 176.56 feet;

thence along a curve to the right, having a radius of 410.28 feet, 580.01 feet (chord = North 39°-03'-00" West, 532.91 feet);

thence North 01°-27'-00" East, 379.78 feet to a point in the North line of said 14.995 acre tract.

Utility and Drainage Easement for a Retention Basin

Situated and being in Section 9, Town 2, Range 2, Union Township, Butler County, Ohio, being part of a 14.995 acre tract of land and being a utility and drainage easement for a retention basis and more particularly described as follows:

Begin at a point found by measuring from the Southeast corner of Lot #29 of Neyer Properties, Section Five, said corner being a concrete monument, South 81°-28'-30" West, 213.52 feet to the true point of beginning;

thence South 81°-28'-30" West, 487.12 feet along the South line of said 14.995 acre tract;

thence North 01°-27'-00" East, 398.24 feet;

thence South 88°-33'-00" East, 30.59 feet;

thence along a curve to the left, having a radius of 435.28 feet, 480.94 feet (chord = South 47°-53'-50" East, 456.84 feet);

thence South 79°-33'-00" East, 103.85 feet to the point of beginning.

10' Utility and Drainage Easement

Situated and being in Section 9, Town 2, Range 2, Union Township, Butler County, Ohio, being part of a 14.995 acre tract of land, and being a ten (10) foot utility and drainage easement more particularly described as follows:

Being an easement ten (10) feet in width, taken evenly off of the West line of said 14.995 acre tract, running from the Southerly line of said tract to the Northerly line of said 14.995 acre tract.

In Witness Whereof, *The said* AL. NEYER, INC.

grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by DONALD L. NEYER *its President,* ~~and~~ ~~Secretary,~~ *thereunto duly authorized by resolution of its Board of Directors, this* 15th *day of* June *1988.*

Signed and acknowledged in presence of us:

David F Neyer

AL. NEYER, INC.

By DONALD L. NEYER President

~~Secretary~~

State of OHIO **County of** HAMILTON **ss.**

Be It Remembered, *That on this* *day of* 1988 *, before me, the subscriber, a Notary Public in and for said County and State, personally appeared* DONALD L. NEYER *President,* ~~and~~ ~~Secretary,~~ *of* AL. NEYER, INC. *the corporation, whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectively, and for and on behalf of said corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf, of said corporation;[3] and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectively, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.*

In Testimony Whereof, *I have hereunto subscribed my name and affixed my Notarial seal, on the day and year last aforesaid.*

WILLIAM L. NEYER
Notary Public, State of Ohio
My Commission Expires June 30, 1987
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William L Neyer
Notary Public

This instrument was prepared by Joseph P. Rouse
Keating, Muething & Klekamp
1800 Provident Tower
One East Fourth Street
Cincinnati, Ohio 45202

(1) If the Deed is to a natural person, delete "successors;" if to a corporation delete "heirs."
(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (Ohio R.C. § 319.20)
(3) In Ohio, failure to affix the corporate seal shall not affect the validity of any instrument. (Ohio R.C. § 1701.13[B])