



Know all Men by these Presents

That E. STEPHEN CONNER and KATHRYN R. CONNER, husband and wife; MICHAEL E. FOLEY and LEANNE H. FOLEY, husband and wife; and ROBERT H. LUCAS and CHARLOTTE J. LUCAS, husband and wife,
of Warren County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to SEAN R. OLSON

whose tax mailing address is 8604 Lytle-Ferry Road, Waynesville, Ohio 45068,

the following real property:

TRACT NINETEEN:

Situated in Chester Township, Clinton County, Ohio, and being part of Military Survey No. 3916, and also being a part of the 121.180 acres tract conveyed to E. Stephen Conner, et al. (O.R. Vol. 177, Pg. 833: tract one), and further bounded and described as follows:

Beginning at a railroad spike (set) in the centerline of Hormell Road, said spike bears S 00° 27' 39" E 100.00 feet from a railroad spike (found) at the southeasterly corner of the 10.854 acres tract conveyed to Michelle R. Buck, Trustee (O.R. Vol. 187, Pg. 165) and denoted in Volume 26, Plat 178 of the Clinton County Engineer's Record of Land Division; thence with said centerline

S 00° 27' 39" E 50.00 feet to a railroad spike (found) at the northeasterly corner of the 8.11 acres tract conveyed to W.E. and A.A. McKay (D.B. Vol. 147, Pg. 181: tract two); thence with a line of said tract

S 89° 30' 31" W 587.88 feet (passing a 5/8" iron pin (found) at 19.00 feet) to a stone (found); thence continuing partly with a line of the aforementioned 8.11 acres tract and partly with a line of the 60 acres tract conveyed to C.W. Weinman, Jr., et al. (D.B. Vol. 270, Pg. 537: tract one)

S 10° 37' 21" W 849.29 feet to an iron pin (set) at a corner of the 15.18 acres tract conveyed to C.W. Weinman, Jr., et al. (D.B. Vol. 270, Pg. 537: tract two); thence with a line of said tract

N 75° 30' 02" W 1172.40 feet to an iron pin (set); thence by new divisions on the following courses:

1) N 14° 41' 22" E 537.79 feet to an iron pin (set); thence

2) N 86° 28' 58" E 1157.01 feet to an iron pin (set); thence

3) N 89° 30' 31" E 587.88 feet (passing a 5/8" iron pin (found) at 567.88 feet) to the place of beginning, containing 19.606 ACRES of land.

Subject to all legal highways and other easements of record if any.

This description is the result of a new survey made by SOUTHWEST OHIO LAND SURVEYS under the direction of Brian F. Gallagher, Ohio Professional Surveyor No. 6945, in September, 1995, plat of which is filed in Volume __, Plat __ of the Clinton County Engineer's Record of Land Division.

As used in this description "iron pin (set)" designates a 5/8" x 30" reinforcement rod with a plastic I.D. cap.

Bearings are based upon the plat of survey filed in Volume 26, Plat 78 of the Clinton County Engineer's Record of Land Division.

Prior transfer reference: O.R. Volume 177, Page 833: tract one.

Subject to the following restrictions:

- (1) All homes must have at least 1,500 square feet of living area, excluding garage.
- (2) All homes must have at least a 2-car garage.
- (3) No trailers or double-wide trailers are permitted on any lot for any purpose.
- (4) Modular homes are permitted but must have a full and permanent concrete foundation.

Prior Instrument Reference: Volume 177, Page 833, Clinton County Official Records.
therein. wife/husband of the grantor, releases all rights of dower

Witness our hands this 15th day of March
19 96

Signed and acknowledged in presence of

Eric Florence
ERIC FLORENCE
Barbara Florence
BARBARA FLORENCE

- *1. E. Stephen Conner
2. Kathryn R. Conner
3. Michael E. Foley
4. Leanne H. Foley
5. Robert H. Lucas
6. Charlotte J. Lucas

State of Ohio, } ss. Before me, a Notary Public
Warren County, } in and for said County and State, personally appeared the above named
E. STEPHEN CONNER, KATHRYN R. CONNER, MICHAEL E. FOLEY, LEANNE H. FOLEY,
ROBERT H. LUCAS, and CHARLOTTE J. LUCAS,

who acknowledged that they did sign the foregoing instrument and that the same is their
free act and deed.

- *1. E. STEPHEN CONNER
2. KATHRYN R. CONNER
3. MICHAEL E. FOLEY
4. LEANNE H. FOLEY
5. ROBERT H. LUCAS
6. CHARLOTTE J. LUCAS

In Testimony Whereof, I have hereunto set my hand
and official seal, at Waynesville, Ohio,
this 15th day of March
A. D. 19 96

Eric Florence
ERIC FLORENCE
My commission expires Jan. 4, 1998.

State of _____, } ss. Before me, a
County, } in and for said County and State, personally appeared the above
named

who acknowledged that they did sign the foregoing instrument and that the same is
free act and deed.

In Testimony Whereof, I have hereunto set my hand
and official seal, at _____ day of _____
A. D. 19 _____

This instrument prepared by MICHAEL E. FOLEY, Attorney at Law,
258 Miami Street, Waynesville, Ohio

Warranty Deed

E. STEPHEN CONNER, et al.

TO

SEAN R. OLSON

Transferred

19

COUNTY AUDITOR