

TRANSFERRED

Oct 27, 2021

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by AS
Consideration: 1125000.00
Conveyance Fee: \$3,375.00
Transfer Fee: \$1.00
Conveyance#:

LINDA ODA
WARREN COUNTY RECORDER

2021-048782

DEED
10/27/2021 02:52:16 PM
REC FEE: 50.00 PGS: 4
PIN:

by EO 4pgs

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

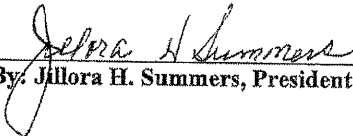
THAT Little Miami Sand & Gravel Co., an Ohio corporation, for valuable consideration paid, grants with general warranty covenants to Matthew J. Belcik and Lydia G. Campbell, both unmarried, for their joint lives remainder to the survivor of them, whose tax mailing address is: 5490 State Route 22 & 3, Morrow, Warren County, Ohio 45152, the following described real property:

See attached Exhibit "A" for legal description.

Prior Deed Reference: OR Volume 1171, Page 248, Warren County, Ohio Records.

GRANTOR herein has caused her hand to be affixed hereto this 10th day of September, 2021.

Little Miami Sand & Gravel Co.,
an Ohio Corporation

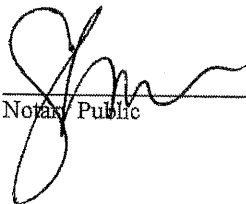

By: Jillora H. Summers, President

STATE OF OHIO, WARREN COUNTY, SS:

The foregoing instrument was acknowledged before me on September 10th, 2021 by Jillora H. Summers, President of Little Miami Sand & Gravel Co., an Ohio Corporation, on behalf of the corporation.



SHAWNA MOORE
Notary Public
State of Ohio
My Comm. Expires
April 14, 2025


Notary Public

This instrument prepared by: Paul R. Revelson, Attorney at Law
P. O. Box 36, Lebanon, Ohio 45036

Exhibit "A"

WCED
Tax Map Dep. DWB

Parcel No. 13-01-401-003

Situated in Salem Township, City of Morrow, Warren County, Ohio and being a part of Military Survey No. 1494, and bounded and described as follow:

Beginning at an iron spike in Ward Road (County Road No. 199) at the Northerly corner of Smoky Valley Estates Subdivision, as recorded in Plat Book 5, Page 11, of the Plat Records of said County; thence in Ward Road, North 49° 38' 45" West, 350.00 feet to an iron pin at the Northerly corner of a 3.419 acre tract, recorded in Deed Book 391, Page 460, of the Deed Records of said County, and being the real point of beginning for the herein described tract:

Running thence, from said real point of beginning, with the boundary lines of said 3.419 acre tract, on the following courses:

- (1) South 41° 32' 15" West (passing an iron pin at 30.00 feet), a distance of 368.65 feet to an iron pin;
- (2) South 37° 46' 45" East 122.67 feet to an iron pin;

Thence, by new division lines, on the following courses:

- (1) South 13° 44' 45" West, 233.37 feet to an iron pin;
- (2) South 59° 34' 22" East, 346.98 feet to an iron pin at the Northerly corner of a 15.005 acre tract, as recorded in O.R. Volume 197, Page 577, of the Official Records of said County;

Thence, with the boundary lines of said 15.005 acre tract, on the following courses:

- (1) South 27° 50' 34" West, 1174.27 feet to an iron pin;
- (2) South 29° 09' 07" East, 48.33 feet to an iron pin at the Northerly corner of Lot 1 of Roachester Heights Subdivision, as recorded in Plat Book 10, Page 79, of the Plat Records of said county;

Thence, with the Northwesterly line of said Lot 1, South 60° 50' 53" West, 242.82 feet to an iron pin at the most Westerly corner of said Lot 1; thence, by new division lines, on the following courses:

- (1) South 63° 45' 42" West, 218.39 feet to an iron pin;
- (2) North 82° 14' 43" West, 237.69 feet to an iron pin;
- (3) South 89° 09' 46" West, 254.19 feet to an iron pin;
- (4) South 39° 26' 58" West, 134.05 feet to an iron pin;
- (5) South 59° 10' 30" West, 174.66 feet to an iron pin;
- (6) North 70° 15' 41" West, 337.93 feet to an iron pin;
- (7) South 85° 06' 45" West, 240.03 feet to an iron pin;

- (8) South 8° 10' 00" West (passing an iron pin at 210.00 feet), a distance of 250.00 feet to a point in the centerline of U.S. Route No. 22-State Route 3 (3-C Highway);

Thence with the centerline of said Road, North 81° 50' 00" West, 450.00 feet to a point at the Southwesterly corner of a 205.42 acre tract, recorded in Deed Book 380, Page 461-465, of the Deed Records of said County; thence, with the Westerly boundary lines of said 205.42 acre tract, North 32° 40' 30" West (passing an iron pin at 52.29 feet and at 1780.70 feet), a distance of 1799.53 feet to a point in the Southerly right-of-way line of the former Little Miami Railroad, known owned by the State of Ohio, Department of Natural Resources, as recorded in O.R. Volume 31, Page 913, of the Official Records of said County; thence with said Southerly right-of-way line, on the following courses:

- (1) North 82° 48' 06" East, 113.60 feet to an iron pin;
- (2) On a 2524.29 foot radius curve to the left (chord bears North 76° 01' 09" East, 596.25 feet), an arc distance of 597.65 feet to an iron pin;
- (3) On a 3022.48 foot radius curve to the left (chord bears North 59° 27' 11" East, 1027.16 feet), an arc distance of 1032.17 feet to an iron pin;
- (4) North 49° 40' 12" East, 1591.00 feet to an iron pin;
- (5) On a 5960.22 foot radius curve to the left (chord bears North 47° 31' 11" East, 447.26 feet), an arc distance of 447.37 feet to a point in a creek opposite the opening of a 20 foot wide concrete arch and about 7 feet West of the centerline of said opening and at a corner of said 205.42 acre tract;

Thence, with the boundary lines of said 205.42 acre tract, on the following courses:

- (1) South 14° 38' 55" West, (passing an iron pin at 73.41 feet), a distance of 683.62 feet to an iron pin in Ward Road;
- (2) South 7° 50' 24" East, 132.00 feet to an iron pin on the Southwesterly side of said Road;
- (3) South 51° 50' 24" East, 427.71 feet to an iron pin on the Southwesterly side of said Road;
- (4) South 71° 22' 50" East, 213.37 feet to an iron pin in said Road;
- (5) South 49° 38' 45" East, 119.02 feet to the said real point of beginning, containing 150.635 acres. (Of which 149.661 acres in Morrow annexed into the City of Morrow by Resolution #01-1768 on October 23, 2001 in O.R. Book 2540, Page 656 and 0.974 acre in Salem Township.)

WCBO
Tax Map Dep. DWB

Parcel No. 13-01-342-001

Situated in Salem Township, City of Morrow, Warren County, Ohio and being a part of Military Survey No. 1494, and bounded and described as follow:

Beginning at a point in the centerline of U.S. Route No. 22-State Route No. 3 (3-C Highway) at the Southwesterly corner of a 205.42 acre tract, recorded in Deed Book 380, Pages 461-465, of the Deed Records of said County; thence, with the Westerly boundary lines of said 205.42 acre tract, North 32° 40' 30" West, 1872.64 feet to an iron pin in the Northerly right-of-way line of the former Little Miami Railroad, now owned by the State of Ohio, Department of Natural Resources, and recorded in O.R. Volume 31, Page 913, of the Deed Records of said County, and being the real point of beginning for the herein described tract:

Running thence, from said real point of beginning, with the boundary lines of said 205.42 acre tract, on the following courses:

- (1) North 32° 40' 30" West, 34.33 feet to the Little Miami River;
- (2) Running up along the river, North 79° 48' 33" East, 495.00 feet to a point;
- (3) Running up along the river, North 46° 17' 31" East, 143.22 feet to an iron pin at a Northwesterly corner of a 10 acre tract (Tract 2), as recorded in O.R. Volume 87, Page 378, of the Official Records of said County
- (4) With the Westerly boundary lines of said 10 acre tract, South 21° 52' 30" East, 99.00 feet to an iron pin in said Northerly right-of-way line opposite a culvert;

Thence, with said right-of-way line, of the following courses:

- (1) On a 2458.29 foot radius curve to the right (chord bears South 77° 14' 05" West, 476.96 feet), an arc distance of 477.71 feet to a point;
- (2) South 82° 48' 06" West, 145.05 feet to the said real point of beginning, containing 0.643 of an acre subject to all easements of record.

This description was prepared from a survey by Hasselbring, Duane & Associates, Registered Engineers and Surveyors, dated December 7, 1984 and written by Charles H. Huntley, Registered Surveyor No. 5630, and recorded in Warren County Surveyor's record Volume 57, Page 47.

All subject to easements and restrictions of record, if any.

Property Address: 5490 State Route 22&3, Morrow, OH 45152