

[SPACE ABOVE FOR RECORDER'S USE ONLY]

Property: Property Along Auburn Avenue
And East McMillan Street

GENERAL WARRANTY DEED

45 WHT LLC, an Ohio limited liability company ("Grantor"), for valuable consideration paid, hereby grants and conveys with general warranty covenants to the **CITY OF CINCINNATI**, an Ohio municipal corporation, 801 Plum Street, Cincinnati, OH 45202, all of Grantor's right, title and interest in and to the following real property:

See Attached Exhibits "A-1" and "A-2"

Address	APN	Prior Instrument Reference
Property Along Auburn Avenue and East McMillan Street	102-0004-0207-00	OR 14287, Page 3134
Property Along East McMillan Street	089-0004-0102-00 through – 105 (Cons.)	OR 14287, Page 3134

This conveyance is subject to all covenants, conditions, reservations, or easements of record.

Executed on 11-6, 2020.

45 WHT LLC,
an Ohio limited liability company

By: [Signature]

Printed Name: David A Schirabey

Its: Managing member

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 6 day of November, 2020 by Managing Member the _____ of **45 WHT LLC**, an Ohio limited liability company, on behalf of the limited liability company. The notarial act certified hereby is an acknowledgement. No oath or affirmation was administered to the signer with regard to the notarial act certified hereby.

SHELLY SCHMIDT
Notary Public, State of Ohio
My Commission Expires 08-14-2022



[Signature]
Notary Public
My commission expires: 8-14-2022

Acceptance by the City authorized by Ordinance No. ____ - ____, passed by City Council on _____, 202_.

Accepted By:

CITY OF CINCINNATI

By: _____
Paula Boggs Muething, City Manager

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by Paula Boggs Muething, City Manager of the **CITY OF CINCINNATI**, an Ohio municipal corporation, on behalf of the municipal corporation. The notarial act certified hereby is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act certified hereby.

Notary Public
My commission expires: _____

Approved as to Form:

Assistant City Solicitor

This instrument prepared by:

City of Cincinnati Law Department
801 Plum Street
Cincinnati, Ohio 45202

Exhibits:
Exhibit A – *Legal Description – Property Along Auburn Avenue and East McMillan Street*
Exhibit A-2 – *Legal Description – Property Along East McMillan Street*

Exhibit A-1

to General Warranty Deed

Legal Description – Property Along Auburn Avenue and East McMillan Street

Property Address: *Property Along Auburn Avenue and East McMillan Street, Cincinnati, Ohio 45219*
Auditor's Parcel No.: 102-0004-0207-00

Situate in Section 14, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Beginning a set cross notch at the intersection of the west line of Auburn Avenue, 50' R/W and the north line of East McMillan Street, 50' R/W; thence with the north line of said East McMillan Avenue, North 83°52'05" West, 299.26 feet to an existing iron pin; thence North 06°07'53" West, 5.60 feet to a set spike; thence South 83°50'20" East, 280.53 feet to a set 5/8" iron pin; thence North 34°37'56" East, 3.32 feet to a set 5/8" iron pin; thence North 23°19'34" West, 148.30 feet to a set 5/8" iron pin in the south line of William Howard Taft Road, R/W varies; thence with the south line of said William Howard Taft Road, South 81°10'13" East, 12.15 feet to an existing iron pin in the west line of Auburn Avenue, 50' R/W; thence with the west line of said Auburn Avenue, South 27°44'23" East, 0.50 feet to an existing iron pin; thence continuing with the west line of said Auburn Avenue, South 23°30'23" East, 157.06 feet to the Place of Beginning. Containing 3,246 square feet of land more or less (0.075 acres). Bearings are based on NAD 83(2007). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Joseph N. Koopman, Ohio Registration Number 7184.

Exhibit A-2
to General Warranty Deed
Legal Description – Property Along East McMillan Street

Property Address: Property Along East McMillan Street, Cincinnati, Ohio 45219
Auditor's Parcel No.: 089-0004-0102-00 through – 105 (Cons.)

Situate in Section 13, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at an existing iron pin at the intersection of the east line of Macauley Street, 50' R/W and the south line of East McMillan Street, 50' R/W; thence with the south line of said East McMillan Avenue, South 83°52'05" East, 100.00 feet to an existing pipe; thence South 06°07'55" West, 4.53 feet to a set 5/8" iron pin; thence North 83°50'20" West, 100.00 feet to a set 5/8" iron pin; thence North 06°07'55" East, 4.48 feet to the Place of Beginning. Containing 450 square feet of land more or less (0.010 acres). Bearings are based on NAD 83(2007). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Joseph N. Koopman, Ohio Registration Number 7184.