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GENERAL WARRANTY DEED

Auburn Land Holdings LLC, an Ohio limited liability company, ("**Grantor**"), for valuable consideration paid, hereby grants, with general warranty covenants, to **CITY OF CINCINNATI**, an Ohio municipal corporation, the address of which is 801 Plum Street, Cincinnati, Ohio 45202, ("**Grantee**"), all of Grantor's right, title, and interest in and to the real property, as more particularly described on Exhibit A (*Legal Description*) and depicted on Exhibit B hereto (the "**Property**");

Address	APN	Prior Instrument Reference
49 East McMillan Street	089-0004-0092-00	OR 14287, Page 3159
55 East McMillan Street	089-0004-0094-00	OR 14287, Page 3159
2427 Auburn Avenue	089-0004-0096-00	OR 14287, Page 3159
2433 Auburn Avenue	089-0004-0098-00	OR 14287, Page 3159
2421 Auburn Avenue	089-0004-0100-00	OR 14287, Page 3159

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

Executed on 11-6, 2020.

AUBURN LAND HOLDINGS LLC,
an Ohio limited liability company

By: 

Printed Name: DANIEL A. SCHUMAKER

Its: Authorized Agent

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 6 day of November, 2020 by Daniel Schumberg, the Managing member of AUBURN LAND HOLDINGS 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



Shelly Schmidt
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 Dept., 801 Plum Street, Cincinnati, Ohio 45202

Exhibits:

- Exhibit A-1 – Legal Description – 49 East McMillan Street Project Parcel
- Exhibit A-2 – Legal Description – 55 East McMillan Street Project Parcel
- Exhibit A-3 – Legal Description – 2427 Auburn Avenue Project Parcel
- Exhibit A-4 – Legal Description – 2433 Auburn Avenue Project Parcel
- Exhibit A-5 – Legal Description – 2421 Auburn Avenue Project Parcel
- Exhibit B – Project Parcel – Survey Plat

{00267842-4}

Exhibit A-1
to General Warranty Deed
Legal Description – 49 East McMillan Street Project Parcel

Property Address: 49 East McMillan Street, Cincinnati, Ohio 45219
Auditor's Parcel No.: 089-0004-0092-00

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

Commencing at the intersection of the west line of Auburn Avenue, 50' R/W and the south line of East McMillan Street, 50' R/W; thence with the south line of said East McMillan Avenue, North 83°50'55" West, 150.00 feet to an existing spike being the Place of Beginning; thence South 06°05'34" West, 4.55 feet to a set Mag nail; thence North 83°50'20" West, 50.00 feet to a set 5/8" iron pin; thence North 06°07'55" East, 4.53 feet to an existing pipe in the south line of said East McMillan Street; thence with the south line of said East McMillan Street, South 83°52'05" East, 50.00 feet to the Place of Beginning. Containing 227 square feet of land more or less (0.005 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 – 55 East McMillan Street Project Parcel

Property Address: 55 East McMillan Street, Cincinnati, Ohio 45219
Auditor's Parcel No.: 089-0004-0094-00

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 cross notch at the intersection of the west line of Auburn Avenue, 50' R/W and the south line of East McMillan Street, 50' R/W; thence with the south line of said East McMillan Avenue, North 83°50'55" West, 150.00 feet to an existing spike; thence South 06°05'34" West, 4.55 feet to a set Mag nail; thence South 83°50'20" East, 140.31 feet to a set 5/8" iron pin; thence South 01°56'54" West, 101.09 feet to a set 5/8" iron pin; thence South 83°38'02" East, 10.03 feet to an existing cross notch in the west line of said Auburn Avenue; thence with the west line of said Auburn Avenue, North 01°56'48" East, 105.72 feet to the Place of Beginning. Containing 1,697 square feet of land more or less (0.039 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-3
to General Warranty Deed
Legal Description – 2427 Auburn Avenue Project Parcel

Property Address: 2427 Auburn Avenue, Cincinnati, Ohio 45219
Auditor's Parcel No.: 089-0004-0096-00

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

Commencing at an existing cross notch at the intersection of the west line of Auburn Avenue, 50' R/W and the south line of East McMillan Street, 50' R/W; thence with the west line of said Auburn Avenue, South 01°56'48" West, 167.90 feet to a set cross notch being the Place of Beginning; thence continuing with the west line of said Auburn Avenue, South 01°56'48" West, 62.89 feet to an existing Mag nail; thence North 83°38'02" West, 3.28 feet to a Mag nail; thence North 01°50'15" West, 63.35 feet to a set 5/8" iron pin; thence South 83°38'02" East, 7.48 feet to the Place of Beginning. Containing 337 square feet of land more or less (0.008 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-4
to General Warranty Deed
Legal Description – 2433 Auburn Avenue Project Parcel

Property Address: 2433 Auburn Avenue, Cincinnati, Ohio 45219
Auditor's Parcel No.: 089-0004-0098-00

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

Commencing at an existing cross notch at the intersection of the west line of Auburn Avenue, 50' R/W and the south line of East McMillan Street, 50' R/W; thence with the west line of said Auburn Avenue, South 01°56'48" West, 105.72 feet to an existing cross notch being the Place of Beginning; thence continuing with the west line of said Auburn Avenue, South 01°56'48" West, 62.18 feet to a set cross notch; thence North 83°38'02" West, 7.48 feet to a set 5/8" iron pin; thence North 01°50'15" West, 38.62 feet to a set 5/8" iron pin; thence North 01°56'54" East, 23.85 feet to a set 5/8" iron pin; thence South 83°38'02" East, 10.03 feet to the Place of Beginning. Containing 573 square feet of land more or less (0.013 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.

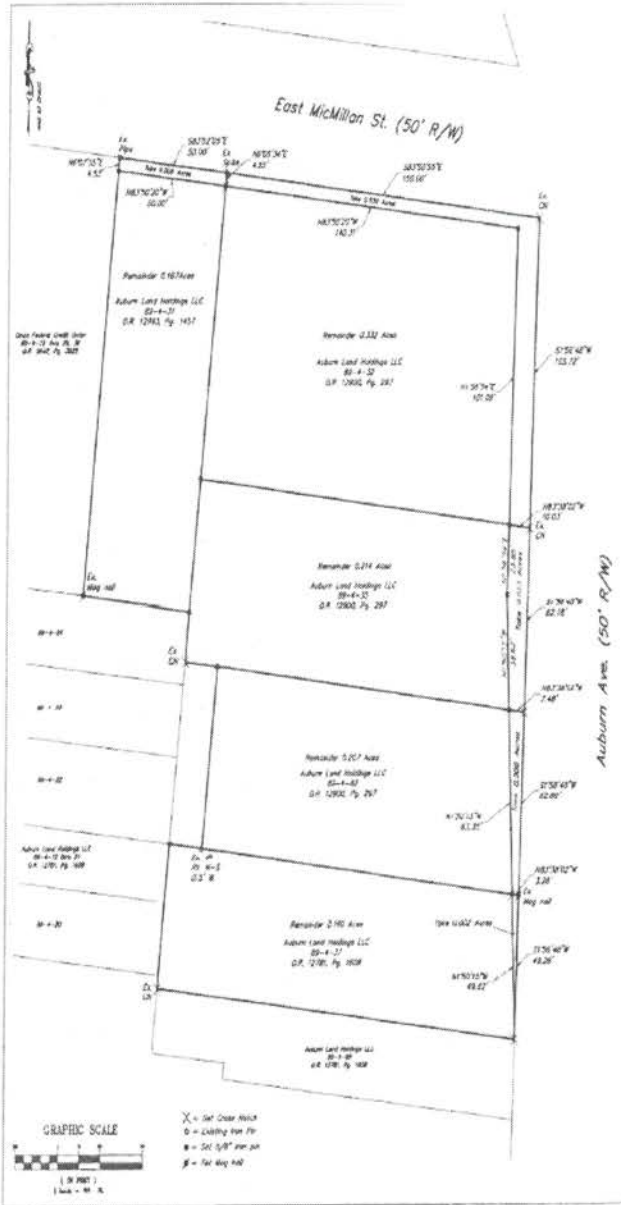
Exhibit A-5
to General Warranty Deed
Legal Description – 2421 Auburn Avenue Project Parcel

Property Address: 2421 Auburn Avenue, Cincinnati, Ohio 45219
Auditor's Parcel No.: 089-0004-0100-00

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

Commencing at an existing cross notch at the intersection of the west line of Auburn Avenue, 50' R/W and the south line of East McMillan Street, 50' R/W; thence with the west line of said Auburn Avenue, South 01°56'48" West, 230.79 feet to an existing Mag nail being the Place of Beginning; thence continuing with the west line of said Auburn Avenue, South 01°56'48" West, 49.26 feet to a set cross notch; thence North 01°50'15" West, 49.62 feet to a Mag nail; thence South 83°38'02" East, 3.28 feet to the Place of Beginning. Containing 81 square feet of land more or less (0.002 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 B
to General Warranty Deed
Project Parcel- Survey Plat



- Deed Parcel 21 247**
 North #1046 030 East 150748 867
 Course 3 01-05-34 S Distance 4.31
 North #1044 813 East 130226 554
 Course # 03-30-35 S Distance 52.20
 North #1047 522 East 150256 791
 Course # 04-07-32 E Distance 4.33
 North #1042 708 East 130226 554
 Course 3 03-30-35 L Distance 33.36
 North #1049 420 East 130226 554
 Area 297 s.f. 2.05 acres
- Deed Parcel 21 248**
 North #1041 904 East 130752 554
 Course 3 01-29-34 S Distance 143.43
 North #1042 247 East 130226 554
 Course # 03-30-35 S Distance 30.70
 North #1042 839 East 130226 554
 Course 3 01-05-34 E Distance 46.43
 North #1047 522 East 130226 554
 Course 3 01-05-34 E Distance 30.30
 North #1041 813 East 130226 554
 Area 720 s.f. 0.07 acres
- Deed Parcel 21 249**
 North #1043 040 East 130446 058
 Course 3 01-29-34 S Distance 103.72
 North #1047 522 East 130446 058
 Course # 03-30-35 S Distance 10.03
 North #1042 839 East 130446 058
 Course # 01-28-34 E Distance 10.38
 North #1043 040 East 130446 058
 Course # 03-30-35 S Distance 143.31
 North #1041 813 East 130446 058
 Course # 01-28-34 E Distance 4.33
 North #1042 839 East 130446 058
 Course 3 03-30-35 L Distance 103.36
 North #1043 040 East 130446 058
 Area 1017 s.f. 0.07 acres
- Deed Parcel 21 250**
 North #1042 798 East 130446 058
 Course # 03-30-35 S Distance 143.32
 North #1047 522 East 130446 058
 Course # 01-28-34 E Distance 103.36
 North #1042 839 East 130446 058
 Course 3 03-30-35 L Distance 103.36
 North #1043 040 East 130446 058
 Area 1425 s.f. 0.32 acres
- Deed Parcel 21 251**
 North #1043 040 East 130446 058
 Course 3 01-29-34 S Distance 48.31
 North #1042 839 East 130446 058
 Course # 03-30-35 S Distance 48.32
 North #1043 040 East 130446 058
 Course # 01-28-34 E Distance 1.38
 North #1043 040 East 130446 058
 Area 81 s.f. 0.002 acres
- Deed Parcel 21 252**
 North #1043 040 East 130446 058
 Course 3 01-29-34 S Distance 48.31
 North #1042 839 East 130446 058
 Course # 03-30-35 S Distance 48.32
 North #1043 040 East 130446 058
 Course # 01-28-34 E Distance 1.38
 North #1043 040 East 130446 058
 Area 81 s.f. 0.002 acres
- Deed Parcel 21 253**
 North #1043 040 East 130446 058
 Course 3 01-29-34 S Distance 48.31
 North #1042 839 East 130446 058
 Course # 03-30-35 S Distance 48.32
 North #1043 040 East 130446 058
 Course # 01-28-34 E Distance 1.38
 North #1043 040 East 130446 058
 Area 81 s.f. 0.002 acres

Sector 11, Tract 1, Fractional Range 4,
Wilkes Township, City of Concord, Hamilton County (NC)

City of Concord
100 Park Street
Concord, NC 27025

Parcel Cut-Up

Parcels

89-4-31, 32, 35, 37, 82

Date: March, 2018

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