## GENERAL WARRANTY DEED

200500067365
Filed for Record in
BUTLER COUNTY, DMID
DANNY N CRANK
09-21-2005 At 08:50:22 am.
DEED 28.00
OR Book 7628 Page 1307 - 1308

## KNOW ALL MEN BY THESE PRESENTS:

That Elsa M. Skinner a.k.a. Elsa M. Skinner-Morgan, a married woman whose spouse's name is David Lee Morgan, ("Grantor"), of West Chester, Butler County, Ohio, for valuable consideration paid, does hereby Grant, Bargain, Sell and Convey with general warranty covenants unto Elsa M. Skinner-Morgan, Trustee of the Elsa M. Skinner-Morgan Revocable Trust Dated July 12, 2005, her successors and assigns forever, ("Grantee"), whose tax mailing address is P.O. Box 159, West Chester, Ohio 45071, the following described Real Estate:

See Attached "Exhibit A"

BK: 7628 PG: 1307

Prior Deed Reference: Book 123/ Page 337 of the deed records of Hamilton

County, Ohio

Parcel No.: M5610023000015

The said Elsa M. Skinner-Morgan, for herself and her heirs, executors and administrators, does hereby Covenant and Warrant that she is the true and lawful owner of said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unencumbered, and that she will Defend the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Elsa M. Skinner-Morgan, and her spouse, David Lee Morgan, who both release all their rights and expectancy of Dower in said premises, have hereunto set their hands this 1356 day of July, 2005.

124NSFERRED	Clos m. Phini- n
DATE 9-20-05 BXL CONVEYANCE	Elsa M. Skinner-Morgan
FEE\$	
EXEMPT 13/65 by Rogers, Buller Co. Auditor	David la Moren

this conveyance has been examined and the granter has been based code, and the granter has been based code, based

STATE OF OHIO	)
	) SS:
COUNTY OF BUTLER	)

BE IT REMEMBERED, that on the 13<sup>14</sup> day of July, 2005, before me, a Notary Public in and for said County and State, personally appeared Elsa M. Skinner-Morgan and David Lee Morgan, who, under penalty of perjury in violation of §2921.11 of the Revised Code, acknowledged to me to be said person, and that the same is his/her own voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal at Cincinnati, Ohio on the day and year last above-mentioned.

KAREN A. TESTER
Notary Public State in Ohio
My Commission F., pirate
Decemb 71 7, 2005
Instrum President South H. Katz, Esq., Katz, Greenberger & Norton, 105 East Fourth Street, Suite 400, Cincinnati, Ohio 45202

This instrument prepared by: Louis H. Katz, Katz, Greenberger & Norton LLP, 105 E 4th St., Ste. 400, Cincinnati, OH 45202 (513) 721-5151

EPA Region 5 Records Ctr.



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## **EXHIBIT "A"**

Lying and being in the Township of West Chester, in the County of Butler, State of Ohio, in Section 22, Township Three (3), Range Two (2) entire, between the Miami Rivers, and being part of Lot number three (3) as designated in the partition sale made by the heirs of James Caldwell in 1814, and bounded and described as follows: -

Beginning at a point in the center of the Great Miami Turnpike north 36 degrees east 343-2/10 feet from the point of intersection of the west line of said Section 22, with the center of said Turnpike; thence north 49 and 3/4 degrees west 3.89 chains to the west line of said section; thence north along said west line of said section to the south west corner of lands of Eliza Parker; thence eastwardly along the north line of said Lot 3, forty (40) chains; thence southwardly 20.06 chains; thence westwardly to the southwest corner of a 3.08 acre tract of land owned by Philip Hart; thence north 44 and 1/3 degrees west 15 chains to the center of said Great Miami Turnpike; thence southwardly along the center of said Turnpike to the place of beginning, containing 68 and 61/100 acres of land more or less.

Save and except, however, ninety-six one hundredths (96/100) acres of land conveyed by Clifford M. Phillips to A.R. Skinner by deed dated August 18, 1936 and recorded in book 320, page 353 of the Deed Records of Butler County, Ohio. Also save and except four hundred and forty-nine one thousandths (449/1000) acres of land conveyed by Clifford M. Phillips to Anna Skinner by Deed dated August 22, 1931, and recorded in Book 301, page 224 of the Deed Records of Butler County, Ohio.

Also save and except a tract of land conveyed by Clifford M. Phillips to Ben B. Williams by deed dated August 24, 1927, and recorded in book 272, page 526 of the Deed Records of Butler County, Ohio. Also save and except a tract of land containing one and ninety-eight hundredths (1.98) acres conveyed by Clifford M. Phillips to Mattie A. Rhoades by deed dated September 17, 1927, and recorded in book 278, page 218 of the deed records of Butler County, Ohio.

Also save and except eight (8) acres of land conveyed by Clifford M. Phillips to the Board of Education of the Rural School District of West Chester Township by deed dated March 6, 1916, and recorded in book 200, page 89 of the deed records of Butler County, Ohio. Also subject to a right of way conveyed by Clifford M. Phillips to Carrie Howard by deed dated February 28, 1941, and recorded in book 347, page 75 of the deed records of Butler County, Ohio.

There is also excepted from the above described tract of land two (2) acres of land in Section 22, Township three (3) Range Two (2) West Chester Township, Butler County, Ohio, said acreage is bound on the east by property owned by Elsa Skinner and Albert Skinner, on the South by property owned by Nettie Phillips and on the North by property owned by the Board of Education of the Rural School District of West Chester Township, said two (2) acres lie entirely on the west side of Route No. 25.

Also save and except 0.535 acres of land conveyed by Albert Skinner, et al to Robert Glatz, by deed recorded in Vol. 729, page 441 of the Deed Records of Butler County, Ohio; and save and except 0.535 acres of land conveyed by Albert Skinner, et al. to Robert Glatz by deed recorded in Vol. 739 at page 285 of the Deed Records of Butler County, Ohio.

Save and except a grant to Cincinnati Gas & Electric from Elsa M. Skinner et al. recorded in Vol. 912 at page 387 of the Deed Records of Butler County, Ohio

Also save and except 1.599 acres conveyed to U.S. Postal Service by deed from Albert Skinner et al. recorded in Vol. 1179 at page 264 of the Deed Records of Butler County, Ohio.

"SURVEY REQUIRED NEXT TRANSFER"

BK: 7628 PG: 1308