

ORDINANCE NO. 99-36

AUTHORIZING THE CITY MANAGER TO ACQUIRE PROPERTY FROM SHARON SUE TEBELMAN

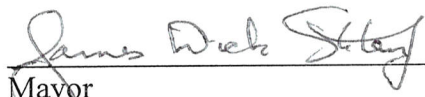
BE IT ORDAINED by the Council of the City of Mason, Ohio, **six (6)** members elected thereto concurring:

Section 1. That the City Manager is hereby authorized to acquire property from Sharon Sue Tebelman, which property is more particularly described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That the Finance Director is hereby authorized to pay the sum of \$105,500.00 to Sharon Sue Tebelman for the acquisition of said property, according to the terms of the Contract to Purchase, which is attached hereto and incorporated herein by reference.

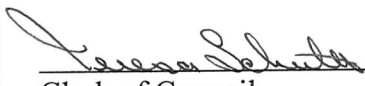
Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 8th day of February, 1999.



Mayor

Attest:



Clerk of Council

16-36-281-009 (RF)

Know All Men by These Presents:

008461

That⁽¹⁾ MARGIE COLLEEN WEBSTER, widow and unremarried (individually)
and MARGIE COLLEEN WEBSTER, Trustee
of Warren County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable considerations

to her paid by SHARON SUE TEBELMAN

whose address is 109 North East Street, Mason, Ohio 45040

the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell
and Convey** to the said SHARON SUE TEBELMAN, married

her heirs and assigns forever,

the following described **Real Estate**:⁽²⁾

PARCEL 1:

The following described real estate to-wit: Situated in Village of Mason, Township of Deerfield, County of Warren, and in State of Ohio, and being a part of Lot #45 (old Lot #25) on the revised plat of the Village of Mason, Ohio; and being further bounded and described as follows, to wit: Beginning at a point seventy-nine (79) feet south of the northeast corner (corner of East and Church Sts.) of Lot #45 in the east line of said lot (and the west side of East Street); thence West Sixty-Six (66) feet; thence South Fifty (50) feet; thence East Sixty-Six (66) feet; thence North Fifty (50) feet, to the place of beginning. Said boundary lines being parallel to the boundary lines of said lot.

Prior Ref.: Vol. 17, Pg. 271 and Vol. 272, Pg. 861
Warren County Official Records.

PARCEL 2:

Situated in the Village of Mason, Warren County, Ohio and being part of Lot #45 of the Revised Plat of the Village of Mason, Ohio and commencing at a point on the east line of said Lot #45, 28 feet from the southeast corner of said Lot #45; thence from said beginning point westwardly and parallel to the south line of said lot, a distance of 132 feet to a point in the west line of said lot a distance of 8 feet to a point; thence eastwardly and parallel to the first side herein described a distance of 132 feet to a point in the east line of said lot; thence southwardly along the east line of said lot a distance of 8 feet to the place of beginning containing approximately .02424 of an acre.

Prior Ref.: Vol. 17, Pg. 271 and Vol. 272, Pg. 861
Warren County Official Records.

GRANTOR intending to convey all interest in said premises which she may hold as Trustee and individually:

and all the **Estate, Title and Interest** of the said grantor MARGIE COLLEEN WEBSTER

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

SHARON SUE TEBELMAN

her heirs and assigns forever.

And the said

MARGIE COLLEEN WEBSTER

for her and her heirs, executors and administrators, does hereby **Covenant** with the said

SHARON SUE TEBELMAN

that she is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend** the same against all claims of all persons whomsoever.

In Witness Whereof, the said MARGIE COLLEEN WEBSTER

who hereby releases all her right and expectancy of Dower in said premises, has hereunto set her hand this 30th day of May 1990.

Signed and acknowledged in presence of:

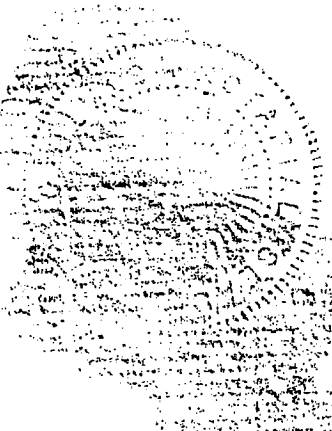
[Handwritten signatures of witnesses]

Margie Colleen Webster, Trustee
Margie Colleen Webster, Trustee
Margie Colleen Webster
Margie Colleen Webster

State of OHIO County of WARREN SS.
Be it Remembered, That on this 30th day of May, 1990, before me, the subscriber, a Notary Public in and for said state, personally came MARGIE COLLEEN WEBSTER, Trustee and individually

the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.



[Handwritten signature of Erik A. Peters]
Notary Public

ERIK A. PETERS, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date. Section 147.03 R.C.

This instrument was prepared by Erik A. Peters, BATSCHKE & PETERS LAW FIRM 300 W. Main Street, Mason, Ohio 45040

TRANSFERRED

008461

JUN 05 1990

De

JUN 5 9 48 AM '90

SEC. 319.208 (COUNTY CLERK)
NICK MELSON, CLERK
WARREN COUNTY, OHIO

Warranty Deed

FROM

MATTHE COLLEEN WEBSTER

TO

SHARON SUE TEBBIMAN

RECEIVED AND RECORDED

JUN 05 1990

9:48am

O.R. VOL. *512* PAGE *258*

FEE *1.00*
BETH DECKARD
WARREN COUNTY RECORDER, LEBANON, OHIO

By Eric Peters