

40615

pt. 16-30-153-004

# Know All Men by These Presents:

That REBER AUTO BODY & REPAIR, INC.,

the grantor,  
a corporation organized and existing under the laws of the State of OHIO

in consideration of one dollar and other valuable consideration

to it paid by City of Mason, an Ohio municipality,

whose address is 202 West Main Street, Mason, Ohio 45240

the receipt whereof is hereby acknowledged, does hereby **Grant, Bargain, Sell and Convey** to the said City of Mason, its

~~heirs~~ successors' and assigns forever,

the following described **Real Estate**:

A temporary construction easement over the following described real estate, to-wit:

Being a parcel of land situated in the City of Mason, Warren County, Ohio, Deerfield Township, Section 30, Town 4, Range 2 and lying on the left side of the centerline of Survey of U. S. 42 (Main Street) and being a part of Lot No. 120 of the Revised Plat of the City of Mason and being located within the following described points in the boundary thereof: Commencing at the Southwest corner of Lot No. 120 of the Revised Plat of the City of Mason, said corner also being the point of intersection of the existing East right-of-way line of County Road No. 21 (Mason-Montgomery Road) with the existing North right-of-way line of U. S. 42 (Main Street); thence along said North right-of-way line, North 59° 36' 40" East, 23.00 feet to the Real Point of Beginning of the tract herein described; thence continuing along said North right-of-way line, North 59° 36' 40" East, 30.54 feet to the Grantor's Southeast property corner; thence departing said right-of-way line and along the Grantor's East property line, North 3° 21' 40" East, 7.22 feet; thence departing said property line, South 59° 36' 40" West, 5.46 feet; thence South 0° 29' 36" West, 2.24 feet; thence North 89° 30' 24" West, 37.37 feet; thence South 8° 09' 36" East, 13.15 feet; thence South 69° 45' 19" East, 14.35 feet to the Real Point of Beginning, and containing 0.012 of an acre, more or less.

The above description was prepared by Donald E. Savage of Savage, Walker, Schulte Associates, Inc., dated February 25, 1981.

Sidwell No. 16-30-153-004.

Being part of the property acquired by the Grantor herein by instrument recorded in Official Record Book 48, page 739, Warren County, Ohio. Records.

and all the Estate, Title and Interest of the said

Reber Auto Body & Repair, Inc.,

grantor,

either in Law or Equity, in and to the said premises; **Together with all the privileges and appurtenances to the same belonging: To have and to hold the same to the only proper use of the said** City of Mason, an Ohio municipality, its

~~heirs~~, successors<sup>1</sup> and assigns forever.

**And the said**

Reber Auto Body & Repair, Inc.,

grantor,

for itself and for its successors, hereby **Covenants** with the said City of Mason, its

heirs, successors<sup>1</sup> and assigns, that it 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 it does Warrant and will Defend** the same against all claims of all persons whomsoever: except as to the taxes and assessments due and payable in JUNE, 1982, and thereafter, which the grantee herein agrees to pay.

Grant of easement to run for a period not longer than December 31, 1983.

TWM

In Witness Whereof, The said REBER AUTO BODY & REPAIR, INC.,

grantor, has caused its

corporate name to be hereunto subscribed ~~and its corporate seal hereunto affixed,~~

by RAYMOND G. REBER its President,

and WILLIAM G. REBER its Secretary,

thereunto duly authorized by resolution of its Board of Directors, this 22nd

day of FEBRUARY 19 82 .

Signed and acknowledged in presence of us:

Thomas W. Marlow

Betty J. Marlow

[Signature]

REBER AUTO BODY & REPAIR, INC.

By [Signature] President

William G. Reber Secretary

State of OHIO County of BB.

Be It Remembered, That on this 22nd day of FEBRUARY 19 82,

before me, the subscriber, a Notary Public in and for said County and State, personally appeared

RAYMOND G. REBER President,

and WILLIAM G. REBER Secretary,

of REBER AUTO BODY & REPAIR INC. the corporation,

whose name is subscribed to and which executed the foregoing instrument, and for themselves and

as such officers respectively, and for and on behalf of said corporation, acknowledged the signing

and execution of said instrument; and acknowledged that the seal affixed to said instrument is the

corporate seal of said corporation, that they affixed such corporate seal to said instrument as required

said instrument, by authority of the Board of Directors, and on behalf, of said corporation; and that

the signing and execution of said instrument is their free and voluntary act and deed, their free act

and deed as such officers respectively, and the free and voluntary act and deed of said corporation,

for the uses and purposes in said instrument mentioned.

In Testimony Whereof, I have hereunto subscribed

my name and affixed my Notarial seal, on the day and year last aforesaid.

Betty J. Marlow  
NOTARY PUBLIC

BETTY JEAN MARLOW  
Notary Public, State of Ohio  
My Commission Expires February 1, 1987

This instrument was prepared by KENNETH J. SCHNEIDER, Attorney at Law.

(1) If the deed is to a natural person, delete "successors," if to a corporation delete "heirs."

(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title (Ohio R.C. § 319.20)

(3) In Ohio, failure to affix the corporate seal shall not affect the validity of any instrument (Ohio R.C. § 1701.01)

MAR 11 3 55 PM '82

46615  
**Corporation**  
**Deed or Mortgage**

FROM

REBER AUTO BODY & REPAIR, INC.

TO

CITY OF MASON, an Ohio  
municipality

TRANSFER NOT NECESSARY

*Debbie J. Smith*  
AUDITOR, WARREN COUNTY, OHIO  
E.S.

RECEIVED AND RECORDED

3:05 PM

*Ed. 117* MAR 11 1982 317

FEE 7.00 PAGE 317

EDNA L. BOWSER  
WARREN COUNTY RECORDER, LEBANON, OHIO

*100 Wood Campy Blvd. of Lebanon*  
*W*