

3/36

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE CITY OF MASON, an Ohio municipal corporation, hereafter known in the masculine singular as the Grantor, in consideration of One Dollar and other good and valuable considerations to him paid by the Board of County Commissioners of Warren County on behalf of The Warren County Board of Mental Retardation and Developmental Disabilities, (the Grantee"), whose address is 406 Justice Drive, Lebanon, Ohio 45036, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey, with limited warranty covenants, to the Board of County Commissioners of Warren County on behalf of The Warren County Board of Mental Retardation and Developmental Disabilities, its successors and assigns forever, herein, for the sake of convenience known in the masculine singular as the Grantee, the following described real estate:

See Attached Exhibit A

Deed Reference: O.R. 3622, Page121, Warren County, Ohio Records

Together with all the Estate, Title and Interest of the said Grantor, either in Law or Equity, of, in and to 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 Grantee, its successors and assigns.

PROVIDED HOWEVER that the real estate shall not be used for any residential or commercial facilities. Further provided that the real estate shall not be conveyed by the Grantee to any non-state entity for a period of fifteen (15) years from the date of this conveyance.

And the Grantor, for himself and his successors and assigns, does hereby COVENANT with the said Grantee, that Grantor 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 UNENCUMBERED; AND FURTHER, That Grantor DOES WARRANT AND WILL DEFEND the same against the lawful claim or claims of all persons claiming by, through, and under the Grantor herein, but against none other; excepting from said warranty the taxes and assessments due and payable in January, 2005, and thereafter, which the Grantee herein agrees to pay.

IN WITNESS WHEREOF, The said Grantor, The City of Mason, an Ohio municipal corporation, has hereunto set its hand this 22nd day of December, 2004.

THE CITY OF MASON, an Ohio municipal corporation

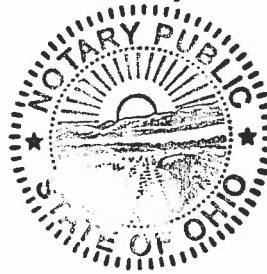
BY: [Signature]

STATE OF OHIO, COUNTY OF HAMILTON, SS:

The foregoing instrument was acknowledged before me this 22nd day of December, 2004, by Scott F. Lahmer, City Manager, of the City of Mason, an Ohio municipal corporation.

[Signature]
Notary Public-State of Ohio

This document was prepared by
Wood & Lamping, Attorneys at Law



KENDRA L. TAYLOR
Notary Public, State of Ohio
WARREN COUNTY
My Comm. Expires June 20, 2005

222851.1

Parcel Number 2: New: 15-05-200-024 11.000 AC
No. Rem.

Situated in Section 5, Town 3, Range 2, City of Mason, Warren County, Ohio and being a 11.000 acre parcel further described as follows:

Begin at found 1" iron pin on the southeast corner of lot 9 of Glenmeadow Subdivision, as recorded in Plat Book 26, page 42-43 of the Warren County Recorder's Office, said pin also on a northerly line of Charlie and Bonnie Lawson, as recorded in Official Record 436, page 355, and the true point of beginning;

thence from the true point of beginning, departing said Lawson, and continuing with said Glenmeadow, North 04°27'50" East, passing a found 1/2" iron pin at 1205.44 feet, a total distance of 1366.92 feet, to a found 1" iron pin on the southerly line of Everybody's Farm, as recorded in Official Record 1607, page 525;

thence departing said Glenmeadow Subdivision, and with said Everybody's Farm, the following 2 courses:

thence North 78°16'54" East, 621.07 feet, to a set 5/8" iron pin;

thence South 85°32'10" East, 220.00 feet, to a point being referenced by a found 5/8" iron pin, North 04°56'30" West, 0.20 feet;

thence departing said Everybody's Farm, and with the new division line, the following five courses: South 20°17'34" West, 725.46 feet, to a set 5/8" iron pin;

thence North 85°32'28" West, 598.58 feet, to a set 5/8" iron pin;

thence South 04°27'50" West, 820.00 feet, to a set 5/8" iron pin;

thence North 89°00'18" East, 265.86 feet, to a set 5/8" iron pin;

thence South 04°24'30" West, 402.77 feet, to the centerline of Reading Road;

thence departing said division line, and with said centerline, South 49°39'00" West, 28.17 feet, to a point on a westerly line of said Lawson;

thence departing said centerline, and with said Lawson, the following two courses: North 04°24'30" East, passing a set 5/8" iron pin at 70.40 feet, a total distance of 400.62 feet, to a found stone;

thence South 89°00'18" West, 265.88 feet, to the true point of beginning, containing 11.000 acres of land subject to all easements and rights of way of record. (See 123-72)

BOOK 3750

PAGE 3

TRANSFERRED

DEC 28 2004

SEC. 319.202 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

BETH DECKARD - WARREN COUNTY RECORDER
Doc #: 514897 Type: DEED
Filed: 12/28/2004 8:52:00 \$ 36.00
OR Volume: 3750 Page: 1 Return: M
Rec#: 27972 Pages: 3
CITY OF MASON

TO HAVE AND TO HOLD said premises with all privileges and appurtenances thereunto belonging to the City of Mason, and its successors and assigns forever.