



# Deed of Executor, ~~Administratrix~~ ~~Executrix~~ \*

JANICE A. WALKER and PAULA HUMMELL, Co-Executors of the Estate of David Lee Lutes (Warren County, Ohio, Probate Court, Case #06108

by the power conferred by Will , and every other power, for valuable consideration paid, grant(s) with fiduciary covenants, to ~~and~~ CITY OF MASON, OHIO, an Ohio municipal corporation ~~for the purpose of~~, whose tax-mailing addresses are

the following REAL PROPERTY: Situated in the County of Warren in the State of Ohio and in the City of Mason :

(SEE Attached Descripton)

Prior Instrument Reference: OR 38/110 of the Deed Records of Warren County, Ohio. OR 4399/306

EXECUTED this 15<sup>th</sup> day of February, 2007.

ESTATE OF DAVID LEE LUTES

By: Janice A. Walker

and Paula Hummell

Paula Hummell, Co-Executors

STATE OF OHIO )  
COUNTY OF Warren ) SS:

BE IT REMEMBERED, That on this 15<sup>th</sup> day of February 2007 (Year) before me, the subscriber, a Notary Public In and for said state, personally came, Janice A. Walker, and Paula Hummell, Co-Executors of the Estate of David Lee Lutes the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY ~~THEREOF~~ I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid/



MELANT T. SCOTT  
Notary Public, State of Ohio  
My Commission Expires  
January 20, 2010

Debra J. Scott

This instrument was prepared by David K. Batsche, BATSCHKE AND BATSCHKE LAW FIRM 300 W. Main Street, Mason, OH 45040

- 1 Executor of the Will of, Administrator of the Estate of, Trustee under, Guardian of, Receiver of, Commissioner.
- 2 Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.

Auditor's and Recorder's Stamps

ATTACHMENT TO Fiduciary Deed  
*(Estate of David Lee Lutes a/k/a David L. Lutes to The City of Mason)*  
*(Property Address: 208 Kings Mills Road, Mason, OH 45040)*

#16-30-327-011 (1.4812)

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, Ohio and more particularly described as follows:

Commencing at an iron rod at the west corner of a 2.5 acre tract recorded in Deed Book 123, page 300, said point being between the northeast edge of the pavement along Kings Mills Road and the northeasterly concrete culvert headwall, about 12 feet more or less, easterly from the west end of said headwall over Pine Run; thence with the northwesterly line of said 2.5 acre tract and with said Pine Run N. 56° 50' 20" E., a distance of 41.08 feet to a point, said point being the principal point of beginning for this description; thence continuing along said northwesterly line N. 56° 50' 20" E., (passing the southwesterly line of the Old Interurban Railway tract at 264.22 feet) a distance of 272.94 feet to a point in Muddy Creek; thence with said creek N. 65° 16' 30" E., a distance of 32.50 feet to a point in the northeasterly line of the Old Interurban Railway tract; thence with the northeasterly line of said railway tract S. 40° 02' 45" E., a distance of 300.70 feet to a point; thence N. 84° 24' 31" W., a distance of 139.20 feet to a point; thence S. 66° 13' 15" W., a distance of 191.81 feet to a point; thence N. 46° 21' 00" W., a distance of 189.91 feet to the point of beginning; containing in all 1.4812 acres of land more or less, subject to all legal highways and easements of record. **SR 45-43**

The foregoing is a new survey prepared by Construction Design Inc. Raymond D. Fetters #6159.

**WOOD & LAMPING, LLP**  
**STATEMENT OF SETTLEMENT FOR BUYER(S)/BORROWER(S)**

**PROPERTY ADDRESS:** 208 Kings Mills Road, Mason, OH 45040

**BUYER(S)/BORROWER(S):** City of Mason, Ohio

**SELLER(S):** Janice A. Walker and Paula and Hummel, Co-Executors of the Estate of David Lee Lutes

**LENDER:**

**SETTLEMENT DATE:** February 16, 2007

	DEBIT	CREDIT
Contract Sales Price	162,750.00	
County Taxes 07/01/06 to 02/17/07 ( 2,420.84 / 365 x 231 days )		1,532.09
Title Insurance Premium Thomas M. Woesbkenberg as agent for C	921.00	
<b>Subtotals</b>	<b>163,671.00</b>	<b>1,532.09</b>
Balance Due FROM Purchaser/Borrower		162,138.91
<b>TOTALS</b>	<b>163,671.00</b>	<b>163,671.00</b>

The above figures do not include sales or use taxes on personal property

**APPROVED and ACCEPTED**

**PURCHASER(S) / BORROWER(S):**

City of Mason, Ohio

BY: 

**SETTLEMENT AGENT:**

Wood & Lamping, LLP

BY: 