

WARRANTY DEED

2/28

KNOW ALL MEN BY THESE PRESENTS THAT: Marion K. Wheeler, married, the Grantor(s) herein, in consideration of the sum of One Dollar, (\$1.00) and other valuable considerations, to be paid by the Grantee, herein, does hereby grant, bargain, sell, convey and release, with general Warranty covenants, to the City of Mason, Ohio said Grantee, its successors and assigns forever, all right, title, and interest in fee in the following described real estate:

PARCEL(S): 26WD

WESTERN ROW ROAD

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Prior Instrument Reference: OR1788-848, Warren County Recorder's Office.

And the said Grantor(s), for them selves and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they are the true and lawful owner(s) of said premises, and is lawfully seized of the same in fee simple, and have good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

And, for the consideration hereinabove written,

Daniel L. Wheeler, the spouse of Marion K. Wheeler, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF, Marion K. Wheeler and Daniel L. Wheeler have hereunto set their hands on the 13th day of March, 2007 mkw

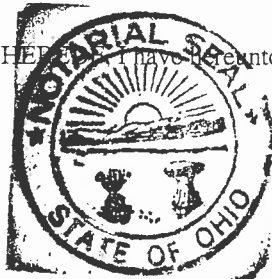
Marion K. Wheeler
Marion K. Wheeler

Daniel L. Wheeler
Daniel L. Wheeler

STATE OF OHIO, COUNTY OF Hamilton SS:

BE IT REMEMBERED, that on the 13 day of March, 2007, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Marion K. Wheeler and Daniel L. Wheeler, who signed or acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Gary S Klundert
NOTARY PUBLIC
My Commission expires: 8-3-2008

PLANNING COMMISSION
CITY OF MASON, OHIO
NO PLAT REQUIRED
APPROVED: 8-15-07

DATE Instrument was prepared by or on behalf of the City of Mason, Ohio.
[Signature]

GARY S KLUNDERT, Notary Public
In and for the State of Ohio
My commission expires August 3, 2008

WARRANTY DEED WITH RESERVATION OF ACCESS EASEMENT
WESTERN ROW ROAD
Parcel 26WD
Marion K. Wheeler

Situate in Section 35, Town 4 East, Range 2 North, Between the Miamis Survey, in the City of Mason, Warren County, State of Ohio, and being part of a 0.114 acre parcel of land conveyed to Marion K. Wheeler, by instrument as recorded in Official Record 1788, Page 848 of the deed records of Warren County, and Parcel 26WD being more particularly bounded and described, per a survey performed by LJB, Inc. in 2004 with bearings based on Ohio State Plane Coordinates, South Zone (NAD83), as follows:

Commencing at a railroad spike found in the south line of said section at the northwest corner of Christ's Church at Mason, Section 1 as recorded in Plat Book 62, Page 47 of the Plat Records of Warren County, being 8.80 feet left of the centerline of construction of Western Row Road Station 40+95.84;

Thence with the south line of said section South 89° 12' 08" East 15.71 feet to the southwest corner of the said 0.114 acre parcel and the southeast corner of a 5.042 acre tract of land as conveyed to Roger D. Wilson and Mavis R. Wilson by instrument as recorded in Official Record 1283, Page 79 of the records of the Warren County Recorder, being 8.58 feet left of centerline of construction of Western Row Road Station 41+11.55, said point being the TRUE POINT OF BEGINNING;

Thence with the west line of the said 0.114 acre parcel and the east line of the said 5.042 acre tract North 05° 34' 03" East 28.61 feet to an iron pin set in the new north right of way line of Western Row Road, said pin bearing North 09° 17' 00" East 6.52 feet from a 1/2" reference pin in a 3" pipe, said set pin being 37.05 feet left of the centerline of construction of Western Row Road Station 41+14.34;

Thence with the new north right of way line of Western Row Road North 88° 55' 11" East 15.10 feet to an iron pin set in the east line of the said 0.114 acre parcel and the west line of a 3.53 acre tract of land as conveyed to Marion K. Wheeler by instrument as recorded in Official Record 1788, Page 848 of the records of the Warren County Recorder, being 37.33 feet left of the centerline of construction of Western Row Road Station 41+29.44;

Thence with the east line of the said 0.114 acre parcel and the west line of said 3.53 acre tract South 05° 34' 03" West, passing a 1/2" iron pin found at 8.52 feet, for a total of 29.11 feet to the southeast corner of said 0.114 acre parcel and the southwest corner of said 3.53 acre tract, also being in the south line of said section, being 8.36 feet left of the centerline of construction of Western Row Road Station 41+26.60;

Thence with the south line of the said 0.114 acre parcel and the south line of said section North 89° 12' 08" West 15.05 feet to the TRUE POINT OF BEGINNING, containing 0.010 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 26WD above was calculated and derived from a survey made under the supervision of Harry G. Herbst III, Ohio Registered Surveyor Number 6596. *SR 131-79*

The above described area is contained within the Warren County Auditor's Parcel Identification Number 16354520070. Within said bounds of the 0.010 acres, more or less, is the present road right of way which occupies 0.007 acres, more or less.

Gross Take 0.010 Ac.
P.R.O. 0.007 Ac.
Net Take 0.003 Ac.

Old 16-35-452-007 0.114 ac.

New 16-35-452-009 0.010 ac.

Rem 16-35-452-010 0.104 ac.

TRANSFERRED

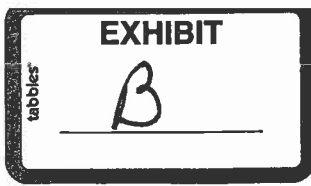
AUG 21 2007

SEC. 319.902 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

APPROVED
WARREN CO. MAP DEPT.

Aug. 16, 2007
Signature M Combes

BOOK 4523 PAGE 877



WARRANTY DEED

2/28

KNOW ALL MEN BY THESE PRESENTS THAT: Marion K. Wheeler, married, the Grantor(s) herein, in consideration of the sum of One Dollar, (\$1.00) and other valuable considerations, to be paid by the Grantee, herein, does hereby grant, bargain, sell, convey and release, with general Warranty covenants, to the City of Mason, Ohio said Grantee, its successors and assigns forever, all right, title, and interest in fee in the following described real estate:

PARCEL(S): 26WD2
WESTERN ROW ROAD

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Prior Instrument Reference: OR1788-848, Warren County Recorder's Office.

And the said Grantor(s), for them selves and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they are the true and lawful owner(s) of said premises, and is lawfully seized of the same in fee simple, and have good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

And, for the consideration hereinabove written,

Daniel L. Wheeler, the spouse of Marion K. Wheeler, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF, Marion K. Wheeler and Daniel L. Wheeler have hereunto set their hands on the 13th day of March, 2008 mkw

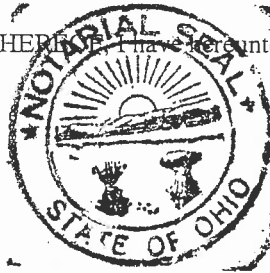
Marion K. Wheeler
Marion K. Wheeler

[Signature]
Daniel L. Wheeler

STATE OF OHIO, COUNTY OF Hamilton SS:

BE IT REMEMBERED, that on the 13 day of March, 2008, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Marion K. Wheeler and Daniel L. Wheeler, who signed or acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



[Signature]
NOTARY PUBLIC
My Commission expires: 8-3-2008

PLANNING COMMISSION
CITY OF MASON, OHIO
NO PLAT REQUIRED

APPROVED: This instrument was prepared by or on behalf of the City of Mason, Ohio.

DATE

[Signature]

GARY S KUNDERT, Notary Public
In and for the State of Ohio
My commission expires August 3, 2008

WARRANTY DEED WITH RESERVATION OF ACCESS
 WESTERN ROW ROAD
 Parcel 26WD2
 Marion K. Wheeler

Situate in Section 35, Town 4 East, Range 2 North, Between the Miamis Survey, in the City of Mason, Warren County, State of Ohio, and being part of a 3.53 acre parcel of land conveyed to Marion K. Wheeler, by instrument as recorded in Official Record 1788, Page 848 of the records of the Warren County Recorder, and Parcel 26WD2 being more particularly bounded and described, per a survey performed by LJB, Inc. in 2004 with bearings based on Ohio State Plane Coordinates, South Zone (NAD83), as follows:

Commencing at a railroad spike found in the south line of said section at the northwest corner of Christ's Church at Mason, Section 1 as recorded in Plat Book 62, Page 47 of the Plat Records of Warren County, being 8.80 feet left of the centerline of construction of Western Row Road Station 40+95.84;

Thence with the south line of said section South 89° 12' 08" East 30.76 feet to the southwest corner of the said 3.53 acre parcel and the southeast corner of a 0.114 acre tract of land as conveyed to Marion K. Wheeler by instrument as recorded in Official Record 1788, Page 848 of the records of the Warren County Recorder, being 8.36 feet left of centerline of construction of Western Row Road Station 41+26.60, said point being the TRUE POINT OF BEGINNING;

Thence with the west line of the said 3.53 acre parcel and the east line of the said 0.114 acre tract North 05° 34' 03" East, passing a 1/2" iron pin found at 20.59 feet, for a total of 29.11 feet to an iron pin set in the new north right of way line of Western Row Road, being 37.33 feet left of the centerline of construction of Western Row Road Station 41+29.44;

Thence with the new north right of way line of Western Row Road North 88° 55' 11" East 120.58 feet to an iron pin set at an angle point, being 39.54 feet left of centerline of construction of Western Row Road Station 42+50.00;

Thence continuing with the new north right of way line of Western Row Road North 80° 00' 31" East 83.44 feet to an iron pin set in the east line of the said 3.53 acre parcel and the west line of Lexington Park Section 7 as recorded in Plat Book 34, Pages 92 and 93 of the Plat Records of Warren County, being 55.00 feet left of the centerline of construction of Western Row Road Station 43+31.18;

Thence with the east line of the said 3.53 acre parcel and the west line of said Lexington Park Section 7 South 05° 33' 35" West, passing a 1/2" iron pin found at 26.35 feet, for a total distance of 48.75 feet to the southeast corner of said 3.53 acre parcel and the southwest corner of said Lexington Park Section 7, also being in the south line of said section and 6.41 feet left of the centerline of construction of Western Row Road Station 43+27.32;

Thence with the south line of the said 3.53 acre parcel and the south line of said section North 89° 12' 08" West 200.85 feet to the POINT OF BEGINNING, containing 0.161 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 26WD2 above was calculated and derived from a survey made under the supervision of Harry G. Herbst III, Ohio Registered Surveyor Number 6596. *SR 131-79*

The above described area is contained within the Warren County Auditor's Parcel Identification Number 16354520060. Within said bounds of the 0.161 acres, more or less, is the present road right of way which occupies 0.092 acres, more or less.

Gross Take 0.161
 P.R.O. 0.092
 Net Take 0.069

TRANSFERRED

AUG 21 2007

SEC. 319.902 COMPLIED WITH
 NICK NELSON, Auditor
 WARREN COUNTY, OHIO

*Old 16-35-452-006 3.53 Ac.
 New 16-35-452-011 0.161 Ac.
 Rem 16-35-452-012 3.369 Ac.*

APPROVED
 WARREN COUNTY DEPT.
Aug. 16 2007
 BY *[Signature]*

BOOK 4523 PAGE 875