

Governor's Deed

State of Ohio

5/2

KNOW ALL MEN BY THESE PRESENTS: THAT

WHEREAS: Under and by virtue of the provisions of Substitute House Bill 269, passed by the 125th General Assembly on February 4, 2004, approved by the Governor on March 16, 2004, effective June 15, 2004, the Auditor of State, with the assistance of the Attorney General, is authorized to prepare, and the Governor is authorized to execute a deed conveying all of the State of Ohio's right, title and interest in the real estate described in Section 1 (A) of said Act unto the City of Mason, and its successors and assigns; and

WHEREAS: In accordance with the provisions of Section 1 (B) of said Act, the consideration for the conveyance of the real estate described hereinbelow shall be One Hundred Five Thousand and No/Dollars (\$105,000.00); and

WHEREAS: In accordance with the provision of Section 1 (C) of said Act, the conveyance of the real estate described in division (A) of this section as Parcel Number 1 is subject to the condition that the city of Mason is not to use the parcel for any type of residential or commercial facility. If the city of Mason uses the parcel for any type of residential or commercial facility, all right, title, and interest in the parcel shall revert to the state without the need for any further action by the state. Further, the conveyance of the real estate described in division (A) of this section as Parcel Number 1 is subject to the condition that the city of Mason is not to convey any or all of the parcel to any non-state entity for a period of fifteen years from the effective date of this act. If the city of Mason attempts to convey any or all of the parcel contrary to this provision, all right, title, and interest in the parcel shall immediately revert to the state without the need for any further action by the state.

WHEREAS: In accordance with the provisions of Section 1(C) of said Act, the conveyance of the real estate described in division (A) of this section as Parcel Number 2 is subject to the condition that the city of Mason convey the parcel to the Board of County Commissioners of Warren County on behalf of the Warren County Board of Mental Retardation and Developmental Disabilities within six months from the effective date of this act. If the city of Mason does not convey the parcel to the Board of County Commissioners of Warren County on behalf of the Warren County Board of Mental Retardation and Developmental Disabilities within that six-month period, all right, title, and interest in the parcel shall revert to the state without the need for any further action by the state. Further, in the conveyance of the real estate described in division (A) of this section as Parcel Number 2 to the Board of County Commissioners of Warren County on

behalf of the Warren County Board of Mental Retardation and Developmental Disabilities, the city of Mason shall include a condition that the parcel is not to be used for any residential or commercial facilities. If the city of Mason does not include that condition in that conveyance, all right, title, and interest in the parcel shall revert to the state without the need for any further action by the state. And, further, in the conveyance of the real estate described in division (A) of this section as Parcel Number 2 to the Board of County Commissioners of Warren County on behalf of the warren County Board of Mental Retardation and Developmental Disabilities, the city of Mason shall include a condition that the county is not to convey any or all of the parcel to any non-state entity for a period of fifteen years from the date of the conveyance. If the city of Mason does not include that condition in the conveyance to the Board of County Commissioners of Warren County, all right, title, and interest in the parcel shall immediately revert to the state without the need for any further action by the state.

NOW, THEREFORE: THE STATE OF OHIO, by BOB TAFT, GOVERNOR, acting under the authority of Substitute House Bill 269, passed by the 125th General Assembly, does hereby grant and quitclaim unto the City of Mason, and its successors and assigns all right, title and interest of the State of Ohio in the following described real estate:

oid: 15-05-200-027 33.9304 AC
Parcel Number 1: New: 15-05-200-023 22.929 AC

8/6/04



Situated in Section 5, Town 3, Range 2, City of Mason, Warren County, Ohio and being a 22.929 acre parcel further described as follows:

Begin at a 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 437, page 355; thence, departing said Lawson, and with said Glenmeadow, North 04°27'50" East, 1366.92 feet, to a found 1" iron pin on a southerly line of Everybody's Farm, as recorded in Official Record 1607, Page 525; thence, departing said Glenmeadow, and with said Everybody's Farm, the following two courses: 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, said point being the true point of beginning:

thence from the true point of beginning thus found, continuing with said Everybody's Farm, the following four courses: South 40°47'57" East, 343.34 feet, to a point being referenced by a found 5/8" iron pin, South 74°37'43" East, 0.28 feet;

thence South 11°18'42" West, 497.25 feet, to a point being referenced by a found disturbed 5/8" iron pin, South 05°42'25" West, 0.14 feet;

thence South 24°39'00" West, 280.00 feet, to a point being referenced by a found 5/8" iron pin, North 68°34'00" East, 0.39 feet;

thence South 40°21'00" East, passing a point being referenced by a found 5/8" iron pin, South 49°39'00" West, 0.11 feet, at 150.37 feet, and a point being referenced by a found 5/8" iron pin, North 49°39'00" West, 0.25 feet at 159.82 feet, a total distance of 200.00 feet, to the centerline of Reading Road;

thence departing said Everybody's Farm, and with said centerline, South 49°39'00" West, 1071.83 feet;

thence departing said centerline, and with the new division line, the following five courses: North 04°24'30" East, 402.77 feet, to a set 5/8" iron pin;

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

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

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

thence North 20°17'34" East, 725.46 feet, to the true point of beginning, containing 22.929 acres of land subject to all easements and rights of way of record (S.R. 123-72)

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;

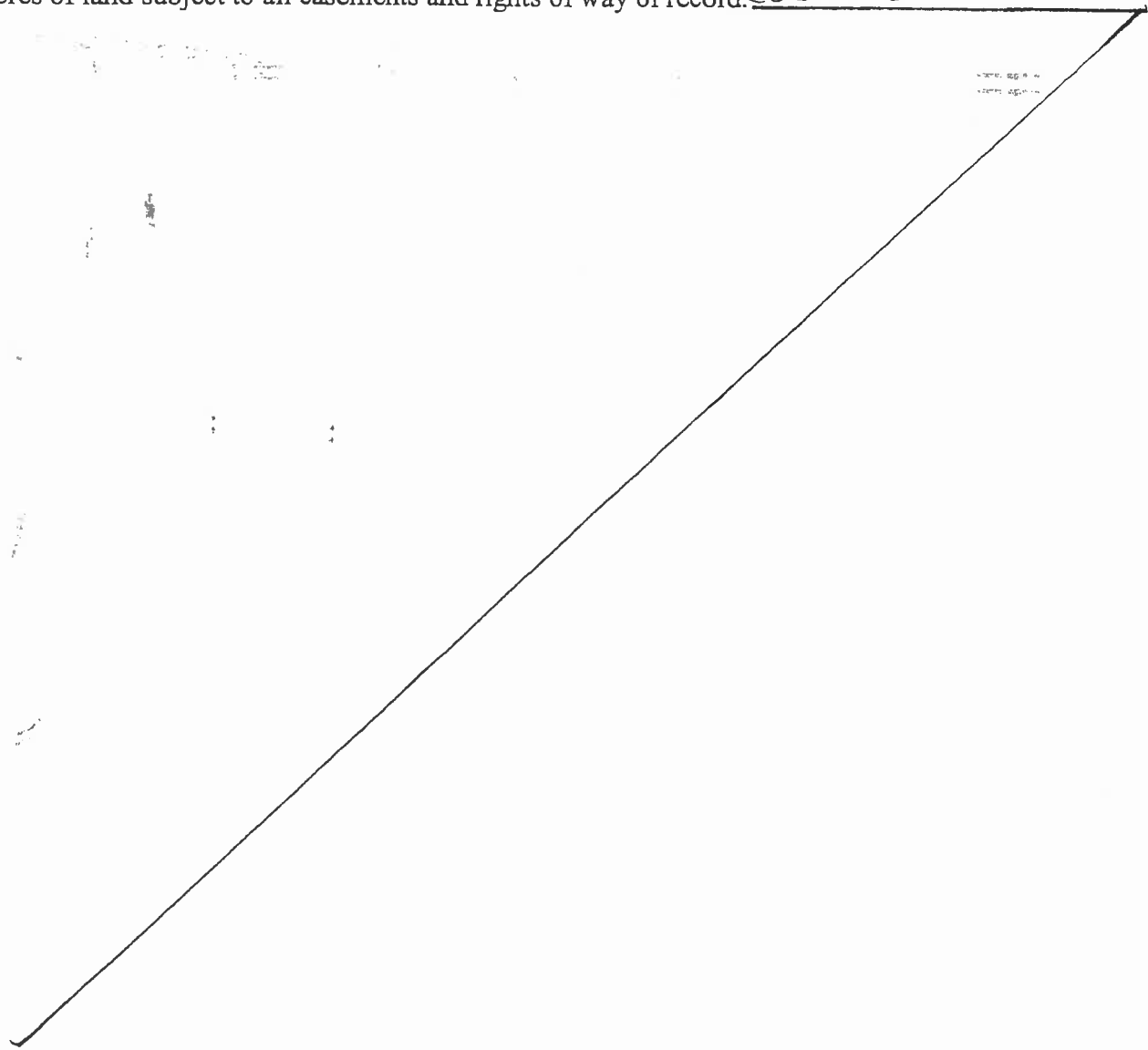
thence North 89°00'18" East, 265.86 feet, to a set 5/8" iron pin;

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. (S.E. 123-72)



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.

IN TESTIMONY WHEREOF, I, **BOB TAFT, GOVERNOR**, for and in the name of the State of Ohio, have signed this deed at Columbus, Ohio, and have caused the same to be countersigned by the Secretary of State and the Great Seal of the State of Ohio to be hereunto affixed this 25TH day of JUNE, Two Thousand and Four (2004).



THE STATE OF OHIO

BY: Bob Taft
BOB TAFT
GOVERNOR

COUNTERSIGNED

BY: J. Kenneth Blackwell
J. KENNETH BLACKWELL
SECRETARY OF STATE

DRAFTED AND PREPARED

BY: Betty D. Montgomery
BETTY D. MONTGOMERY
AUDITOR OF STATE
PURSUANT TO SUBSTITUTE
HOUSE BILL 269 (125TH G.A.) AND
SECTIONS 117.50 AND 5301.13
(O.R.C.)

TRANSFERRED

AUG 06 2004

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

BOOK 3622 PAGE 125

Recorded in Volume 13, Page 94 New Deeds Various State Lands

Land Office, Auditor of State

Page 5 of 5 Pages

BEITH DECKARD - WARREN COUNTY RECORDER
Doc #: 491999 Type: DEED
Filed: 8/06/2004 14:19:09 \$ 52.00
OR Volume: 3622 Page: 121 Return: M
Rec#: 17688 Pages: 5
CITY OF MASON ENGINEERING & BUILDING