

GENERAL WARRANTY DEED

Trustee of Presbytery of the Miami Valley aka Trustees of Presbytery of the Miami Valley fka Trustees of the Miami Presbytery, an Ohio not for profit corporation, for valuable consideration paid, grants, with general warranty covenants, to **Open Arms Community Church of Hamilton, OH**, an Ohio not for profit corporation, whose tax mailing address is 1068 Stahlheber Road, Hamilton, OH 45013, the following real property:

See Exhibit A attached hereto and incorporated herein

Parcel No.: P6600045000028; P6600045000028E;
P6600045000029; P6600045000047

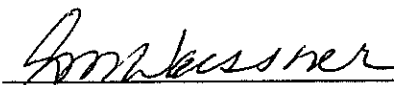
Prior Instrument Ref.: _____ of the Deed
Records of Butler County, Ohio

Property Address: 1068 Stahlheber Rd. and 1076 Stahlheber Rd.
Hamilton, Ohio 45013

THIS CONVEYANCE IS SUBJECT TO all legal highways, easements, zoning regulations, covenants, conditions and restrictions of record, all taxes and assessments not yet payable.

Executed and delivered this 30th day of August, 2022.

**Trustee of Presbytery of the Miami Valley aka
Trustees of Presbytery of the Miami Valley
fka Trustees of the Miami Presbytery,**
an Ohio not for profit corporation

By: 
Georganne Woessner, President
and Chair of the Board of Trustees

State of Ohio)
) ss.
County of Montgomery)

The foregoing instrument was acknowledged before me this 30th day of August, 2022, by Georganne Woessner, President and Chair of the Board of Trustees, of Trustee of Presbytery of the Miami Valley aka Trustees of Presbytery of the Miami Valley fka Trustees of the Miami Presbytery, an Ohio not for profit corporation, on behalf of the corporation.

L. S. Wendling

Notary Public

This Document Prepared by:
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LINDA S WENDLING
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
03-08-2023

EXHIBIT 'A'

1103-2757520

LEGAL DESCRIPTION

Situated in the City of Hamilton, County of Butler, State of Ohio, and is described as follows:

Tract A

Situated in the congress lands West of the Miami River, being part Lot 30099 as the same is known and designated on the auditor's revised list of lots in the first ward, South side, City of Hamilton, Butler County, Ohio and being more particularly bounded and described as follows:

Beginning at a spike (set) at the Southwest corner of Lot 30099, said point being in the center of Stahlheber Road;

Thence from the beginning point thus found N 1° 25' 35" E along the West line of said lot, also being the East line of Lot 29549 a distance of 192.50 feet to a 5/8" iron pin (set);

Thence S 89° 04' 04" E a distance of 83.00 feet to a 5/8" iron pin (set);

Thence S 10° 14' 12" E a distance of 84.09 feet to a spike (set);

Thence S 1° 25' 35" W a distance of 110.00 feet to a spike (set) in the South line of said lot and in the center of Stahlheber Road;

Thence N 89° 04' 04" W along the center of said road a distance of 100.00 feet to the point of beginning containing 0.426 acres (18548.47 square feet);

Together with an ingress egress easement, adjacent to the East line of the above described property being more particularly bounded and described as follows;

Beginning at a spike (set) in the South line of Lot 30099 and in the center of Stahlheber Road, found by measuring S 89° 04' 04" E 100.00 feet from a spike (set) at the Southwest corner of Lot 30099;

Thence from the beginning point thus found N 1° 25' 35" E a distance of 110.00 feet to a spike (set);

Thence N 10° 14' 1" W a distance of 54.29 feet to a point;

Thence S 89° 04' 04" E a distance of 35.98 feet to a point;

Thence S 1° 25' 35" W a distance of 163.26 feet to a point in the South line of said lot and in the

center of Stahlheber Road;

Thence N 89° 04' 04" W along the South line of said lot and the center of said road a distance of 25.00 feet to the point of beginning containing 0.100 acres (4373.8 square feet);

Bearings shown herein are based on State Plane Coordinates (Ohio South Zone) July 2022.

Prior Deed: Book 695, Page 23, Butler County, Ohio Deed Records.

A plat of survey of the herein described property is recorded in Volume 63, Page 163, of the Butler County Engineer's Record of land surveys.

This description was prepared by Brosey Land Surveyors LLC, Registered Surveyors 8823/6492 in Ohio.

Tract B

Situated in the congress lands West of the Miami River, being part Lot 30099 as the same is known and designated on the auditor's revised list of lots in the First Ward, South side, City of Hamilton, Butler County, Ohio and being more particularly bounded and described as follows:

Beginning at a spike (set) at the Southeast corner of Lot 30099, and the Southwest corner of Lot 30100, said point being in the center of Stahlheber Road;

Thence from the beginning point thus found N 89° 04' 04" W along the South line of Lot 30099 and in the center of Stahlheber Road 116.53 feet to a spike (set);

Thence N 1° 25' 35" E a distance of 110.00 feet to a spike (set);

Thence N 10° 14' 12" W a distance of 84.09 feet to a 5/8" iron pin (set);

Thence N 89° 04' 04" W a distance of 83.00 feet to a 5/8" iron pin (set) in the West line of Lot 30099, also the East line of Lot 29549;

Thence N 1° 25' 35" E along the West line of Lot 30099 and the East line of Lot 29549 a distance of 541.90 feet to a 5/8" iron pin (found) at the Northwest corner of Lot 30099;

Thence S 89° 30' 47" E along the North line of Lot 30099 and the South line of 29549 a distance of 291.53 feet to a 5/8" iron pin (set) at the Northeast corner of Lot 30099;

Thence S 1° 25' 27" W along the East line of Lot 30099, the City of Hamilton Corporation line & the West line of (2) parcels recorded in Deed Book: 8377 Page: 1981 & Deed Book: 7649 Page: 917, a distance of 536.65 feet to a point at the Northeast corner of Lot 30100;

Thence N 89° 04' 04" W along the North line of Lot 30100 a distance of 75.00 feet to a point;

Thence S 1° 25' 27" W along the West line of Lot 30100 a distance of 200.00 feet to the point of beginning containing 4.152 acres (180861.4 square feet);

Subject to an ingress egress easement, adjacent to the East line of the above described property

being more particularly bounded and described as follows;

Beginning at a spike (set) in the South line of Lot 30099 and in the center of Stahlheber Road, found by measuring S 89° 04' 04" E a distance of 100.00 feet from a spike (set) at the Southwest corner of Lot 30099;

Thence from the beginning point thus found N 1° 25' 35" E a distance of 110.00 feet to a spike (set);

Thence N 10° 14' 12" W a distance of 54.29 feet to a point;

Thence S 89° 04' 04" E a distance of 35.98 feet to a point;

Thence S 1° 25' 35" W a distance of 163.26 feet to a point in the South line of said lot and in the center of Stahlheber Road;

Thence N 89° 04' 04" W along the South line of said lot and the center of said road a distance of 25.00 feet to the point of beginning containing 0.100 acres (4373.8 sq. ft);

Bearings shown herein are based on State Plane Coordinates (Ohio South Zone) July 2022. Prior Deed: Book 695, Page 23, Butler County, Ohio Deed Records.

A plat of survey of the herein described property is recorded in Volume 63, Page 163, of the Butler County Engineer's Record of land surveys.

This description was prepared by Brosey Land Surveyors LLC, Registered Surveyors 8823/6492 in Ohio.

TRACT C

Situate in the City of Hamilton, County of Butler and in the State of Ohio and being land situated in the Congress Lands West of the Miami River, being Lot Number 30100 as the same is designated on the Auditor's Revised List of Lots in the First Ward, South Side, City of Hamilton, Butler County, Ohio.

For informational Purposes only:

Property Address: 1068 Stahlheber Rd, 1076 Stahlheber Hamilton, Ohio 45013

Parcel No.:P6600045000028 P6600045000028E P6600045000029 P6600045000047