



Straight Zone Change Request

Application to the Zoning Commission
Clearcreek Township, Warren County

RECEIVED

MAY 01 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

Note: This application must be typewritten or computer generated and filed with the Clearcreek Township Zoning Inspector for presentation to the Zoning Commission. The following information must be filled out in its entirety and accompanied by a fee of \$650.00 to validate the application. The application must be received prior to the monthly scheduled cutoff date in order to be heard at the following monthly meeting. Application consents to a temporary sign being erected on the property to identify a pending zone change request. This sign shall be erected at least ten (10) days prior to the Zoning Commission's public hearing and removed after the Board of Trustees' public hearing. Attach additional computer generated or typewritten sheets as needed. Applicant is notified that the Rules and Regulations for the Zoning Commission, which outline the procedures by which the Zoning Commission shall operate, are found on the website www.clearcreektownship.com or can be requested from staff.

Name of Applicant:

J.M. Williams Realty

Mailing address of Applicant:

9602 State Route 48, Centerville, Ohio 45458

Identify the Legal Description of Property to be Considered or Attach Metes and Bounds Description:

PID 0815326006

Property fronts on the following road(s):

State Route 122

The legal title to said property recorded in the name(s) of:

J.M. Williams Realty, LLC

Tax mailing address of individual(s) with whom the legal title to said property is recorded:

9602 State Route 48, Centerville, Ohio 45458

The property is presently zoned:

R-1

Requested zoning classification:

B-1

The current use of the property:

Rental Property

Reason(s) for the application:

Request re-zoning of above property to B-1 for future use as office and/or barbershop.

To aid the Zoning Commission processing of the request, please submit the following documentation with your application:

RECEIVED

MAY 01 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

1. A plot plan of the subject property which includes the following:
 - A. North arrow and scale
 - B. Name of the applicant/owner
 - C. Information to locate the site: street name(s), physical address, section, town and range information, parcel number and subdivision lot number
 - D. The exact boundaries and dimension of subject property
 - E. Identification of right-of-way dimensions
 - F. Identification of all recorded easements
 - G. The dimension(s) and location(s) of all existing structure(s), including setback(s) to all property lines

Of which:

Three (3) sets of drawings shall be submitted on paper measuring 24" by 36" for Warren County Regional Planning Commission, staff review and for display during the public hearing

2. Tax Mailing Address Information shall be filled out below:

It is the responsibility of the applicant to also supply the tax mailing addresses of all owners of property located contiguous to, directly across the street from and within two hundred (200) feet of any part of the subject property being considered for a zone change request. This information is found at the Warren County Auditor's Office, Warren County Engineer's Map

Room and at https://www.wcauditor.org/Property_Search/. This information can also be provided in a Microsoft Excel electronic spreadsheet.

1. Parcel#: 0815177017 Acres/Lot#: 0.5657
Tax Name: John and Dawn Hanson
Address, City, State, Zip: 10 Andover Drive, Springboro, Ohio 45066
2. Parcel#: 0815326008 Acres/Lot#: 0.163
Tax Name: Jerry and Sharon Crisp
Address, City, State, Zip: 3283 Shaker Road, Franklin, Ohio 45005
3. Parcel#: 0815327027 Acres/Lot#: 2.83
Tax Name: United Dairy Farms, INC
Address, City, State, Zip: 3955 Montgomery Road, Cincinnati, Ohio 45212
4. Parcel#: 0815177015 Acres/Lot#: 0.942
Tax Name: Matthew Smith
Address, City, State, Zip: 3505 State Route 741, Springboro, Ohio 45066
5. Parcel#: 0815177009 Acres/Lot#: 24.8
Tax Name: Guncreek Associates LTD
Address, City, State, Zip: 10050 Innovation Drive STE 100, Dayton, Ohio 45342
6. Parcel#: 0815177013 Acres/Lot#: 0.43
Tax Name: Velton Prater
Address, City, State, Zip: 5940 Callie Furnace, Manassas, VA 20112
7. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
8. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
9. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
10. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
11. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____
12. Parcel#: _____ Acres/Lot#: _____
Tax Name: _____
Address, City, State, Zip: _____

RECEIVED

MAY 01 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

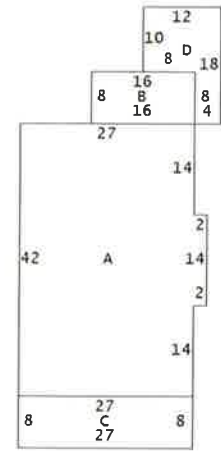


Parcel ID	815326006	Current Owner	J.M. WILLIAMS REALTY, LLC	Account Number	0618303
Property Address	2570 ROUTE 122 FRANKLIN 45005	Legal Description	0.5000 ACRES	Neighborhood ID	89001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	511 - SGL. FAMILY DWG. 0 TO 9.99 AC.	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$0	Bedrooms	2
Last Sale Date	11/22/2011	Exterior	WOOD SIDING
Owner Occupied	Y	Above Grade Living Area	1162 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	0 sq. ft.
Year Built	1940	Total Living Area	1,162sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$22,640	\$7,920
BUILDING	\$85,710	\$30,000
TOTAL	\$108,350	\$37,920
CAUV	\$0	

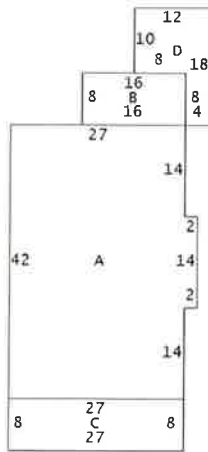
Parcel ID 815326006

Current Owner J.M. WILLIAMS REALTY, LLC

Account Number 0618303

Residential Building Details Building 1 of 1

Building Sketch



Sketch Details

A	FRAME	1 STORY	1162
B	FRAME	ENCLOSE PORCH	128
D	FRAME	DECK	152
C	BRICK	OPEN PORCH	216

Occupancy
Construction Year
Remodel Year 1
Remodel Year 2
Condition
Construction Cost
Remodel Cost
Foundation
Exterior
Basement

1 FAMILY UNIT
1940
0
0
AVERAGE
C. BLOCK
WOOD SIDING
FULL

Finished Basement
Unfinished Attic
Finished Attic/Living Area
Number of Bedrooms
Family/Rec Room
Wood Fireplace
Gas Fireplace
Heating System
Heat Source
Central Air Conditioning
Full Baths
Half Baths
True Value

0 sq. ft.
1162 sq. ft.
0 sq. ft.
2
NO
0
0
FORCED AIR
OIL
YES
1
0
\$64,880.00

Special Features

No Special Features Found

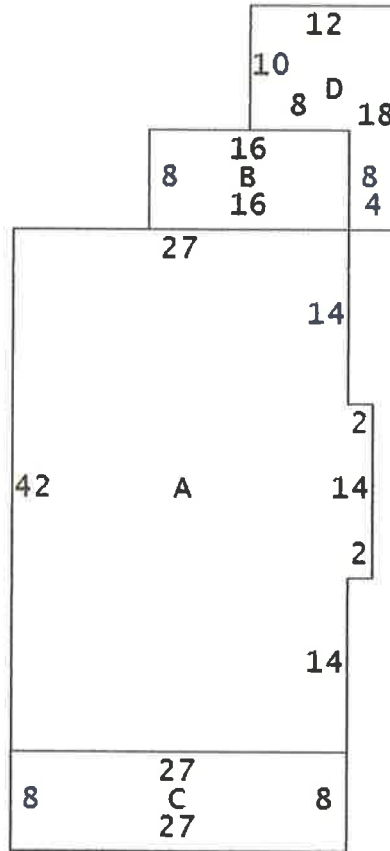


WARREN COUNTY

Property Search

Account Number = 618303

Building Number = 1



RECEIVED

MAY 01 2024

CLEARCREEK TOWNSHIP
ZONING DEPT.

A FRAME 1 STORY	1162
B FRAME ENCLOSE PORCH	128
D FRAME DECK	152
C BRICK OPEN PORCH	216

Above Grade Living Area = 1162 sq. ft.
Finished Basement/Attic = 0 sq. ft.
Total Living Area = 1162.00 sq. ft.



RECEIVED

MAY 01 2024

**CLEARCREEK TOWNSHIP
ZONING DEPT.**



WARREN COUNTY

Property Search

Property Summary

[Printable Property Report](#)

Parcel ID	0815326006	Current Owner	J.M. WILLIAMS REALTY, LLC	Account Number	0618303
Property Address	2570 ROUTE 122 FRANKLIN 45005	Legal Description	0.5 ACRES	State Use Code	511 - SGL FAMILY DWG. 0 TO 9.99 AC.
Tax District	6 - CLEARCREK TWP-SPRBORO CSD-FLD	Neighborhood ID	089001	Ohio Public School District Number	8302
School District	SPRINGBORO CSD				

- Summary
- Building Details
- Tax Info
- Payments/Refunds
- Tax Bill
- Sales History
- Value History
- Land Records
- Outbuildings
- Yard Items
- Memos
- Recorder Data

Memos

Click header to expand notes

General Memos

P/O 0118281
 5-7-07 SALE INCLUDES ACCT. 0118303 & 0118281 FOR \$ 106000.
 11/22/11 PARCEL SPLIT: 0660154
 PRIOR SIDWELL: 08153260021
 6/12/2017: CHANGED VECTOR 'B' TO 8X16 & ADDED IRREG WDDK FOR TY18 REVAL.



Treasurer Contact Information

Mailing Address 406 Justice Drive
Lebanon, OH 45036

Telephone 513.695.1300

Tax 513.695.2921

Email barney.wright@co.warren.ohio.us

Hours Monday - Friday
7:30AM to 4:30PM
(except **Holidays**)

Auditor Contact Information

Mailing Address 406 Justice Drive
Lebanon, OH 45036

Telephone

Real Estate: 513.695.1235

Accounting/Payroll: 513.695.1101

Licensing: 513.695.1240

Email mnolan@wcauditor.org
auditor@wcauditor.org

Recorder Contact Information

Mailing Address 406 Justice Drive
Lebanon, OH 45036

Telephone 513.695.1382

Fax 513.695.2949

Email loda@warrencountyrecorder.com

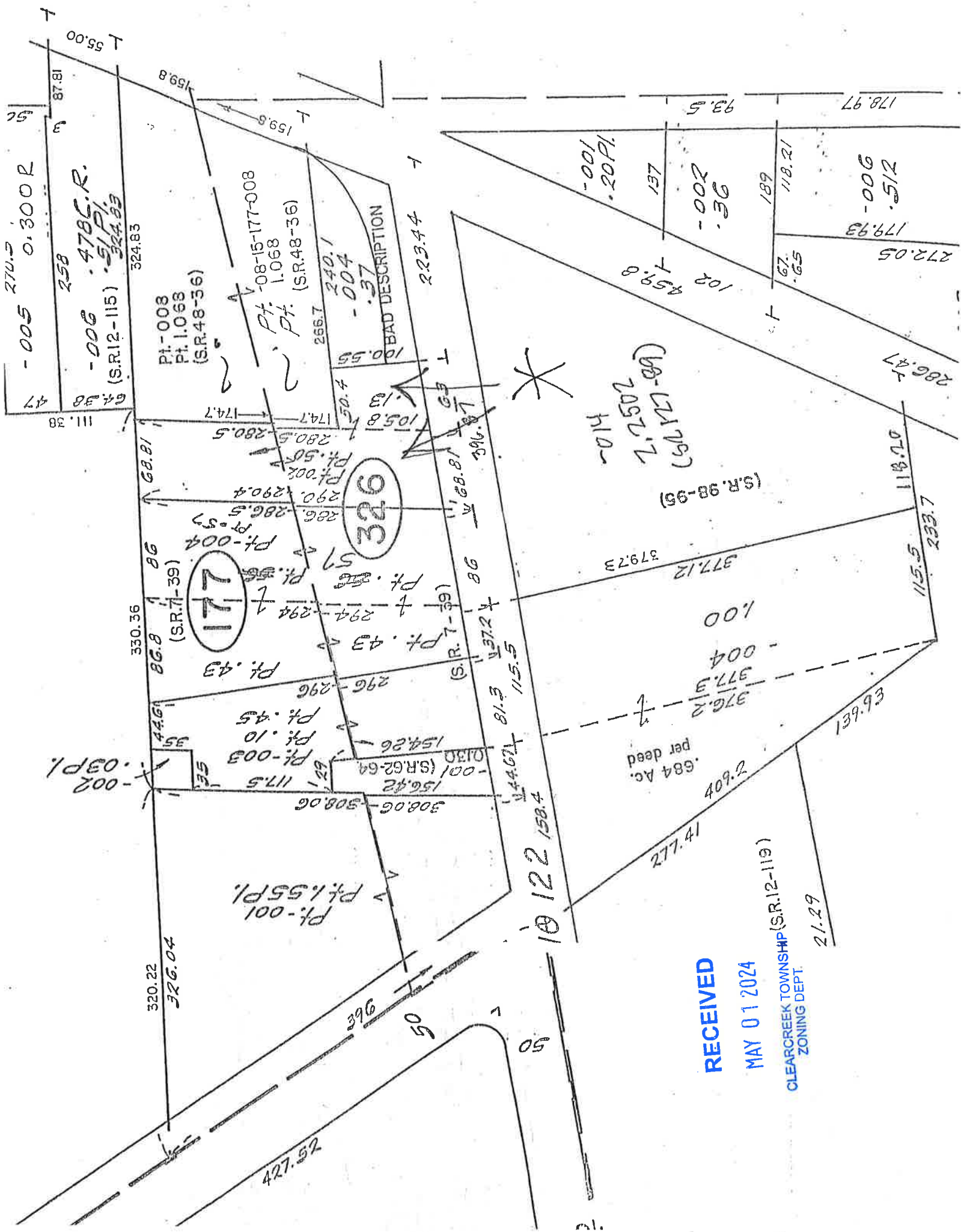
Hours Monday - Friday
8:00AM to 4:00PM
(except **Holidays**)



RECEIVED

MAY 01 2024

CLEARCREEK TOWNSHIP
ZONING DEPT



0.005 270.7
0.300 R
0.006 4786. R.
(S.R.12-115) 51 P.
324.93

Pt. 008
Pt. 1.068
(S.R.48-36)
Pt. 08-15-177-008
1.068
Pt. (S.R.48-36)
266.7 240.1
50.4 - 004
.37

326

177

(S.R. 98-95)
377.12
379.73
100
-004
376.2
377.3
1.00
per deed
684 Ac.
2.60
409.2
277.41

RECEIVED
MAY 01 2024
CLEARCREEK TOWNSHIP (S.R.12-119)
ZONING DEPT.
21-29

VOL 155 PG 4
 WARREN COUNTY ENGINEERS
 RECORD OF LAND SURVEYS

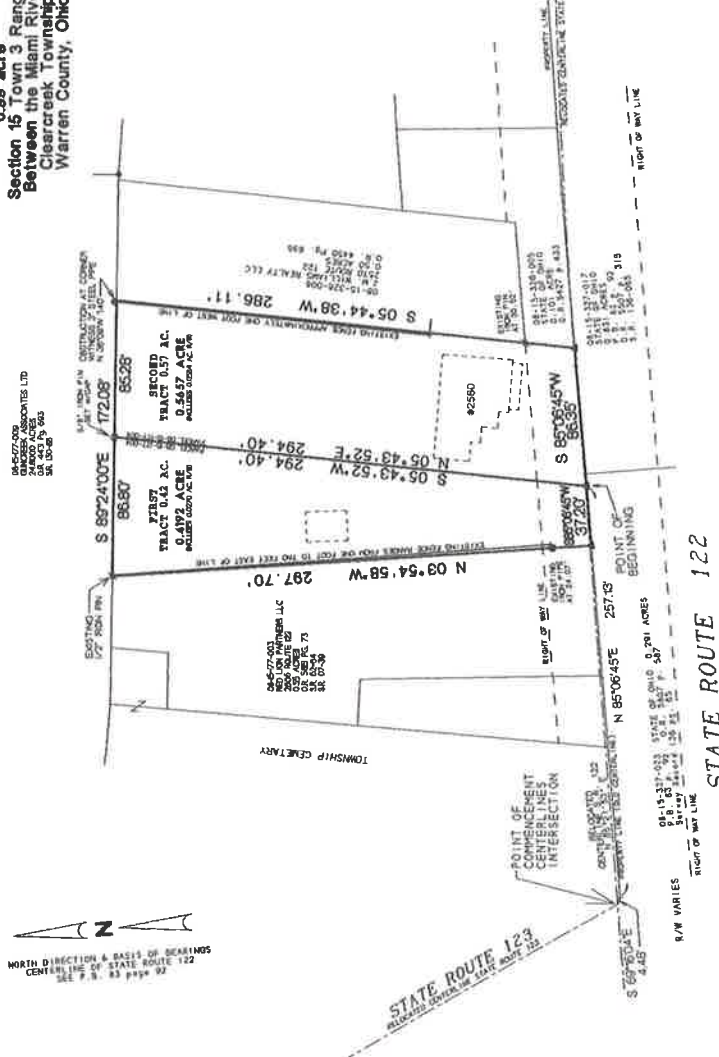
PLAT OF SURVEY
 Dianne L. Breeden
 2560 State Route 122
 Parcel 08-15-177-004
 DAN 2019 006687
 O.R. 272 Pg. 301
 0.69 acres

Section 15, Town 3, Range 4
 Between the Williams
 Clearcreek Township
 Warren County, Ohio

PRELIMINARY ADDRESS APPROVAL
 — Granted Not Applicable
 Neil F. Junison, P.E., P.S.
 Warren County Engineer
 BY NEW SURVEY

SCALE 1" = 40'
 0' 1' 2'
 0" 20' 40' 60' 80'

NORTH DIRECTION & BASIS OF BEARINGS
 CENTERLINE OF STATE ROUTE 122
 SET P. 8, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92



FIELD SURVEY
 17 SEPTEMBER 2021
 1 OCTOBER
 PLAT REVISED 12 OCTOBER 2021
 IDENTIFIED DEED TRACTS

AMOS GREENE
 LAND SURVEYOR
 6618 BARRETT ROAD
 P.O. BOX 111
 PLYMOUTH, OH 43086-0111
 OH REG. SURVEYOR NO. 6141

I HEREBY CERTIFY THIS PLAT
 TO BE THE RESULT OF A FIELD
 SURVEY MADE UNDER MY DIRECT
 SUPERVISION AND IN ACCORDANCE
 WITH THE PROVISIONS OF THE
 SURVEYING ACTS OF THE STATE OF OHIO.
 AMOS GREENE



NOTES:
 ALL MONUMENTS FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 OCCUPATION GENERALLY FOLLOWS DEED DESCRIPTION.
 SOURCE DOCUMENTS USED AS CITED.
 THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AN ACCEPTABLE
 COMMENCEMENT POINT FOR THE TWO TRACTS SHOWN.

LEGEND (UNLESS NOTED)
 ● EXISTING IRON PIN 5/8"
 ● EXISTING IRON PIN 3/8"
 ● EXISTING 1" IRON PIPE
 ● SET 5/8" IRON PIN 1/2" COP

STATE ROUTE 122

RECEIVED
 MAY 01 2024
 CLEARCREEK TOWNSHIP
 ZONING DEPT

50ld
TRANSFERRED

NOV 22 2011

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

BETH DECKARD - WARREN COUNTY RECORDER
Doc #: 845071 Type: DEED
Filed: 11/22/2011 11:20:05 \$ 52.00
OR Volume: 5427 Page: 433 Return: M
Rec#: 18111 Pages: 5
ODOT

5/58

OLD* 08-15-326-002 (0.13 Ac. & 0.50 Ac.)
NEW* 08-15-326-005 0.101 Ac.
REM* 08-15-326-006 (0.081 Ac. & 0.448 Ac.)

ODOT RE 202
Rev. 09/2009

APPROVED
WARREN CO MAP DEPT.

DATE 11-21-11
BY Robert D. Fry
State

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: J. M. Williams Realty, LLC, the Grantor(s) herein, in consideration of the sum of \$3,000.00, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 19WD
WAR 122-4.52

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Prior Instrument Reference: OR 4450, Page 696, Warren County Recorder's Office.

And the said Grantor(s), for himself and his successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that he the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has 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.

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

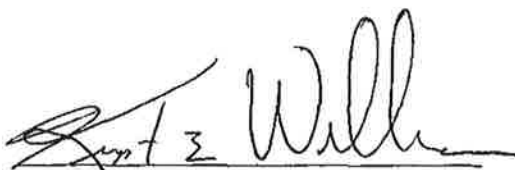
Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

RE 247-I
Rev. 03/2009

Corporation & LLC ACK for Instruments

IN WITNESS WHEREOF J. M. Williams Realty, LLC has caused its name to be subscribed by Kimpton E. Williams, its duly authorized agent on the 21st day of November , 2011 .

J. M. WILLIAMS REALTY, LLC

By: 
KIMPTON E. WILLIAMS

STATE OF OHIO, COUNTY OF WARREN ss:

WARREN COUNTY

Page 2 of 3
845071

BOOK 5427 PAGE 434

BE IT REMEMBERED, that on the 21st day of November , 2011 , before me the subscriber, a Notary Public in and for said state and county, personally came the above named Kimpton E. Williams, who acknowledged being the President and duly authorized agent of J. M. Williams Realty, LLC, and who signed or acknowledged the signing of the foregoing instrument to be the voluntary act and deed of said entity.

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



JAMES L. THOMAS, JR.
Notary Public, State of Ohio
My Commission Expires
January 7, 2014

James L. Thomas, Jr.

NOTARY PUBLIC
My Commission expires: 1.7.2014

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

BOOK 5427 PAGE 435

EXHIBIT A

RX 250
Rev. 10/06

PID
PARCEL
CFY-RTE-SEC
Version Date

Page 1 of 2
76374
19-WD
WAR-122-4.52
6/03/10

**PARCEL 19-WD
WAR-122-4.52
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Warren, being part of Section 15 of Clearcreek Twp., Township 3, Range 4, and being a part of that 0.500 acre tract, and 0.130 acre tract as conveyed to J. M. Williams Realty, LLC., by deed of Record in Official Record 4450, Page 696, all references being to those of record in the Recorder's Office, Warren County, Ohio, and being more particularly bounded and described as follows;

Being a parcel of land lying on the left of the centerline survey of WAR-122-4.52 made by Jobes Henderson & Associates, Inc., as recorded in Plat Book 83, Pages 92 and 93, and being located within the following described points in the boundary thereof;

Commencing at the intersection of the proposed centerline of S.R. 122 and the proposed centerline of S.R. 741, said point being centerline station 251+42.29 of S.R. 122, and being centerline station 581+80.24 of S.R. 741, said point being **South 51 degrees, 23 minutes, 29 seconds West, 15.99 feet** from the existing centerline intersection of said roads;

Thence along the centerline of proposed S.R. 122 with a curve to the left, (rad.=4583.66, delta=02°00'21", length=160.46') **South 88 degrees, 13 minutes, 30 seconds West, 160.45 feet** to a point, said point being centerline station 249+81.83,

Thence leaving said centerline, **North 02 degrees, 46 minutes, 40 seconds West, 2.14 feet** to a point marking the southeasterly corner of said 0.130 acre tract, said point 2.14 left of centerline station 249+81.83, also being the **Point of Beginning**;

Thence along the southerly line of said 0.130 acre tract the following two (2) courses and distances;

South 85 degrees, 45 minutes, 51 seconds West, 41.30 feet to a point, said point being 1.27 feet left of centerline station 249+40.55; and . . .

South 85 degrees, 06 minutes, 45 seconds West, 21.03 feet to a point marking the southeasterly corner of said 0.500 acre tract, said point being 0.74 feet left of centerline station 249+19.54;

Thence along the southerly line of said 0.500 acre tract, **South 85 degrees, 06 minutes, 45 seconds West, 75.16 feet** to a point marking the southwesterly corner of said 0.500 acre tract, said point being 0.39 feet right of centerline station 248+44.39;

WARREN COUNTY

845071

PAGE 4 OF 5

BOOK 5427 PAGE 436

EXHIBIT A

RX 250
Rev. 10/06

PID
PARCEL
CTY-RTE-SEC
Version Date

Page 2 of 2
76374
19-WD
WAR-122-4,52
6/03/10

Thence along the westerly of line of said 0.500 acre tract, **North 05 degrees, 44 minutes, 38 seconds East, 30.52 feet** to an iron pin set existing northerly right-of-way, said iron pin being 29.65 feet left of centerline station 248+49.78;

Thence along said right-of-way, **North 85 degrees, 06 minutes, 45 seconds East, 75.66 feet** to a point in the westerly line of said 0.130 acre tract, said point being 30.88 feet left of centerline station 249+24.93;

Thence leaving said right-of-way along the westerly line of said 0.130 acre tract, **North 06 degrees, 39 minutes, 45 seconds East, 5.21 feet** to an iron pin set in the proposed northerly right-of-way, said iron pin set being 35.90 feet left of centerline station 249+25.82;

Thence along said proposed right-of-way, **North 85 degrees, 42 minutes, 23 seconds East, 58.78 feet** to an iron pin set in the easterly line of said 0.130 acre tract, said iron pin being 37.21 feet left of centerline station 249+84.15;

Thence leaving said right-of-way, **South 01 degrees, 01 minutes, 42 seconds West**, passing an iron pin found at 5.39 feet, said iron pin found being 31.83 feet left of centerline station 249+83.78, a total distance of **35.15 feet** to the **Point of Beginning** containing **0.101 acres**, more or less, inclusive of the present road which occupies **0.094 acres**, leaving a net take of **0.007 acres**, according to a survey made by Jobes Henderson & Associates, Inc., during July of 2009.

The above described parcel being 0.052 acres (0.052 acres lie within present right-of-way & 0.000 acres behind right-of-way) from 0.500 acre tract and 0.049 acres (0.042 acres lie within present right-of-way & 0.007 acres behind right-of-way) from 0.130 acre tract.

Grantor claims title by instrument(s) recorded in Official Record 4450, Page 696, Warren County Recorder's Office, Warren County, Ohio.

It is understood that the parcel of land described is to be deleted from Warren County Auditor's Permanent Parcel Number 08153260021 and 08153260022.

The bearings in the above description are based on State Plane coordinates System, Ohio South Zone.

Subject to all valid and existing easements, restrictions, and conditions of record.

This description is based on a survey made under the direction and supervision of Jeremy L. Van Ostran, Registered Surveyor Number 8283.

June 3, 2010
T/O15-01/row/legals/19-WD
WARREN COUNTY



[Handwritten Signature]
Jeremy L. Van Ostran, P.S.
Reg. Surveyor #8283

PAGE 5 OF 5

BOOK 5427 PAGE 437

WARREN COUNTY ENGINEER
TAX MAP DEPARTMENT
406 JUSTICE DRIVE
LEBANON, OHIO 45036
7-2-10 *[Signature]*

7/28

GENERAL WARRANTY DEED

Larry D. Shaver and Bonnie J. Shaver, husband and wife, for valuable consideration paid, grant(s), with general warranty covenants, to:

J. M. Williams Realty, LLC

whose tax mailing address is: 9602 State Route 48, Centerville, Ohio 45458-5138

the following **REAL PROPERTY**:

PARCEL I:

Situate in the Township of Clearcreek, County of Warren, State of Ohio and being part of the west half of Section 15, Township 3, Range 4, between the Miami Rivers in the County of Warren and State of Ohio, beginning at a stone in the center of the Middletown Road, in the Village of Red Lion, of the Southwest corner of lands formerly owned by W. H. Ballard, running thence North 2 deg. East with said Ballard's line, 17 poles to a stone; thence South 85 deg. West 4 poles and 17 links, thence South 2 deg. West 17 poles and 6 links; thence North 80 1/2 deg. East 4 poles and 17 links to the place of beginning, containing about one half (1/2) acres of land, be the same more or less.

PK Parcel No: 08-15-326-002-*h*

PARCEL II:

Situated in the Township of Clearcreek, County of Warren, State of Ohio and being a part of Section 15, Town 3, Range 4 M.R.S., and bounded and described as follows: Beginning at a point in the center of the Blue Ball and Middletown Road, State Route 122 at the southwest corner of the herein Grantor's land, same being the southeast corner of a lot owned by Lyle W. Ivins, witness an iron rod bear North 2 deg. East 28 feet; running thence North 2 deg. East 105.8 feet to a steel post set in concrete, and the southwest corner to a lot owned by Gertrude Wallace; running thence with said Wallace's south line and the herein Grantor's north line, North 64 deg. 45' East 50.4 feet to an iron rod; thence by a new division line South 4 deg. 38' East 100.55 feet (passing a rod at 71.55 feet) to a point in the aforesaid State Route 122, thence with said highway South 80 deg. 37 West 63 feet to the place of beginning, containing thirteen hundredths (0.13) of an acre.

PK Parcel No: 08-15-326-002-*h*

Also known as: 2570 State Rte. 122 West
Franklin, OH 45005

Subject to all restrictions, easements, conditions and covenants of record and all legal highways, and subject to real estate taxes and assessments due and payable in the June, 2007 tax installment and thereafter.

Prior Instrument Reference: Official Record 2000, Page 143 of the Deed Records of Warren County, Ohio.

Executed by Larry D. Shaver and Bonnie J. Shaver, husband and wife this 20th day of April, 2007.

Larry D Shaver
Larry D. Shaver

Bonnie J Shaver
Bonnie J. Shaver

State of Montana, County of GALLATIN, SS:

BE IT REMEMBERED, That on this 20th day of April, 2007, before me, the subscriber, a Notary Public, in and for said county, personally came Larry D. Shaver and Bonnie J. Shaver, husband and wife, 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 seal on this day of April 2007 year.



[Signature]
Notary Public
Clint Ekern
My Commission Expires: 9-21-2010

This instrument was prepared by:
John M. Ruffolo
Attorney at Law
7501 Paragon Road
Dayton, Ohio 45459

BOOK 4450 PAGE 697
WARREN COUNTY 646816

TRANSFERRED

MAY 07 2007 3:08:00

SEC. 319.02 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

PAGE 2 OF 2

BETH DECKARD - WARREN COUNTY RECORDER
Doc #: 646816 Type: DEED
Filed: 5/07/2007 14:40:01 \$ 29.00
OR Volume: 4450 Page: 696 Return: N
Rec#: 8349 Pages: 2
LANDMARK TITLE AGENCY SOUTH INC