

LEGAL DESCRIPTION

Situated in the Village of Bethel, Tate Township, Clermont County, State of Ohio and in Breckenridge Military Survey No. 2373 and more particularly described as follows: Beginning at a spike in the east line of East Street, which spike is northwardly 603.6' as measured along the east line of East Street from its intersection with the centerline of Plane Street, said spike also being the northwest corner of a lot now owned by Wanda Brooks; thence with the east line of East Street N. 5 deg. 00' E. 60.00' to a spike corner to Margaret Hibbets; thence, with M. Hibbets south line S. 85 deg. 18' E. 165.00' to a pipe in the line of Wanda Brooks; thence with Brooks line S. 5 deg. 00' W. 60.00' to a pipe corner to Brooks; thence, with another of Brooks lines N. 85 deg. 18' W. 165.00' to the place of Beginning and containing 0.237 acres of land subject to any easements of record.

Subject to rights of adjoining owners to the North and to the South to use driveways located along each of said boundaries, as show upon Plat of survey by Montgomery Surveying Company, dated February, 1971.

SAVE AND EXCEPT the following described real estate, to wit:

Situated in the Township of Tate, County of Clermont and Village of Bethel, Ohio, and being part of Outlot 5M and further described as follows: Beginning at the intersection of the east line of East Street and the centerline of Plane Street; thence North 5 deg. 00' East along the east line of East Street, North 5 deg. East a distance of 658.60 feet to an iron pin, the real place of beginning for this conveyance; thence continuing along the east line of East Street, North 5 deg. East a distance of 5.00 feet to a spike; thence South 85 deg. 18' East a distance of 106.70 feet to an iron pin; thence North 87 deg. 58' 56" West a distance of 106.84 feet to the place of beginning CONTAINING 0.006 acre.

212 North East Street, Bethel, OH 45106

Permanent Parcel No.: 360325A005M

Prior Deed Reference: Official Record Book 1504, Page 2163

