

Vol. 111, 8th Sp. Bk. 279-104-2

JUL-3-27 119457

-00-

21

Know All Men by These Presents:**That** ROBERTA B. HEIDRICH,

in consideration of One Dollar (\$1.00) and other good and valuable considerations

to her, paid by

THE OAK HILLS SWIM AND RACQUET CLUB, INC., an Ohio corporation

whose address is

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell, and Convey to the said THE OAK HILLS SWIM AND RACQUET CLUB, INC.,

Muddy Creek Road Cincinnati

its successors, heirs and assigns forever

the following described Real Estate,

Situate in Section 19, T. 2, P.R. 2, Green Township, County of Hamilton and State of Ohio, and being more particularly described as follows: Beginning at a point in the center line of Muddy Creek Road, said point being N. 84° 49' E. a distance of 257.86 feet from the northeast corner of registered land Certificate No. 16300, thence continuing along the center line of Muddy Creek Road the following courses and distances, S. 8° 23' E. 106.25 feet, S. 9° 43' E. 100.00 feet, S. 13° 26' E. 100.00 feet, S. 15° 49' E. 100.00 feet, S. 23° 17' E. 100.00 feet, S. 51° 40' E. 100.00 feet, S. 77° 13' E. 99.20 feet, N. 70° 05' E. 99.60 feet, N. 58° 48' E. 107.50 feet, N. 51° 47' E. 133.72 feet to a point, thence leaving said center line N. 15° 30' W. along Heidrich's east line and the west line of a private lane, a distance of 131.35 feet to a point, thence N. 7° 09' 40" E. a distance of 474.88 feet to a point in the north line of Section 19, thence N. 88° 35' 20" W. along the north line of said section a distance of 610.80 feet to a point, thence S. 0° 31' 48" E. a distance of 211.64 feet to a point the place of beginning, containing 8.998 acres and being part of the premises conveyed to Grantor by deed recorded in Deed Book 2751, page 436, Hamilton County, Ohio Records.

Together with an easement for surface drainage and an easement for sewer drainage to the existing sanitary sewer in Muddy Creek, both for the sole benefit of the property above described over the residue of the lands of the grantor described in the deed to the grantor recorded in Deed Book 2751, page 436 of the Deed Records of Hamilton County, Ohio.

And the Grantee, for itself, its successors and assigns, in consideration of the execution and delivery of this deed, hereby covenants and agrees with and for the benefit of the Grantor, her heirs, devisees, successors and assigns, to hold said premises hereby conveyed, upon the following terms:

- (a) Said property may be used only for a private club or for single family residences.
- (b) In the event said property is used for a private club, membership in such club shall be limited to three hundred (300) families.

3029/277

- 278
- (b) All swimming pools, buildings or other structures constructed on said property shall be set back from Muddy Creek Road at least seventy-five (75) feet.
 - (d) Said property may not be subdivided or used for a public dining or bar room.
 - (e) Said property may not be sold or conveyed to a third party by Grantee unless Grantor, her heirs, administrators and assigns are granted ten (10) days within which to accept or refuse to purchase said property in accordance with the same terms and conditions offered by any such bona fide third party.
 - (f) Said restrictions and conditions may be enforced by and are for the benefit of Grantor, her heirs, administrators and assigns, and any owners of property fronting on Muddy Creek Road and contiguous to the subject property on the west.
 - (g) The several covenants, restrictions and agreements hereinabove set forth shall run with the land hereby conveyed and shall be binding upon the Grantee, its successors and assigns until January 1, 2010.

CITY PLANNING COMMISSION
CINCINNATI, OHIO
APPROVED

NO PLAT REQUIRED

Heidi H. Stevens
DIRECTOR OF PLANNING

BY *[Signature]*

and all the Estate, Title and Interest of the said

ROBERTA B. HEIDRICH

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said

THE OAK HILLS SWIM AND RACQUET CLUB, INC.

its successors ~~herein~~ and assigns forever.

And the said

ROBERTA B. HEIDRICH

for herself and her heirs, executors and administrators,

do hereby Covenant with the said

THE OAK HILLS SWIM AND RACQUET CLUB, INC.

its successors ~~herein~~ and assigns,

that she is the true and lawful owner of the said premises, and has full power to convey the same, and that the title so conveyed is Clear, Free and Unincumbered; And further, That she does Warrant and Will Defend the same against all claim or claims, of all persons whomsoever. Except taxes and assessments due and payable in June, 1959 and thereafter which the Grantee herein assumes and agrees to pay.



In Witness Whereof, The said ROBERTA B. HEIDRICH and JAMES K. HEIDRICH, her husband,

who hereby release all his right and expectancy of Dower in the said premises, have hereunto set their hand and

day of April in the year of our Lord one thousand nine hundred and sixty-nine (1969).

Signed and acknowledged in presence of

Walter J. Schuch
Mary Barrett

Roberta B. Heidrich
James K. Heidrich

BOOK 31 PAGE 273

State of OHIO County of HAMILTON ss.

Be it Remembered, That on the 22 day of April in the year of our Lord one thousand nine hundred and fifty-nine (1959) before me, the subscriber, a Notary Public in and for said county, personally came

ROBERTA B. HEIDRICH and JAMES K. HEIDRICH, her husband,

the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Whereof I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Mary Barrett
Notary Public

This instrument was prepared by Nelson Schwab, Jr.

REG. FOR RECORD NO. 24 AT 2:15 PM
GILBERT S. SHAVER, CLERK, HAMILTON COUNTY, OHIO

Gen. Ind. Bth Ser. 01

Hechtel Concrete Corporation
114 9th - Area 9

JUN - 3 59 11 04 AM - Dds -

GRANT

IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable considerations of which is hereby acknowledged, We hereby grant unto The Cincinnati Gas & Electric Company, its successors and assigns, a right of way and easement, together with the right to construct, erect, operate and maintain thereon, and all necessary wires, cables, anchors, fixtures and equipment for the transmission and distribution of electrical energy to, on, over, through and across the following described real estate situate in Section 34, Township 10 N., Range 10 E., Hamilton County, Ohio, being part of the same road, estate conveyed to Hechtel Concrete Corporation by deed from Karl J. Aftor, Archbishop of Cincinnati, Trustee, dated February 1, 1952, and recorded in Deed Book 2520, Page 111, Hamilton County Recorder's Office.

Poles, wires, cables, fixtures and equipment shall be located along or near the following described line:

Beginning at a point in the north boundary line of the grantor's property (the same being the southerly right-of-way line of now Glendale-Milford Road) said point being 61.1 feet east of the west boundary line of the grantor's property, measured along said dividing line; thence southwardly perpendicular to said dividing line 1.0 foot to point "A"; thence eastwardly 100.5 feet to a point, said point being 5.0 feet south of an angle point in the aforesaid dividing line, measured perpendicular to said dividing line; thence continuing eastwardly on the line of the last described course extended, 11 feet more or less to a point in the east boundary line of the grantor's property; the same being the west boundary line of the property of the P.C. & S.L. Railroad.

Also, lines, wires, shall be located on a line which is parallel to and 1.0 foot south of the aforesaid north boundary line of the grantor's property, not more than 17 feet west of the above described line. The right to enter, traverse, or remove any trees, overhanging branches or other obstructions on the above described property, both within and without the limits of this right of way and easement, which in the opinion of the grantee engineers may endanger the safety, or interfere with the construction, operation or maintenance of said system, and the right of ingress and egress for the purpose of ascertaining the rights herein granted.