

792704

## GENERAL WARRANTY DEED\*

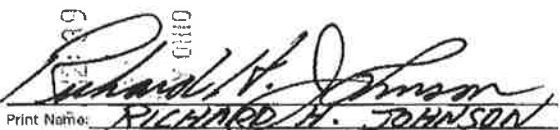
Famous Recipe of Cincinnati, Inc., an Ohio corporation, successor by name change to C/A Acquisitions, Inc., successor by merger to Omer Foods, Inc., for valuable consideration paid, grant(s), with general warranty covenants to Raymond A. Conn, whose tax mailing address is 11258 Cornell Park Drive, Cincinnati, OH 45242, the following **REAL PROPERTY**: Situated in the County of Hamilton in the State of Ohio and in the Township of Sycamore, and more particularly described in the attached Exhibit "A" incorporated by reference herein.

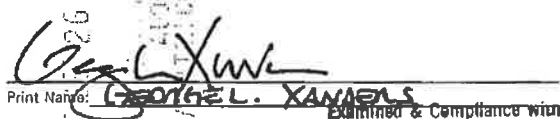
This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Prior Instrument Reference: Deed Book 4225, page 1399 of the Deed Records of Hamilton County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by Thomas M. Cummins, President of Famous Recipe of Cincinnati, Inc., an Ohio corporation, on behalf of the corporation, thereunto duly authorized by resolution of its board of directors, this 25th day of September, 1996.

## WITNESSES:

  
Print Name: RICHARD H. JOHNSON

  
Print Name: GEORGE L. XANDERS

Examined & Compliance with  
Sec. 322.02 R.C.  
Real Property Transfer Tax

Famous Recipe of Cincinnati, Inc.

by:   
Thomas M. Cummins, President

Examined & Compliance with  
Sec. 319.202 R.C.

DUSTY RHODES  
HAMILTON COUNTY, OHIO

State of Ohio

1625.00

DUSTY RHODES

96012984

County of Hamilton

650.00

HAMILTON COUNTY, OHIO

BE IT REMEMBERED, That on this 25th day of September, 1996, before me, the subscriber, a Notary Public in and for said state, personally came, Thomas M. Cummins, President of Famous Recipe of Cincinnati, Inc., an Ohio corporation, on behalf of the corporation, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors.

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

  
NOTARY PUBLIC

This instrument prepared by:  
George L. Xanders  
Xanders & Xanders Co., L.P.A.  
808 Elm Street, Suite 200  
Cincinnati, Ohio 45202



GEORGE L. XANDERS, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147 030 R.C.

HAMILTON COUNTY RECORDER'S OFFICE  
Doc #96 - 150030 Type: DE  
Filed: 09/26/1996 12:57:56 PM \$ 14.00  
Off. Rec.: 7164 1624 F C57 2 707

7164 PR 1624

1000-211-108, 121, 141 Rev.

REC'D FOR TRANS

TRANSFERRD

1.60

**EXHIBIT "A"**

Situated in Sycamore Township, Hamilton County, Ohio, and being part of Lot No. 6 of the Subdivision of the John Jones Estate in Section 13, Township 4, Entire Range 1, of the Miami Purchase, being more particularly described as follows:

Beginning at a point in the east line of Section 13, said east line being the centerline of Kenwood Road, 439.48 feet north of the southeast corner of said Lot No. 6; thence North  $2^{\circ} 25'$  East along the centerline of Kenwood Road 166.70 feet to a point; thence North  $86^{\circ} 35'$  West 220.41 feet to a point; thence South  $2^{\circ} 25'$  West 166.70 feet to a point; thence South  $86^{\circ} 35'$  East 220.41 feet to the place of beginning.