

Tract I:

Situate in Section 25, Town 3, Second Fractional Range in the Miami Purchase, in the City of Cincinnati, Hamilton County, Ohio commencing at the southwest corner of Lot No. 553 as shown on J.A. James Subdivision, Plat E, made by the commissioner in partition of the estate of George Luckey, deceased, in Case No. 43295, in the Court of Common Pleas of Hamilton County, Ohio, to which reference is hereby made; said Plat E being recorded in Book 5, Page 27 in the Recorder's Office of Hamilton County, Ohio, which point of commencement is on the north line of Queen City Avenue; thence from said point running eastwardly along the north line of Queen City Avenue 21 feet and 6"; thence from these two points at right angles to Queen City Avenue and between parallel lines northwardly 132 feet to a 20 foot alley.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

203-0029-0162

Tract II:

Situate in Section 25, T3, FR2, in the City of Cincinnati, Hamilton County, Ohio and being part of Lots 552 and 553 of Joseph James Subdivision as recorded in Plat Book 5, Page 27 of the Recorder's Office of Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point on the north side of Queen City Avenue (a 60ft. right of way) 1.50 feet of the east line of said Lot 553; thence North 4° 44' 00" West parallel to said west line of Lot 553, 100.00 feet to an iron pin, the point of beginning for this description; thence North 4° 44' West 32.00 feet to an iron pin on the south side of Wickham Alley (a 20 ft. right of way); thence North 85° 16' East 20.50 feet to an iron pin; thence South 4° 44' East 32.00 feet to an iron pin; thence South 85° 16' West 20.50 feet to the point of beginning. Containing 656 square feet, more or less.

This conveyance is a transfer between adjoining lot owners made in compliance with Section 711.001 Subsection (B)(1) Ohio Revised Code and does not create an additional building site nor violate any zoning regulations or other public regulation in the parcel

hereby conveyed or the balance of the parcel retained by the grantor herein. The parcel hereby conveyed may not hereafter be conveyed separately from the grantee's adjoining parcel nor any structure erected thereon without the prior approval of the authority having approving jurisdiction of place.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

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