

SYCAMORE TOWNSHIP
PLANNING & ZONING
OCT 22 2018
RECEIVED

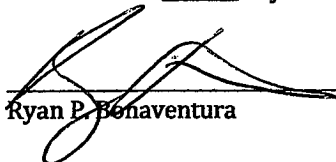
General Warranty Deed

RYAN P. BONAVENTURA and VERONICA L. BONAVENTURA, grantors, for valuable consideration paid, grants with general warranty covenants to **VGA PROPERTIES, LLC**, an Ohio Limited Liability Company, whose tax mailing address is: 10326 Giverny Blvd., Cincinnati, Ohio 45241, the following real property:

SEE EXHIBIT "A" ATTACHED

Prior Instrument Reference: Deed Book 13748, Page 1598 of the Official Records of Hamilton County, Ohio.
Auditor's Parcel Number: 600-0060-0086-00

Executed this 5th day of October, 2018.



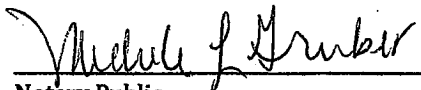
Ryan P. Bonaventura



Veronica L. Bonaventura

State of Ohio, County of Hamilton SS:

Before me, a notary public in and for said state, this 5th day of October, 2018, personally appeared Ryan P. Bonaventura and Veronica L. Bonaventura, grantors in the foregoing deed, and acknowledged before me the signing thereof to be their voluntary act and deed. In testimony thereof, I have hereunto set my hand and seal on the day and year aforesaid.



Notary Public
My Commission Expires: 3-23-2022

THIS INSTRUMENT PREPARED BY:

Andrew S. Larkin, Esq.
Rebold Larkin Murray LLC
5636 Bridgetown Road
Cincinnati, Ohio 45248
513-574-0100



MICHELE L. GRUBER
Notary Public, State of Ohio
My Commission Expires 03-23-2022

EXHIBIT 'A'

Situated in the east side of Montgomery Road between Finley Lane and Miami Avenue, in Section 2, Township 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio and more particularly described as follows:

Beginning at a point in the center line of Montgomery Road as improved, 1212.82 feet as measured along the center line of said road as improved, from its intersection with the north line of the section; thence south 79 degrees 40' east, 8.189 feet along Bertha May Boerstler's north line as produced to a point in said Montgomery Road; thence south 11 degrees 35' west, 240 feet in Montgomery Road, the place of beginning; thence south 79 degrees 40' east, 299.76 feet to Bertha may Boerstler's east line; thence south 2 degrees 09' west, 80.80 feet along Bertha May Boerstler's east line to a point; thence north 79 degrees 40' west, 313 feet to a point in Montgomery Road; thence north 11 degrees 35' east, 80 feet along a line in Montgomery Road to the place of beginning.

Subject to Covenants, Easements and Restrictions of record, if any.

Parcel ID: 600-0060-0086-00

Address: 8800 Montgomery Road, Cincinnati, Ohio 45236