
WARRANTY DEED

This indenture, made this **Fifteenth Day of October in the year 2011 (10/15/2011)**
between

Theone M. Carr, 2872 Roseann Ln, Cincinnati OH 45239-7252

of the County of Hamilton in the State of Ohio, hereinafter call the Grantor, and

Theone M. Carr Revocable Trust, 2872 Roseann Ln, Cincinnati OH 45239-7252

of the County of Hamilton in the State of Ohio, hereinafter call the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, has granted, bargained, and sold to Grantee, and to his or her heirs and assigns forever, the following described land, to wit:

1. **0 21-11-14 MANATEE FARMS EST NO 2 BLK K E 124.87 FT OF W 249.73 FT OF S1/2 OF LOT 1 OR BOOK 137 PAGE 416 -1-7-**

GEO Number: 141121-09459-002-00

Parcel ID: 09459-002-00

2. **0 21-11-14 MANATEE FARMS EST NO 2 BLK K W124.86 FT OF S1/2 OF LOT 1 OR BOOK 21 PAGE 292 (1-6)**

GEO Number: 141121-09459-010-00

Parcel ID: 09459-010-00

Subject to restrictions, reservations, easements, and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in our presence.

Kathy Edwards
Signature of Witness

Kathy Edwards
Print/Type name of Witness

Theone M. Carr
Signature of Grantor

THEONE M. CARR
Grantor's Printed Name

Mary Beth Tombragel
Signature of Witness

MARY Beth Tombragel
Print/Type name of Witness

The foregoing instrument was acknowledged before me on this date: 10-17-2011
by Theone M. Carr, who is personally known to me or who has
produced Driver License as identification and who did take an oath.

Cheryl J. Ritter
Notary Public

This document completed and prepared by:
Michael G. Carr, Esq. (Ohio Atty Registration 73605)
5582 Penway Ct
Cincinnati OH 45239-7295



Cheryl J. Ritter
Notary Public, State of Ohio
My Commission Expires 12-08-2014