



3
Faulkner

TRANSFERRED
In compliance with ORC 319.202 | .00
MATTHEW W. GEARHARDT, Miami Co. Auditor
Matthew Gearhardt
APR 30 2019

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019OR-04394
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/30/2019 12:57:53 PM
REFERENCES 0
RECORDING FEE 36.00
PAGES: 3

Total Fee: \$ _____
ORC 319.54 \$ _____
ORC 322.02 \$ _____
Exempt

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY IMG DATE 4/30/19

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the BOARD OF EDUCATION OF THE COVINGTON EXEMPTED VILLAGE SCHOOL DISTRICT, aka THE BOARD OF EDUCATION OF THE COVINGTON VILLAGE SCHOOL DISTRICT, aka COVINGTON EXEMPTED VILLAGE SCHOOL DISTRICT, aka BOARD OF EDUCATION OF THE COVINGTON UNION SCHOOL OF MIAMI COUNTY OHIO, aka BOARD OF EDUCATION OF THE COVINGTON VILLAGE SCHOOL DISTRICT, aka BOARD OF EDUCATION COVINGTON SPECIAL SCHOOL DISTRICT, MAIMI COUNTY, OHIO, aka THE BOARD OF EDUCATION OF THE COVINGTON VILLAGE SCHOOL DISTRICT, MIAMI COUNTY, OHIO, aka BOARD OF EDUCATION COVINGTON SCHOOL DISTRICT, Grantor, for valuable consideration paid, grants, with general warranty covenants, to the VILLAGE OF COVINGTON, OHIO, Grantee, whose mailing address is 1 South High Street, Covington, Ohio 45318, the following real property (the "Premises"): Situate in Newberry Township, Village of Covington, Miami County, Ohio.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF REAL ESTATE.

The Premises is conveyed subject to, and there are hereby excepted from the general warranty covenants, the following:

- (i) All easements, rights-of-way, restrictions, covenants, reservations, and encumbrances of record; and
- (ii) All legal highways.

The Premises shall be used only for park and recreational uses for a period of not less than twenty-five (25) years commencing on the date of recording of this Deed with the Miami County, Ohio, Recorder's Office. No part of the Premises shall be used for residential, commercial or industrial developmental purposes during such twenty-five (25) year period, and these restrictions shall run with the land and be binding on all parties and all persons or entities claiming under the Grantee. If the Grantee or its successors or assigns shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the Grantor to pursue any proceedings against any person or entity violating or attempting to violate any such restriction stated herein.

Prior Instrument Reference: Book 220, Page 594; Book 226, Page 168; Book 46, 516; Book 66, Page 159; Book 184, Page 92; Book 184, Page 237.

Executed on the 26th day of April, 2019.

BOARD OF EDUCATION OF THE
COVINGTON EXEMPTED VILLAGE
SCHOOL DISTRICT

By: *Dean Pond*
Dean Pond, President

By: *Gene Gooding*
Gene Gooding, Superintendent

By: *Carol A. Forsythe*
Carol A. Forsythe, Treasurer

STATE OF OHIO
COUNTY OF MIAMI / ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named BOARD OF EDUCATION OF THE COVINGTON EXEMPTED VILLAGE SCHOOL DISTRICT, by Dean Pond, President, Gene Gooding, Superintendent, and Carol A. Forsythe, Treasurer, Grantor, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed, and the free act and deed of said Board.

In Testimony Whereof, I have hereunto set my hand and official seal, at Covington, Ohio this 26th day of April, 2019.

Paula J. Barhorst
Notary Public



PAULA J. BARHORST
Notary Public, State of Ohio
My Commission Exp. Mar. 9, 2024

This instrument prepared by: Faulkner, Garmhausen, Keister & Shenk, A Legal Professional Association
Courtview Center, Suite 300, 100 S. Main Avenue, Sidney, OH 45365

EXHIBIT "A"

TRACT I:

Situate in the Village of Covington, County of Miami, State of Ohio, and being all of Inlots 571, 572, 573, and 574, as shown on Miami County Recorder's Record of Plats Volume 2, Page 43.

Parcel #: H19-250058

TRACT II:

Situate in the Village of Covington, County of Miami, State of Ohio, and being all of Inlot 1321, as shown on Miami County Recorder's Record of Plats Volume 22, Page 9.

Parcel #: H19-250066

