

⁵⁰ TRANSFERRED

APR 14 2011

SEC. 319.902 COMPLIED WITH
NICK NELSON, Auditor
WARREN COUNTY, OHIO

Form - Quit Claim - OHIO Statutory Form

3/2/11
KNOW ALL MEN BY THESE PRESENTS

THAT CHRISTOPHER C. BRIAN and BRIAN MANOR, LLC, an

Ohio Limited Liability Company, of Warren County, State of Ohio, for valuable consideration

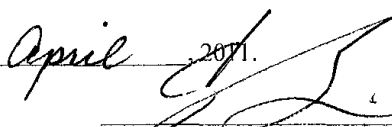
paid, grants to Brian Manor, LLC, an Ohio Limited Liability Company, whose tax mailing

address is 129 West State Route 122, Lebanon, Ohio 45036, , the following real property:

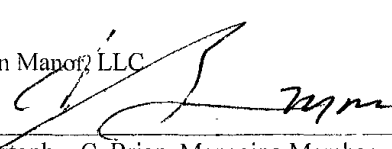
Situated in Section 3, Town 3 East, Range 4 North, Clearcreek Township, Warren County, Ohio
containing 7.8327 acres, more or less, as more particularly described in Exhibit "A" attached:

Prior Deed References: Volume 4821, Page 94, and Volume 4774, Page 922 Official Records of
Warren County, Ohio.

Executed before me on this 13 day of April, 2011.


Christopher C. Brian

Brian Manor, LLC

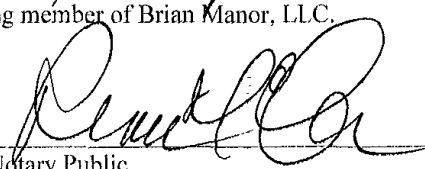
by 
Christopher C. Brian, Managing Member

STATE OF OHIO, COUNTY OF WARREN, SS:

The foregoing instrument was acknowledged before me this 13 day of April, 2011
by Christopher C. Brian, individually, and as managing member of Brian Manor, LLC.



Renee McCarter
Notary Public, State of Ohio
My Commission Expires March 5, 2011


Notary Public

This instrument prepared by: William H. Kaufman, Attorney at Law, P.O. Box 280,
Lebanon, OH 45036.

EXHIBIT "A"
7.8327 ACRES

Situated in section 3, Town 3 East, Range 4 North, Clearcreek Township, Warren County, Ohio, and being more particularly described as follows:

Commencing at a found 1" pin at the northeast corner of Lot 24 of Summer Field Subdivision, First Addition as recorded in Plat Book 29, Page 31 of the Warren County Ohio Recorder's Office;

Thence along the north line of said Lot 24, North 84° 32' 13" West, 46.04 feet to a set 5/8" iron pin with cap and being the real place of beginning;

Thence along the north lines of Lot 21 through 24 of said Summer Field Subdivision, First Addition, North 84° 32' 13" West, 516.10 feet to a found 1/2" iron pin in the north line of said Lot 21 and said iron pin also being the southeast corner of a 4.858 acre tract conveyed to Robert L. Berger in Official Record Volume 1328, Page 422;

Thence along the east line of said Berger tract, North 4° 50' 53" East, passing a found 1/2" iron pin at 661.41 feet and a set 5/8" iron pin with cap at 667.24 feet, for a total distance of 691.17 feet a point in State Route 122;

Thence with State Route 122 the following three courses:

- South 81° 14' 25" East, 50.28 feet to a point;
- South 86° 17' 40" East, 100.36 feet to a point;
- South 5° 16' 23" West, 19.39 feet to a set 5/8" iron pin with cap in the south right-of-way line of State Route 122;

Thence along the south right-of-way lines of State Route 122 the following four courses:

- South 86° 20' 12" East, 100.27 feet to a set 5/8" iron pin with cap;
- South 77° 14' 47" East, 75.97 feet to a set 5/8" iron pin with cap;
- South 62° 35' 13" East, 81.94 feet to a set 5/8" iron pin with cap;
- South 76° 18' 25" East, 109.06 feet to a found 1/2" iron pin at the northwest corner of a 6.400 acre tract conveyed to Christopher & Diana Brian in Official Record Volume 3963, Page 871;

Thence along the west lines of said Brian tract the following two courses:

- South 3° 06' 43" West, 107.90 feet to a found ½" iron pin;
- South 4° 27' 18" West, 511.46 feet to the place of beginning.

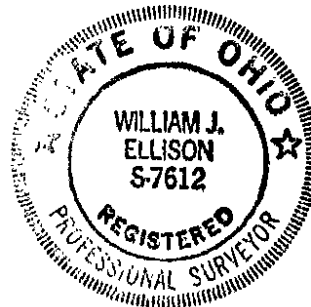
Containing 7.8327 acres of land and being subject to all legal highways, easements and restrictions of record.

The above described tract being the entire tract conveyed to Brian Manor, LLC in Official Record Volume 4821, Page 94 of the Warren County, Ohio Recorder's Office.

The above description is a result of a field survey prepared by Ellison Surveying, Inc. in December, 2010 under the direction of William J. Ellison, Ohio Registration No. 7612 and is recorded in Warren County Engineer's Record of Land Surveys Volume 136, Page 94.

Prepared by:

William J. Ellison
William J. Ellison, P.S.
Ohio Registration No. 7612



Old 08-03-400-084 5.001 ac. &
1.627 ac.

Old 08-03-400-026 1.157 ac.

New 08-03-400-087 7.8327 ac.

No Prem

APPROVED
WARREN CO. MAP DEPT.

DATE April 14, 2011

BY Deanne SM Conko