

24-36663 Dunn

## LEGAL DESCRIPTION

Lot Number Fifteen Thousand one hundred fifty-four (15154) as said lot is known and designated on the recorded plat of the City of Middletown, County of Butler and State of Ohio, said lot being formerly known as the south one-half (1/2) of lot number seventy-eight (78), on the recorded plat of Mayfield, a subdivision of Lots and Lands, located in the City of Middletown, County of Butler and State of Ohio.

Save and Except:

Situated and being in the Fourth ward, south side, City of Middletown, Ohio and being a part of Lot#15154 as known and designated on the list of lots for said city in the Butler County Auditor's office, and is bounded and described as follows:

Beginning at an old iron pipe at the northeast corner of said Lot#15154; thence along the east line of said lot, South 3 degrees 50 minutes 45 seconds West, 50.00 feet to an old iron pin at the southeast corner of said Lot#15154; thence along the south line of said Lot#15154, North 86 degrees 36 minutes West, 175.00 feet to an old iron pipe; thence by new division line, North 3 degrees, 50 minutes 46 seconds East 50.00 feet to an iron pin set; thence along the north line of said Lot#15454, South 86 degrees 36 minutes East 175.00 feet to the point of beginning and being subject to any easements of record.

The above description was based on a survey made by John C. Peters, registered surveyor #4646, Ohio dated Feb. 28, 1989 and recorded in Volume 22, page 50 of the Butler County engineers record of land surveys.

Parcel No.: Q6542072000007

Property Description: 1913 Brentwood St., Middletown, OH 45044

Prior Deed Reference: Book 7696, Page 2037-2039



By AMM at 3:33 pm, Feb 13, 2025