

**Parcel Number(s):** A0300016000025; A0300040000023;  
A0300040000024; A0300040000032; A0300040000033

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN BUTLER COUNTY, OHIO, TO WIT:

TRACT I:

SITUATE IN SECTION 36, TOWN 2, RANGE 2, AND IN FAIRFIELD TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THE LOCATION OF WHICH IS FOUND AS FOLLOWS: FROM THE POINT OF INTERSECTION OF THE WEST LINE OF BELMONT SUBDIVISION AND THE NORTH LINE OF LENOX AVE. (EXTENDED WESTWARDLY) MEASURE WESTWARDLY ALONG THE SAID NORTH LINE OF LENOX AVE. 518.70 FEET AND THENCE NORTHWARDLY PARALLEL TO PARRISH AVE. EXTENDED SOUTHWARDLY FROM ITS PRESENT TERMINUS) 378.43 FEET TO THE ABOVE MENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING WESTWARDLY AND PARALLEL TO LENOX AVE. (EXTENDED WESTWARDLY) 125.00 FEET TO THE EASTERLY LINE OF PARRISH AVE. (EXTENDED SOUTHWARDLY FROM ITS PRESENT TERMINUS); THENCE NORTHWARDLY ON THE EAST LINE OF PARRISH AVE. (EXTENDED SOUTHWARDLY) 47.40 FEET; THENCE EASTERLY 125.00 FEET; THENCE SOUTHWARDLY AND PARALLEL TO PARRISH AVE. (EXTENDED SOUTHWARDLY) 45.00 FEET TO THE POINT OF BEGINNING.

NOW KNOWN AS LOT 274 OF FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO.



By ML at 3:36 pm, Aug 20, 2025

CONTAINING .132 ACRES ALSO A RIGHT-OF-WAY FOR PURPOSES OF INGRESS AND EGRESS OVER A ROADWAY WHICH IS NOW IN EXISTENCE AND WHICH ROADWAY IS AN EXTENSION OF PARRISH AVE. SUCH RIGHT-OF-WAY SHALL BE NORTHWARDLY TO THE SOUTH TERMINUS OF PARRISH AVE. AS SO DEDICATED.

TRACT II:

LOTS NUMBERED SIX (6) , SEVEN (7), FIFTEEN (15) , AND SIXTEEN (16), AS SAID LOTS ARE KNOWN AS ENTIRE LOTS 1304, 1303, 1300, 1295 IN FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO, SUBJECT TO EASEMENTS AND RESTRICTIONS.

Property Address: 2046 Parrish Avenue, Hamilton, OH, 45015



By ML at 3:36 pm, Aug 20, 2025