PLAINTIFF'S EXHIBIT
REK-41

JUL-15-42 246806

Know all men by these presents:

That THE TOWER OIL COMPANY

the grantor,

a corporation organized and existing under the laws of the State of Ohio

in consideration of One ($1.00) Dollar and other good and valuable consideration

to it paid by R. E. KRAUIG & CO., INC., a corporation organized and existing under the laws of the State of Ohio,

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said

R. E. KRAUIG & CO., INC.

its ~~heirs~~ successors and assigns forever.

The following described lots, tracts, or parcels of land, lying being and situate in the City of Cincinnati, in the County of Hamilton, State of Ohio, to-wit:

Lots Seventeen (17), Eighteen (18) and Nineteen (19) in Powell Crosley's Subdivision of part of the Grigg Farm in Section Thirty-three (33), Township Four (4), Fractional Range Two (2), Miami Purchase, Columbia Township, Hamilton County, Ohio, as recorded in Plat Book 6, Page 177, as amended in Plat Book 7, Page 22, Hamilton County, Ohio, Records; subject to the right-of-way of the Cincinnati and Eastern Railroad over the rear end of said lots, if any.

Also a portion of Section Thirty-three (33) Township Four (4), Fractional Range Two (2), Miami Purchase, being a strip of land two (2) feet in width and two hundred sixty-two and 14/100 (262.14) feet, more or less and being the west two (2) feet of Lot Number Twenty (20) in Powell Crosley's Subdivision of the Grigg Farm, a plat of said subdivision being recorded in Plat Book 6, Page 177, and amended in Plat Book 7, page 22, of the Hamilton County, Ohio, records; subject, however, to any right-of-way which the Cincinnati and Eastern Railroad Company may have over the north ten (10) feet of the above described land; and being part of the premises conveyed to the Grantor herein by the Cook Paint & Varnish Company, recorded in Deed Book 1936, Page 408, Hamilton County, Ohio Records.

Whereas there is a railroad siding across the rear of the premises herein conveyed, servicing said premises and the property now owned by the Grantor located on the east side of Floral Avenue, and in order that the said property of the Grantor on the east side of Floral Avenue, together with the property hereby sold and conveyed, may have the use and benefit thereof, the Grantor hereby reserves unto itself, its successors and assigns, an easement or license, of such width as may be required by any railroad operating over said siding, to reasonably use, together with the reasonable use thereof by Grantee, its successors and assigns, the said siding as now existing for the purpose of maintaining said siding and of having railroad cars put and pulled across said siding to service said properties of Grantor and Grantee herein, provided that any expense incurred in connection with said use for servicing said property of Grantor on the east side of Floral Avenue shall be paid by Grantor, its successors or assigns.

and all the **Estate, Title and Interest** of the said

THE TOWER OIL COMPANY

grantor,

either in Law or Equity, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging: **To have and to hold** the same to the only proper use of the said

R. E. KRAMIG & CO., INC

its ~~[illegible]~~ successors(1) and assigns forever.

And the said

THE TOWER OIL COMPANY

grantor,

for itself and for its successors, hereby **Covenants** with the said

R. E. KRAMIG & CO., INC.

its ~~[illegible]~~ successors(1) and assigns,

that it is the true and lawful owner of the said premises; and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further,** That it **does Warrant and will Defend** the same against all claims of all persons whomsoever. Excepting the taxes and assessments due and payable in and after June, 1943, which taxes and assessments Grantee herein assumes and agrees to pay.



In Witness Whereof, The said THE TOWER OIL COMPANY grantor has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed by Irven Levinson its President and Jack Itkoff its Secretary thereunto duly authorized by resolution of its Board of Directors, this 14th day of July in the year of our Lord one thousand nine hundred and forty-two (1942).

Signed and acknowledged in presence of its

Alfred B. Kaf

[illegible]

THE TOWER OIL COMPANY

By Irven Levinson

Jack Itkoff

The State of Ohio County of [illegible]

Be It Remembered, That on this 14th

-37913

GENERAL WARRANTY DEED BY A CORPORATION, Form No. 32-A (Reprinted 4/85)

Registered in U.S. Patent and Trademark Office. Anderson Publishing Co. Cincinnati, Ohio 45201

E83344

508117

GENERAL WARRANTY DEED*

S 0324 5/29/86 10.00 DE

Gen. Ind. 8th Ser. Bk. 64 P 492-B

R.E. KRAMIG & CO., INC. (1), a corporation organized and existing under the laws of the State of Ohio,

for valuable consideration paid, grants, with general warranty covenants, to

INDUSTRIAL TRAINING AIDS, INC.
2162 Dana Avenue
Cincinnati, Ohio

, whose tax-mailing address is

the following **REAL PROPERTY:** Situated in the County of Hamilton in the State of Ohio and in the City of Cincinnati (2)

(See Legal Description on Exhibit A, attached hereto)

Subject to non-delinquent real estate taxes and assessments, if any, legal highways, zoning ordinances, easements, restrictions, limitations and reservations of record, if any.

Examined & Compliance with Sec. 319.202 R.C. 1.50

JOS. L. DE COURCY, JR., AUDITOR
HAMILTON COUNTY, OHIO
TAX 215.00

86015153

57-1-20

Prior Instrument Reference: Vol. 1965 Page 20 of the Deed Records of Hamilton County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by John N. Kramig, its vice president, ~~and~~, ~~its secretary~~, thereunto duly authorized by resolution of its board of directors, this 15th day of September 1986.

Signed and acknowledged in the presence of:

WITNESS

R. E. KRAMIG & CO., INC. (3)

WITNESS

by John N. Kramig, Vice-President

State of Ohio County of HAMILTON SS.

BE IT REMEMBERED, That on this 15th day of September, 1986, before me, the subscriber, a notary public in and for said state, personally came John N. Kramig vice-president, ~~and~~, ~~secretary~~, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be ~~their~~ his and its voluntary act and deed, pursuant to authority of its board of directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

This instrument was prepared by Richard T. La Jeunesse, GRAYDON, HEAD & RITCHEY
1900 Fifth Third Center, Cincinnati, OH 45202

1. Name of Grantor.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Seal

Return to
Chicago Title Insurance Company
36 East Fourth Street Suite 700
Cincinnati, Ohio 45202
(513) 721-7034

RICHARD T. LA JEUNESSE, NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date. Section 17.03 O.R.C.

* See Sections 5302.06 and 5302.06 Ohio Revised Code.

DEED BOOK 4351 PAGE 1315

57-1-194.21 88

EXHIBIT "A"

Situate in the City of Cincinnati, in the County of Hamilton, State of Ohio, to-wit:

Lots Seventeen (17), Eighteen (18) and Nineteen (19) in Powell Crosley's Subdivision of part of the Grigg Farm in Section Thirty-three (33), Township Four (4), Fractional Range Two (2), Miami Purchase, Columbia Township, Hamilton County, Ohio, as recorded in Plat Book 6, page 177, as amended in Plat Book 7, Page 22, Hamilton County, Ohio Records.

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RECD FOR RECORD

86 SEP 29 P 1:22

RECD BOOK 4351 PAGE 1316