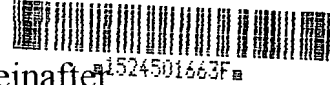


QUITCLAIM DEED



This instrument witnessed that A Priceless Renovation LLC (hereinafter called Grantor) who's address is 3634 Borden St. Cinti, OH 45223 for the sum of No Dollar and no cents, the receipt of which is hereby acknowledged, have given, granted remised, released and forever quitclaimed, and by these resents does absolutely give, grant remise, release and forever quitclaim unto DeArcus Price (hereinafter called GRANTER), whose tax mailing address is 9489 Chardon Cir West Chester OH 45069, its heirs and assigns forever all such right and title as it they said Grantor has in and to the following REAL PROPERTY, situated in the city of Cincinnati, County of Hamilton, State of Ohio, more commonly known as 193-0004-0082-00 (Parcel Number XXX-XXXX-XXXX-XX)

Real Property

Commonly known as 3634 Borden St Cinti, OH 45223

With Parcel Number: XXX-XXXX-XXXX-XX

9-6-2024 Priceless Renovation
DATE

To have and to hold the above granted and bargained premises with the appurtenances thereof unto the said Grantee its heirs and assigns forever so that neither the said grantor nor its successor or assigns nor any other person claiming through or under it shall or will hereafter claim or demand any right to title to the premise or any part thereof but they and every one of them shall by thee presents be excluded and barred forever.

Executed this 6 day of September, 2024.

STATE OF Ohio, Butler COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of September, 2024, personally appeared [GRANTOR], and acknowledged the execution of the foregoing Quit Claim Deed as his/her free and voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seals.



BHARTIBA JADEJA
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2021-RE-838205
My Commission Expires Oct. 4, 2026

B. N. Jadeja

Exhibit "A"
Property Description

AHTA-19-1147

Situated in the City of Cincinnati, County of Hamilton and State of Ohio, and bounded and described as follows, to wit:

All that certain lot of ground with the improvements thereon, known as Lot Numbered 77 on the Plat of Subdivision as made by Mary L. Thiering in Section 27, Township 3 and Fractional Range 2, Miami Purchase as the same appears of record in Plat Book 12, page 23, Hamilton County, Ohio, Record of Plats, said lot being more particularly described as follows:

Beginning at a point in the East line of Borden Street, 214.77 feet south of Dreman Street, thence extending Eastwardly on a line parallel with Dreman Street, 158.33 feet to a point; thence Southwesterly 25.05 feet to a point; thence Westwardly on a line parallel with Dreman street 150.08 feet to the East line of Borden Street; thence North along the East line of Borden Street 25 feet to a point, the place of beginning.

Property 1: *ST*
193-0004-0082-00

Blair
AMERICAN HOMELAND TITLE
9656 CINCINNATI-COLUMBUS RD.
CINCINNATI, OH 45241
513-863-9100

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 5/29/19 JL
CAGIS - _____

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER
Tax Map - 9/6/24
CAGIS - _____