Warranty Deed.

FROM

Clement Russell, Sr.

TO

Clement S. Been

Acknowledged by Grantor,

Vindicator, 12th August
1899, in M. Bellamellk

Left for Record A 1st Col.
On August 18, 1899
Recorded in Deed Book, No. 67
Page 639
Tax Paid
Fee for $300

H. J. GAUSEPOHL.
Attorney at Law and Notary Public,
36 W. SIXTH ST., COVINGTON, KY.

Commonwealth of Kentucky
Clark of the County Court for the county of Kenton, do hereby certify that this instrument of writing from R. W. Wilson & C. was recorded in my office in the county of Kenton, the 12th day of August, 1899.

Given under my hand this 12th day of August, 1899.

R. W. Wilson & C.

Whereupon the same certificate have been duly recorded in my office.

Presented to me in my office the 12th day of August, 1899.

W. W. Wilson & C.
Know all Men by these Presents:

That John A. Nezall, and Bernardina Nezall, his wife; George Grinclot, and Catherine Grinclot (aka Nezall) his wife; and Henry Bramlage 3d and Mary Bramlage (aka Nezall), his wife, being the only children and heirs at law of Clement Nezall deceased,

for and in consideration of Eight hundred and eighty-five dollars ($885.00) East in land

paid by Clement Beene of the City of Cincinnati, Hamilton County, Ohio

the receipt whereof is hereby acknowledged, do hereby Bargain, Sell and Convey,

to the said Clement Beene

heirs and assigns forever, the following described Real Estate, to-wit:

Lying being and situate in the City of Covington, Kenton County, and State of Kentucky, a tract

to-wit: Commencing at a point fifteen and one half (15½) feet South of the South East Corner of Cotton and Banklick Streets,

thence running Southwardly with the East line of Banklick Street Seventeen and one half (17½) feet, thence at right angles Eastwardly about Eighty (80) feet more or less to an eight (8) foot alley, thence Northwardly with the West line of said alley Seventeen and one half (17½) feet, thence at right angles Westwardly about Eighty (80) feet more or less to Banklick Street and point of beginning; said lot being the Southern portion of lot 78 in Four Hundred and Seventy-nine (479) of the Western Baptist Theological Institute's Subdivision of land on the same property conveyed to Clemente Nezall in his life time by Henry Stelmann by deed dated April 25, 1863 and recorded in Deed Book No. 3, page 593, Covington Office.
Together with all the Privileges and Appurtenances to the same belonging,

To have and to Hold the same to the said [Signature] as [Signature] Heirs, Executors, and Administrators hereby Covenant with the Grantee [Signature] Heirs and Assigns, that the Title so conveyed is Clear, Free and Unencumbered, and that they will Warrant and Defend the same against all legal claims whatsoever.
In Witness Whereof, the said John W. Russell and Bervandia, his wife; George Grimmell and Catherine, his wife; and Henry Bramlage and Mary, his wife, have hereunto set their hands this 9th day of August in the year 1820.

Teste:

[Signature]

J. C. Bramlage

Mary Bramlage

Bernardina Russell

[Signature]

State of

County of

I, ___________________________________________, in and for said County and State, do certify that the foregoing instrument of writing from ____________________________ to ____________________________ was this day produced to me by the parties, in said County and State, and then and there acknowledged by said ____________________________ to be ______________________________________ act and deed, and the contents and effect of the instrument being explained by me to said wife of said ____________________________ separate and apart from husband thereupon declared that ____________________________ did freely and voluntarily execute and deliver the same to be ____________________________ act and deed, and consented that the same might be recorded.

Given under my hand and seal of office, this __________ day of 18

[Signature]

INSTRUCTIONS—The acknowledgement out of Kentucky, and within the United States, must be before and certified under his seal of office by the Clerk of a Court, or his Deputy, or by a Notary Public, Mayor of a city, or Secretary of State, or Commissioner of Deeds for Kentucky, or by a Judge, under the seal of his court. The officer should state his official character in his certificate. No other certificate but the one is required.