

**Legal Notice
Sale of Real Property
Central School Sub Division**

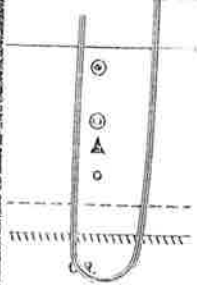
The Board of Education (the "Board") of the Ironton City School District is selling certain properties owned by the Board known as Lots A, B, C, D, E, F, G and H of Central School subdivision A plat of the subdivision is recorded at the Lawrence county Recorder's Office in Plat Vol. 12 P.35. The following properties are up for sale: (1) Lot A - tax parcel number 36-018-1710.001, containing approximately 0.165 acres of land, more or less, located at Sixth Street, South in the City of Ironton, Lawrence County, Ohio; (2) Lot B - tax parcel number 36-018-1710.002, containing approximately 0.165 acres of land, more or less, located at Sixth Street, South in the City of Ironton, Lawrence County, Ohio; (3) Lot C - tax parcel number 36-018-1710.003, containing approximately 0.165 acre of land, more or less, located at Sixth Street, South in the City of Ironton, Lawrence County, Ohio; (4) Lot D - tax parcel number 36-018-1710.004, containing approximately 0.165 acres of land, more or less, located at Sixth Street, South in the City of Ironton, Lawrence County, Ohio; (5) Lot E - tax parcel number 36-018-1710.005, containing approximately 0.167 acres of land, more or less, located at Fifth Street, South in the City of Ironton, Lawrence County, Ohio; (6) Lot F - tax parcel number 36-018-1710.006, containing approximately 0.167 acres of land, more or less, located at Fifth Street, South in the City of Ironton, Lawrence County, Ohio; (7) Lot G - tax parcel number 36-018-1710.007, containing approximately 0.167 acres of land, more or less, located at Fifth Street, South in the City of Ironton, Lawrence County, Ohio; and (8) Lot H - tax parcel number 36-018-1710.008, containing approximately 0.167 acres of land, more or less, located at Fifth Street, South in the City of Ironton, Lawrence County, Ohio. The foregoing described properties include any buildings and other permanent improvements located on the land. Utilities are available, but installation and tap fees are responsibility of buyer. Said lots subject to protective covenants and restrictions as stated in the recorded Plat.

Method of Sale: The selling price for each of the two (2) corner lots is \$27,500 and \$24,500 for each of the six (6) interior lots. A required ten percent (10%) deposit (in the form of cash or a certified or cashier's check) for the purchase of said property will be accepted at the Ironton Board of Education beginning September 26, 2011 at 8:00 a.m. In the event of multiple deposits on one property, the sale of that property will be determined in the order that the deposits on that property were received. With respect to each property, the sale shall not be final until accepted by resolution of the Board, with written notification of acceptance by the Board.

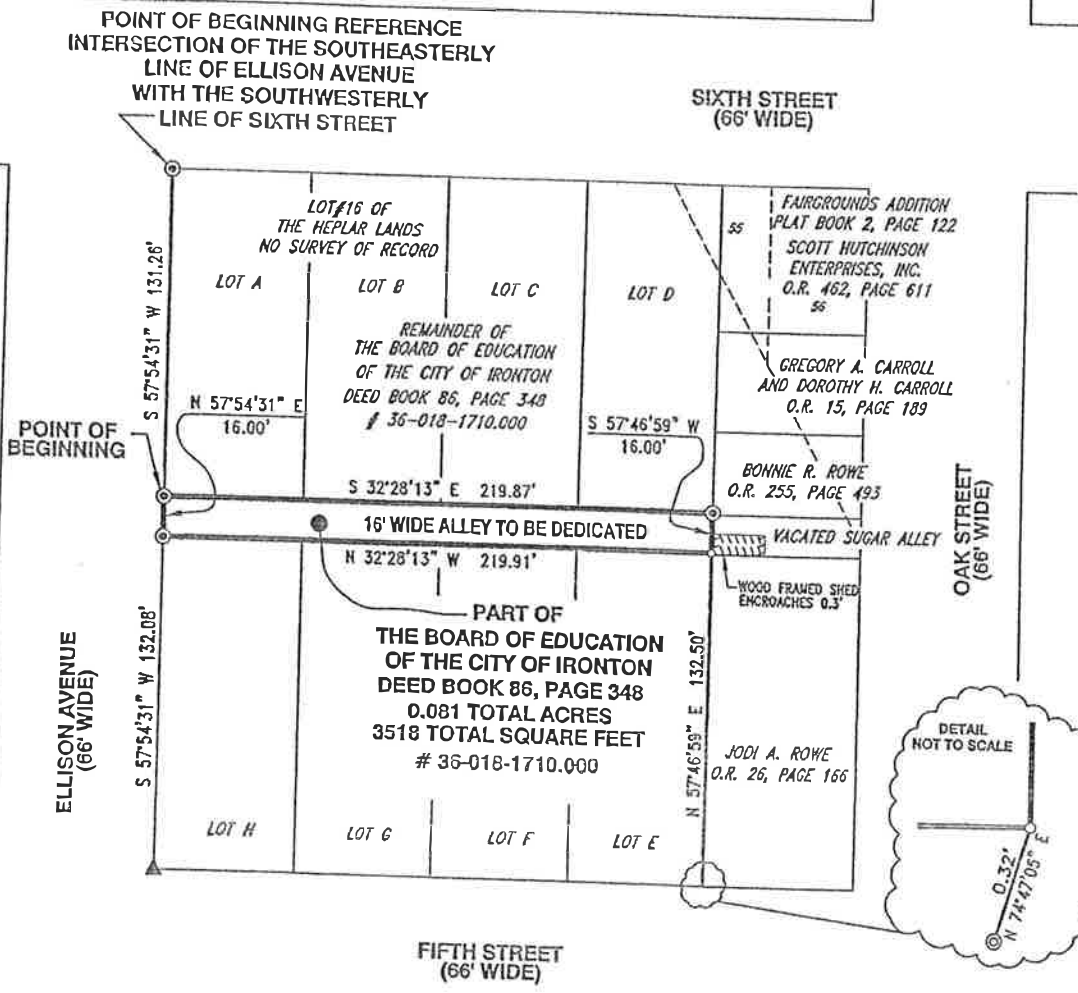
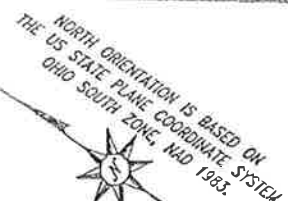
Terms of Sale: The purchase price for each property will be payable in cash (in the form of cash or a certified or cashier's check) within thirty (30) days of acceptance of bid by the Board and as subject to the Conditions of Sale referred to below. The properties will be sold "AS IS."

Additional Information and Conditions of Sale: Additional information concerning the sale of the properties and a copy of the Conditions of Sale for each property may be obtained by calling the Superintendent of the Ironton City School District, Mr. Dean Nance, at (740) 532-4133.

Dean Nance, Superintendent
Patty Wade, Treasurer
Ironton City School District
Lawrence County, Ohio



LEGEND
 3/8" REDAR WITH ID. CAP SET
 STAMPED (JEFF CRAYCRAFT -7932)
 1" IRON PIN FOUND
 MAG NAIL SET
 CALCULATED POINT (NOTHING SET)
 LOT LINE
 BUILDING LINE
 OFFICIAL RECORD



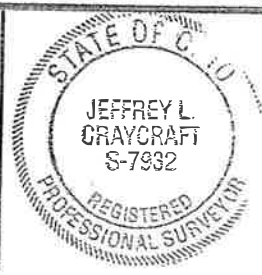
Jeffrey L. Craycraft
 JEFFREY L. CRAYCRAFT
 PROFESSIONAL SURVEYOR #7932
 STATE OF OHIO
 DATE: 2-25-2010

NOTES:

- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- 2) NO TITLE REPORT FURNISHED.
- 3) DEED REFERENCE: DEED BOOK 86, AT PAGE 348.

BOUNDARY SURVEY
 A DIVISION OF THE PROPERTY OF
THE BOARD OF EDUCATION OF THE CITY OF IRONTON
 PART OF LOT #16 OF THE HEPLAR LANDS
 CITY OF IRONTON, UPPER TOWNSHIP, LAWRENCE COUNTY OHIO

CALC. BY: B. MURPHY	SCALE: 1" = 60'	SURVEY DATE: 10/05/09
DRAWN BY: P. TAYLOR	DRAWING NO.: 09045805	
CHECKED BY: J. CRAYCRAFT	RECORD RESEARCH DATE: 09/18/09	



10356 State Route 139
 Jackson, Ohio 45640

Phone (740) 236-7024

EXLINE SURVEYING, INC.

Fax (740) 236-0012

BUYER NOTICE

The Board of Education of the Ironton City School District is selling certain properties owned by the Board known as Lots A, B, C, D, E, F, G and H of Central School Subdivision. The selling price for each of the two (2) corner lots is \$27,500 and \$24,500 for each of the six (6) interior lots. A required ten percent (10%) deposit (in the form of cash or a certified or cashier's check) for the purchase of said property will be accepted at the Ironton Board of Education beginning September 26, 2011 at 8:00 a.m. In the event of multiple deposits on one property, the sale of that property will be determined in the order that the deposits on that property were received.

PROTECTIVE COVENANTS AND RESTRICTIONS

It is understood and agreed that this conveyance is made and accepted, and the realty is hereby granted, on and subject to the following covenants, conditions, restrictions and reservations (in addition to any hereinabove or hereinafter mentioned), which covenants, conditions, restrictions, and reservations shall apply to and run with the conveyed land; all successive future owners and occupants have the same right to invoke and enforce the covenants, conditions, restrictions, and reservations applicable to this conveyance as the original parties hereto, stated as follows:

1. These covenants are to run with the land and shall be binding upon all persons claiming under them. Reference to these covenants in the Deed of Dedication and in any deed to subsequent purchasers of the lots herein set forth shall be sufficient notice to bind the parties thereto.
2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other covenants which shall remain in force and effect.
4. These premises shall be used exclusively for private, single family residence purposes.
5. There shall not be erected on a building lot any building or structure other than one (1) private dwelling house, for the occupancy of one (1) family, with garage and other appurtenant outbuilding.
6. No boats, recreational vehicles or trailers are to be stored in front or side yard for more than thirty (30) days.
7. All requirements and provisions of the City of Ironton, Ohio, Zoning Code and Building Regulations are applicable and if in variance with these Protective Covenants and Restrictions, pursuant to City of Ironton Ordinance §1250.03, the Protective Covenants or Restrictions herein shall govern.

Grantor assents to and adopts this subdivision and acknowledges that it was made at their request, and does give, grant and dedicate to the general public use and for utilities the alley to be known as Sugar Alley and shown on the foregoing plat as their voluntary act and deed, further described herein:

SUGAR ALLEY DESCRIBED AS FOLLOWS:

(PART OF PARCEL NO. 36-018-1710)

(NEW PARCEL NO. 36-018-1710. _____)

(Last Source of Title: D.B. 86, Page 348, Office of the Recorder, Lawrence County, Ohio.)