

GENERAL WARRANTY DEED

(R.C. §5302.05)

KNOW ALL PERSONS BY THESE PRESENT that **Ohio HD Studios, LCC**, (the “Grantor”), for One Dollar (\$1.00) and other good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the **CITY OF GAHANNA, OHIO**, a municipal corporation, (the “Grantee”), whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, does forever grant to Grantee, its successors and assigns, all right, title, interest and estate to the following described real property (the “Property”) in fee simple absolute with all general warranty covenants under Ohio Revised Code, Section 5302.06:

Property: 0.330 Acres +/-

[ALL RIGHT, TITLE, INTEREST & ESTATE IN FEE SIMPLE ABSOLUTE WITHOUT LIMITATION OF EXISTING PUBLIC RIGHT-OF-WAY ACCESS RIGHTS]

Property is situated in the State of Ohio, County of Franklin, Township of Mifflin, and further being described in the attached, **Exhibit A**, which is fully incorporated and made a part hereof.

<u>Franklin County Tax Parcel(s):</u>	Split and R/W drop from 025-000936-00
<u>Prior Record Reference(s):</u>	IN: 201405230064498
<u>Property Address(es):</u>	350 W. Johnstown Rd. Gahanna, OH 43230 145 S. Stygler Rd. Gahanna, OH 43230

TERMS & CONDITIONS

1. This General Warranty Deed and all of its provisions are covenants forever (i) burdening, benefitting and running with the land of the Property in its chain-of-title, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective, applicable beneficiaries, heirs, administrators, executors, successors, and assigns.
2. Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee. Grantor agrees this section survives the termination of this General Warranty Deed or any reversion of the Property.
3. Grantee (i) intends to immediately utilize the Property for public right-of-way purposes upon Grantor’s execution of this General Warranty Deed, and (ii) will subsequently accept, dedicate, and name the Property as public right-of-way contingent upon the passage of appropriate legislation by Gahanna City Council.

GRANTOR'S EXECUTION

In witness whereof, Grantor, **Ohio HD Studios, LLC**, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed, does voluntarily acknowledge this General Warranty Deed on the effective date below.

Ohio HD Studios, LLC

By: 

Print Name: Scott Handel

Print Title: President

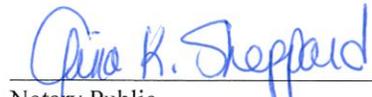
State of Ohio)

County of Franklin)

Be it remembered on August 17th, 2020, I affixed my seal evidencing this instrument was acknowledged before me by Scott Handel, an authorized member of Ohio HD Studios, LLC, Grantor, who acknowledged the signing thereof to be his free act and deed for and on behalf of Grantor.



GINA K SHEPPARD
Notary Public
State of Ohio
My Comm. Expires
July 8, 2025



Notary Public
Commission Expiration Date: July 8, 2025

This Instrument Prepared By:
Raymond J. Mularski – Gahanna City Attorney
200 South Hamilton Road
Gahanna, Ohio 43085