

TRANSFERRED

A CONVEYANCE TAX EXEMPT *SEL*

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

9W200

SEP 11 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201309110154444

Pgs: 2 \$28.00 T20130002413
09/11/2013 12:15PM MEPSTEVEN B V
Terry J. Brown
Franklin County Recorder

LIMITED WARRANTY DEED

BY A LIMITED LIABILITY COMPANY
R.C. §5302.07

Know All Men By These Presents, that **Bonita25 Real Estate Investors LLC**, an Ohio limited liability company, the Grantor, for Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration paid, grants to the **City of Gahanna**, an Ohio municipal corporation, the Grantee, whose tax mailing address is 200 South Hamilton Road, Gahanna Ohio 43230, its successors and assigns forever, with *limited warranty covenants*, that certain

Real property described in the attached Exhibit A.

Parcel No.: _____ (split from 025-001972)

Prior Instrument: 201308070134782

Be the same more less, but subject to all legal highways, conditions, covenants, restrictions and easements of record, and to taxes and assessments, if any, now or a lien.

In testimony whereof, we have hereunto set our hands and caused our signatures to be affixed.

BONITA25 REAL ESTATE INVESTORS LLC,

Grantor

By

MMG
Michael P. O'Grady, Manager

State of Ohio, Franklin County, ss. Be it remembered that on September 11, 2013, before me, a notary public in and for the state of Ohio, personally came Michael P. O'Grady, in his official and authorized capacity as manager of Bonita25 Real Estate Investors LLC, the Grantor in the foregoing instrument, executed the same, and acknowledged that he did so as his free and voluntary act and deed and as the free and voluntary act and deed of the said Grantor.



SV
Notary Public - State of Ohio

Steven B. VanSlyck, Attorney at Law
Notary Public - State of Ohio
My Commission Has No Expiration Date

1.983 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of Lots 6 thru 10 of that unrecorded subdivision entitled "Allen E. McDowell's North Gahanna Parcel Plat", and being part of the 1.839 acre tract (Lot 6), 1.839 acre tract (Lot 7), 3.711 acre Tract 3 and 1.856 acre Tract 2 conveyed to Stonehenge Land Company by deeds of record in Instrument Number 200509070185359, Instrument Number 200512280272308, and Instrument Number 200607200142285 (respectively) (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 1779, marking an angle point in the centerline of Hamilton Road, being North 05° 41' 05" East, with the centerline of Hamilton Road, a distance of 544.66 feet from Franklin County Geodetic Survey monument number 1778, also being South 05° 50' 00" West, with the centerline of Hamilton Road, a distance of 1727.40 feet from Franklin County Geodetic Survey monument number 1780, being a common corner of said 3.725 acre tract that 0.202 acre tract conveyed to The City of Gahanna, Ohio by deed of record in Official Record 2129H04;

thence North 84° 10' 00" West, with the line common to said 3.725 and said 0.202 acre tracts, a distance of 50.00 feet to an iron pin set at the common corner of said 0.202 acre tract and the remainder of the original 2 acre tract conveyed to Tracy L. Vaccani by deed of record in Instrument Number 200711260203006;

thence North 05° 50' 00" East, across said 3.725 acre tract, being 50 feet west of and parallel to the centerline of said Hamilton Road, a distance of 236.99 feet to an iron pin set;

thence North 84° 10' 00" West, across said 3.725 acre tract, a distance of 155.00 feet to an iron pin set;

thence North 48° 10' 00" West, continuing across said 3.725 acre tract and across said 1.856 acre tract, a distance of 207.03 feet to an iron pin set at the TRUE POINT OF BEGINNING;

thence North 84° 15' 12" West, continuing across said 1.856 acre tract, a distance of 295.65 feet to an iron pin set in an easterly line of Lot 21 of the subdivision entitled "Valerio Heights No 3", of record in Plat Book 39, Page 114;

thence North 06° 14' 04" East, with the easterly line of said "Valerio Heights No 3" and the 2.90 acre tract conveyed to Arthur J. LePara and Martha June LePara, Co-Trustees, by deed of record in Official Record 28511A19, with the westerly line of said Stonehenge Land Company tracts, a distance of 448.40 feet to an iron pin set;

Thence across said Stonehenge Land Company tracts, the following courses and distances:

South 84° 15' 12" East, a distance of 180.98 feet to an iron pin set;

South 05° 50' 00" West, a distance of 367.18 feet to an iron pin set;

South 48° 10' 00" East, a distance of 137.86 feet to the TRUE POINT OF BEGINNING, containing 1.983 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

Bearings are based on a portion of the centerline of Hamilton Road being South 05° 50' 00" West as referenced in Deed Book 2582, Page 463, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

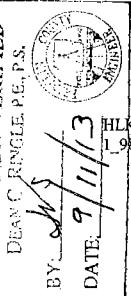
Heather L. King
Registered Surveyor No. 8307

APPROVED by Planning Commission;
City of Gahanna, Ohio;
No Plat Required.
Isobel L. Sherwood, MMC
Clerk of Council

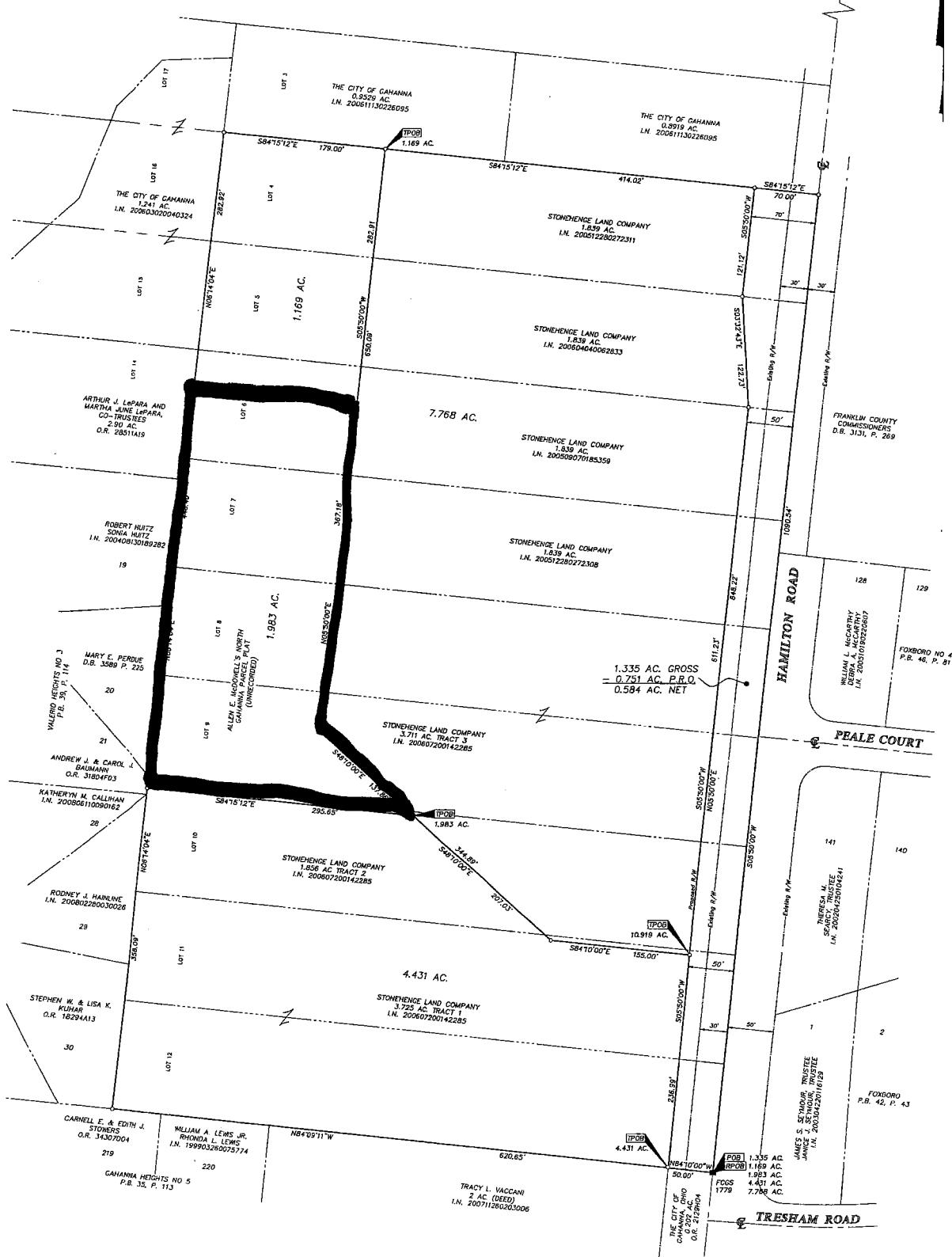
PRELIMINARY APPROVAL
DEED ORDER
FRANKLIN COUNTY ENGINEERING DEPT.
DATE: 12/11/08 BY: [Signature]



HLK/10Dec2008
1.983 ac 81192bv2



**SURVEY OF ACREAGE TRACT
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO**



EMHT		Date: December 10, 2008
Mark	1'	50'
Date	12/10/08	Revised
Description	Revised to include 1.160 acre tract	
1	1	1 of 1