

GENERAL WARRANTY DEED

GAHANNA TRUCKING, INC., an Ohio corporation ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to THE CITY OF GAHANNA, OHIO, an Ohio municipal corporation, whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, for public highway and road purposes, the following real property:

130632

Being the premises more particularly described in "Exhibit A" attached hereto and by reference made a part hereof (the "Premises").

Auditor's Parcel Number _____
Street Address: _____ Morse Road.

Subject to the rights of the public to use the Premises as a public road, the ingress and egress rights of Grantor and Grantor's successors, grantees and assigns, and easements, conditions, covenants and restrictions, if any, of record and further subject to taxes and assessments, if any, now a lien, payable in the December, 1988 collection and thereafter.

Grantor reserves unto itself and its successors and assigns forever, a perpetual easement and right-of-way in, to and over the Premises for the purpose of ingress to and egress from that certain real property conveyed to Grantor by deed of record at Official Record Volume 9660, Page B-18 in the Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Vol. 9660, Page B-18 of the Official Records of Franklin County, Ohio.

Signed and acknowledged
in the presence of:

Paul M. Dugger
Janis A. Dugger

GAHANNA TRUCKING, INC.
an Ohio corporation

By Richard W. Rubenstein
Richard W. Rubenstein,
Vice President

TIME 11:45A
RECORDED FRANKLIN CO., OHIO

STATE OF OHIO
FRANKLIN COUNTY, SS:

DEC 2 1988

JOSEPH W. TESTA, RECORDER

RECORDER'S FEE \$ 12.00

BE IT REMEMBERED, that on this 5th day of October, 1988, before me, the subscriber, a Notary Public in and for said county, came GAHANNA TRUCKING, INC., an Ohio corporation, by Richard W. Rubenstein, its Vice President, on behalf of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed of said corporation.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Paul M. Dugger
Notary Public
PAUL M. COPPIET, Attorney at Law
Notary Public, State of Ohio

Record and return to: City of Gahanna, Ohio
c/o Harold S. Peg Cunningham Section 147.03 O.R.C.
200 South Hamilton Road
Gahanna, Ohio 43230

This instrument prepared by: Glen A. Dugger
TRANSMISSIONS
Smith & Hale
37 West Broad Street
Columbus, Ohio 43215
DEC 8 1988

PALMER C. MCNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

90 8682

CONVEYANCE TAX
EXEMPT
<i>A. DM</i>
PALMER C. MCNEAL FRANKLIN COUNTY AUDITOR

LEGAL DESCRIPTION1.120 ACRE TRACT

Situated in the State of Ohio, County of Franklin, Township of Jefferson and being located in Section 2, Township 1, Range 16, United States Military Lands and being 1.120 acres (0.330 acre being part of that 4.281 acre tract conveyed to Gahanna Trucking, Inc., by deed of record in Official Record 9660B18 and 0.787 acre being a part of that 37.595 acre tract conveyed to Gahanna Trucking, Inc., by deed of record in Official Record 8681B15), all references being to those of record in the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Morse Road marking the northeast corner of said 37.595 acre tract and the northwest corner of a 40 acre tract conveyed to The New Albany Company, by deed of record Official Record 10999C06;

thence leaving said centerline, South $3^{\circ} 45' 41''$ West, along a line common to said tracts, a distance of 50.00 feet to a point;

thence leaving said common line, North $86^{\circ} 36' 28''$ West, along a line parallel to and 50.00 feet southerly of, as measured at right angles, the centerline of Morse Road, passing through the line common to said 37.595 acre tract and said 4.281 acre tract at 685.95 feet, a total distance of 975.95 feet to a point in the westerly line of said 4.281 acre tract and in the easterly line of a 2.952 acre tract now or formerly owned by Plateau Acres, Inc.

thence leaving said parallel line, North $3^{\circ} 42' 23''$ East, along a line common to said tracts, a distance of 50.00 feet to a point in the centerline of Morse Road marking the northwest corner of said 4.281 acre tract;

thence leaving said common line, South $86^{\circ} 36' 28''$ East, along the centerline of Morse Road, passing through the line common to said 4.281 acre tract and said 37.595 acre tract at 290.00 feet, a total distance of 976.00 feet to the place of beginning and containing 1.120 acre, more or less.

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

The bearings in the above description are based on the centerline of Morse Road as being North $86^{\circ} 36' 28''$ West.

* * * * *

0-37-C
Part of
SPLIT
0.332 Ac
Out of
685
1
SPLIT
0.788 Ac
Out of
181C
JEFFER
TWR



