

GENERAL WARRANTY DEED
(R.C. §5302.05)

KNOW ALL PERSONS BY THESE PRESENT that **RAW RE LLC**, an Ohio limited liability company, (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: 0.219 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 Jefferson, 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 170-000770
<u>Prior Record Reference(s):</u>	IN: 201707280103597
<u>Property Address(es):</u>	925 Taylor Station Road, Gahanna, Ohio 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 Columbus City Council.

GRANTOR'S EXECUTION

In witness whereof, Grantor, RAW LLC, an Ohio limited liability company, but its duly authorized representative TODD D. RICHARDSON who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on the effective date below.

RAW RE LLC,
an Ohio limited liability company

By: TDRichardson

Print Name: TODD D. RICHARDSON

Print Title: GENERAL MANAGER

State of Ohio)

County of Franklin)

Be it remembered on July 7th, 2020, I affixed my seal evidencing this instrument was acknowledged before me by Todd Richardson, the General Manager, on behalf of Grantor, RAW RE LLC, an Ohio limited liability company.



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Kimberly R. Grayson
Notary Public
Commission Expiration Date: 1-11-2021

This Instrument Prepared By:
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054



Parcel Description
-0.219 Acres-
West of Taylor Station Road
South of Taylor Road
-1-

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being part of Quarter Township 3, Township 1, Range 16, United States Military District and containing 0.219 acres of land, said 0.219 acres being part of that Original 1 acre tract of land as conveyed to RAW RE, LLC of record in Instrument No. 201707280103597 (APN: 170-000770), said 0.219 acres being more particularly described as follows;

Beginning for Reference, at a Franklin County Geological Survey Monument "5319 Reset" at an angle point in the centerline of Taylor Station Road (R/W-Varies), said monument being S 03°40'56" W, 743.49 feet from Franklin County Geological Survey Monument "5517 Reset", said FCGS Monument "5319 Reset" being at an angle point in the easterly line of a 0.056 acre tract described as Parcel 5WD as conveyed to Franklin County Commissioners of record in Instrument Number 200012080248238;

Thence **S 28° 17' 06" W**, along the southeasterly line of said Parcel 5WD, along a southeasterly line of a 5.897 acre tract of land conveyed to Adams Pointe LLC of record in Instrument Number 202001150006785 and along the centerline of said Taylor Station Road (R/W-Varies), **108.03 feet** to a pk nail set at a southeasterly corner of said 5.897 acre tract and the northeasterly corner of said Original 1 acre tract, the **True Point of Beginning**;

Thence **S 28° 17' 06" W**, along the southeasterly line of said Original 1 acre tract and continuing along the centerline of said Taylor Station Road (R/W-Varies), **237.78 feet** to a pk nail set at the southeasterly corner of said Original 1 acre tract and being a northeasterly corner of a 2.978 acre tract of land conveyed to the City of Gahanna of record in Instrument Number 201301020000607;

Thence **N 85° 56' 25" W**, along the southerly line of said 1 acre tract and along the northerly line of said 2.978 acre tract, **43.86 feet** to a rebar set (passing an iron pipe found at 31.9 feet);

Thence **N 28° 17' 06" E**, across said 1 acre tract, **238.21 feet** to a rebar set in the northerly line of said Original 1 acre tract and the southerly line of said 5.897 acre tract;

Thence **S 85° 25' 27" E**, along said common line, **43.69 feet** to the **True Point of Beginning** and containing **0.219 acre**, more or less, of which 0.137 acre being present right-of-way.

The above description was prepared by Advanced Civil Design Inc. on May 5, 2020 and is based on existing County Auditor records, County Recorder records and a field survey in July of 2019.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced 7661".

Bearings are based on the bearing of N28°17'06"E for the centerline of Taylor Station Road between Franklin County Geodetic Survey monuments 5343 and 5319 reset (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007) as established using a GPS survey.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

ADVANCED CIVIL DESIGN INC.

Douglas R. Hock, P.S.

Date: