

GENERAL WARRANTY DEED

(R.C. §5302.05)

KNOW ALL PERSONS BY THESE PRESENT that Trevi Enterprises LLC, (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: 0.213 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, City of Gahanna, 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 025-013638 and 025-013639
<u>Prior Record Reference(s):</u>	IN: 201904110040762
<u>Property Address(es):</u>	870 Claycraft Road, 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, Trevi Enterprises 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.

Trevi Enterprises LLC

By: *Robert J. Biondi*
Print Name: Robert J. Biondi
Print Title: Manager

State of Ohio)

County of Franklin)

Be it remembered on August 3, 2020, I affixed my seal evidencing this instrument was acknowledged before me by Robert J. Biondi, Manager of Trevi Enterprises LLC.

Margaret M. Long
Notary Public
Commission Expiration Date: _____



MARGARET M. LONG
Notary Public, State of Ohio
My Comm. Expires Dec. 04, 2024

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