

GENERAL WARRANTY DEED

*SUCCESSOR BY MERGER FROM GROOVIES ICE CREAM CO.*

Certified Oil Corporation, an Ohio corporation, for valuable consideration paid grants with general warranty covenants to the City of Gahanna, whose tax mailing address is 200 N. Hamilton Road, Gahanna, Ohio 43230 the following real property:

Situated in the County of Franklin, State of Ohio and in the City of Gahanna:

Being fully described on Exhibit "A" attached hereto and made a part hereof.

Parcel No: 025-1905

Property Address: Corner of Cherry Bottom and Route 62, Gahanna, Ohio 43230

Prior Instrument Reference: Deed Records of Franklin County, Ohio, Volume 3767, page 416 and Volume 316E04 and 2377H04

IN WITNESS WHEREOF, the said Certified Oil Corporation, an Ohio corporation in pursuance of a resolution adopted by its Board of Directors, on August 28, 1997, has hereunto caused these presents to be subscribed by Michael A. Auld, Vice President of Marketing and Real Estate, his hand this 10<sup>th</sup> day of March 1998.

Signed and acknowledged in the presence of:

CERTIFIED OIL CORPORATION

By

*Michael A. Auld*  
Michael A. Auld, Vice President  
Marketing and Real Estate

Witnesses:

*David L. McClure*  
David L. McClure

*Sandra E. Hardesty*  
Sandra E. Hardesty

TRANSFERRED

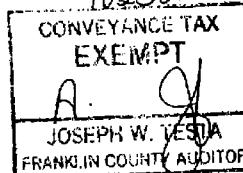
MAR 11 1998

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

State of Ohio  
County of Franklin, ss:

Be it remembered, that on this 10<sup>th</sup> day of March 1998, before me, the subscriber, a Notary Public, in and for said county, personally came, Certified Oil corporation, an Ohio corporation, by Michael A. Auld, Vice President of Marketing and Real Estate who acknowledged the signing thereof to be his voluntary act and deed on behalf of said corporation.

In testimony thereof, I have hereunto subscribed my name and affixed my seal on this day and year  
90252  
aforesaid.



*Sandra E. Hardesty*  
Notary Public  
SANDRA E. HARDESTY  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES AUGUST 8, 2000

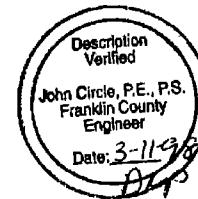
EXHIBIT A

## EXHIBIT "A"

Situated in the County of Franklin, State of Ohio, and in the City of Gahanna:

Being a part of Quarter Township One (1), Township One (1), Range Seventeen (17), United States Military Lands, and being a part of a 1.42 acre parcel of land conveyed by Allen E. McDowell and M. Jeanette McDowell to Lillian R. Bender by deed dated April 14, 1945, of record in Deed Book 1275, Page 223, Recorder's Office, Franklin County, Ohio, the premises hereby conveyed including in addition to said part hereinafter described an easement for the use and maintenance of a well on land adjoining said part on the North and the pipe line or lines connecting said well to the land constituting said part hereby conveyed, the land hereby conveyed being further described as follows:

Beginning at a railroad spike found where the center line produced of the Gahanna-Johnstown Road (Route 62) would intersect the center line of Cherry Bottom Road, said railroad spike being the Southwest corner of the Lillian R. Bender 1.42 acre tract; thence along the center line of the Cherry Bottom Road North 2 degrees 40 minutes East 129.95 feet to a point; thence South 89 degrees 13 minutes East (passing an iron pipe at 30 feet), 160.94 feet to an iron pipe; thence South 5 degrees 19 minutes West (passing an iron pipe at 73.85 feet), 104.74 feet to a point in the center line of the Gahanna-Johnstown Road; thence along the center line of said road South 81 degrees 32 minutes West 158.74 feet to the place of beginning, containing 0.422 acres, more or less, together with said easement for the use and maintenance of a well located on land adjoining the above described 0.422 acres on the North, said well being located within the bounds of the remainder of said Lillian R. Bender 1.42 acre tract, and said easement extending from the North line of said 0.422 acres above described in a Northerly direction to said present well where said well and present pipe line or lines are now located, and including the right and easement to use and maintain said pipe line or lines and said well.



0-57-11H  
ALL OF  
(025)  
1905