

VACATION OF AN INGRESS EGRESS EASEMENT AS ESTABLISHED

IN DEED BOOK 1511 PAGE 287 ON ORIGINAL LOT 9

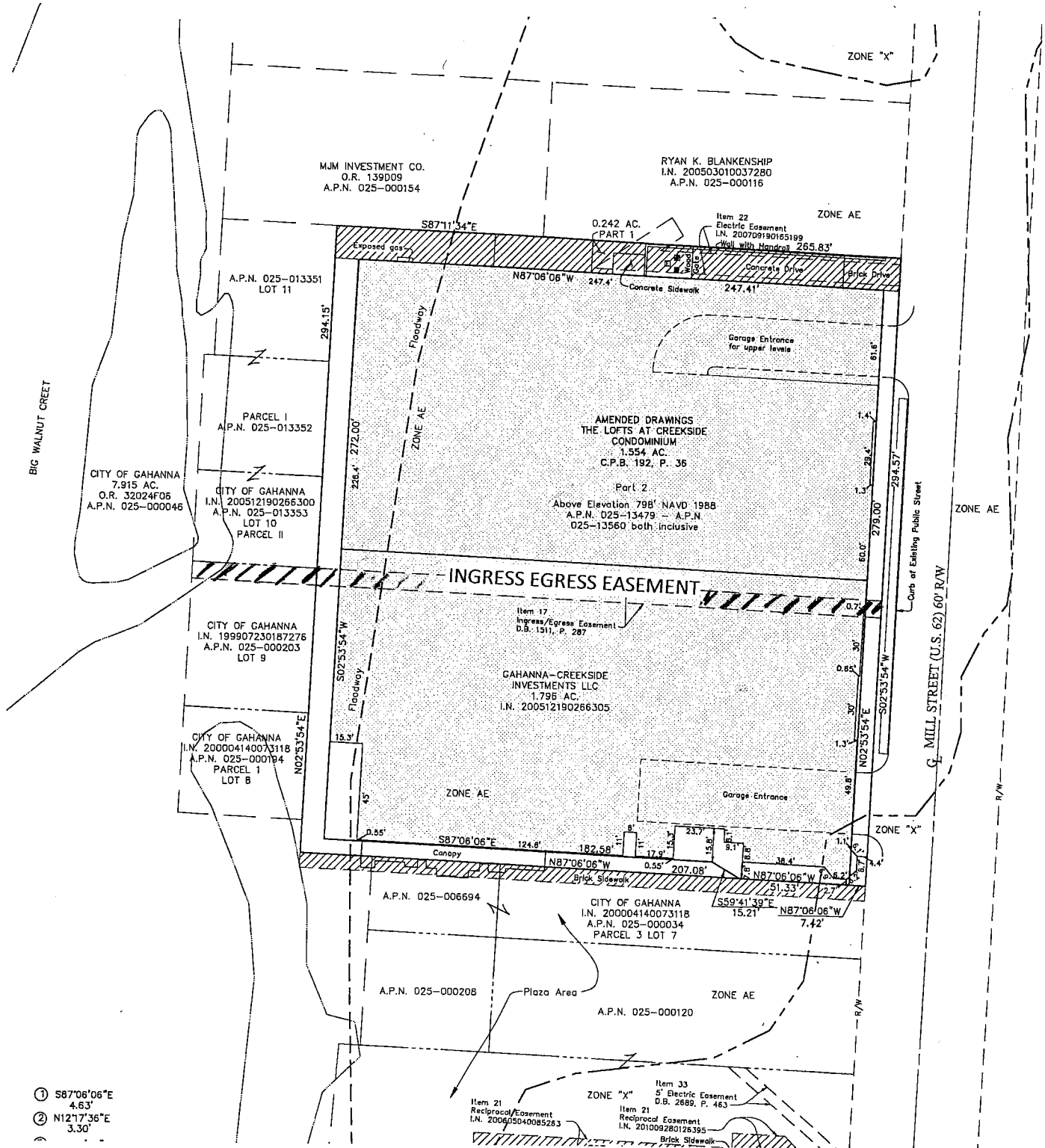


EXHIBIT A

Warranty Deed

Gen'l Code Ann. §§ 5301.21, 5301.16.

KNOW ALL MEN BY THESE PRESENTS: That Emma Baltz, unmarried

of the Village of Gahanna, County of Franklin and State of Ohio in consideration of the sum of

One dollar and other good and valuable consideration

to her, paid by Board of Trustees of Mifflin Township Gahanna, Ohio

of the Township of Mifflin, County of Franklin and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said

Board of Trustees of Mifflin Township

its successors and assigns and assigns forever, the following REAL ESTATE, situated in the County of Franklin in the State of Ohio and in the Village of Gahanna and bounded and described as follows:

Being eight(8) feet off of the South side of the following described property:

Beginning at a point 60 feet from the south east corner of Lot 9 at an iron pin in the west line of Mill Street in said Village of Gahanna; thence west along the south line of south tract of said Lot 9 conveyed to Mifflin Township trustees; 175 feet to an iron pipe; thence westerly direction continuing along the north line of said Mifflin Township tract 150 feet to a pipe; thence northerly direction 51 feet to an iron pipe; thence easterly 150 feet to an iron pipe in the south line of Frank and Mattie Dawson tract; thence N. 4 feet to a pipe in the south line of said tract; thence east along south line of said tract in easterly direction 175 feet more or less to an iron pipe in west line of Mill Street which S. E. Corner of Frank and Mattie Dawson tract; thence along west line of Mill Street in southerly direction 55 feet to the place of beginning. Also Parcel west of said lot 9 recorded in P. 199, Auditor's Office, Parcel 25 and 199, Auditor's Duplicate.

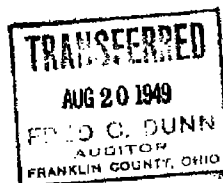


The grantor reserves to herself and her heirs and assigns an easement or right of way of ingress and egress over and upon the above described eight(8) foot hereby conveyed and that on this right of way of 8 feet there shall be no parking by grantor her heirs or assigns or the grantees its successors or assigns but this 8 foot shall be left open so that either grantor or grantee may enter or leave. Grantee its successors or assigns shall keep the 8 foot in repair.

Grantee shall construct surface of black top or other equivalent material on the eight foot driveway, within a reasonable time.

Previous conveyance recorded in D. B. 1485 page 51 and D. B. 1390 p453, Recorder's Office, Franklin County, Ohio.

Received 8-20-49 At 9:55
Recorded AUG 23 1949 In Franklin County
RAYMOND E. SCHAEFER, Recorder
Recorder's Fee \$ 1.95 11174



TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Board of Trustees of Mifflin Township its successors and assigns and assigns forever.

And the said Emma Baltz by Charles H. Fravel, her attorney in fact for herself and her heirs, do hereby covenant with the said

Board of Trustees of Mifflin Township its successors and assigns, that she is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER;

and that she will forever WARRANT AND DEFEND the same with the appurtenances unto the said Board of Trustees of Mifflin Towns in

its successors ~~and assigns~~ and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Emma Baltz by Charles H. Gravel, her attorney in fact

wherewith she has

right of cover in the premises, has

hereunto set his hand, this 16 day of August 19 40

Signed and acknowledged
in presence of

Charles H. Gravel
in fact for Emma Baltz
Charles H. Gravel attorney in
fact for Emma Baltz

Raymond E. Gotta
Walter R. Baker

THE STATE OF OHIO, Franklin COUNTY, ss.

BE IT REMEMBERED, That on this 16th day of August, 19 40
before me the subscriber, a Notary Public
in and for said County, personally came the above named
Charles H. Gravel, attorney in fact for Emma Baltz

the Grantor in the foregoing Deed, and acknowledged the signing of the same
to be her voluntary act and deed, for the uses and purposes therein
mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my
name and affixed my official seal, on the day and
year last aforesaid.



Walter R. Baker
Notary Public
Com. Exp. Mar. 21-1941
WALTER R. BAKER