

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Community Improvement Corporation of Gahanna, an Ohio non-profit Corporation, of Franklin County, Ohio,**

for valuable consideration paid, grant(s) with general warranty covenants, to

**City of Gahanna, Ohio, a Municipal Corporation**

whose tax-mailing address is: 200 South Hamilton Road, Gahanna, Ohio 43230

The following REAL PROPERTY:

See EXHIBIT "A" Attached Hereto

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: **Instrument Number 200811050162559**

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Community Improvement  
Corporation of Gahanna**

By: \_\_\_\_\_  
**George Mrus, President**

**STATE OF OHIO, COUNTY OF FRANKLIN, ss:**

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public, in and for said county and state, personally appeared, **George Mrus, President of Community Improvement Corporation of Gahanna**, who represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed on behalf of said Corporation.

\_\_\_\_\_  
Notary Public

EXHIBIT "A"

Parcel I

Parcel No. 025-000278

Being known as Lot No. 2 of "Edward G. Brennanman's Subdivision", (an unrecorded plat), containing 0.851 acres, bounded and described as follows:

Beginning at an iron pin in the southerly line of Granville Street in said Village of Gahanna, said iron pin being the northwesterly corner of said Lot 2 and being also South 86 degrees 55' minutes East 40 feet from the northeasterly corner of Lot 3 of said "Edward G. Brennanman's Subdivision" as said Lot 3 was conveyed to Leslie S. Snyder by deed of record in Deed Book 2098, Page 17, Recorder's Office, Franklin County, Ohio;

Thence along the southerly line of Granville Street, South 86 degrees 55' East, 187.64 feet to an iron pin at the northeasterly corner of said Lot 2, being also the northwesterly corner of Lot 1 of said unrecorded subdivision was conveyed to Vanarah E. Cole by deed of record in Deed Book 2010, Page 572, Recorder's Office, Franklin County, Ohio;

Thence along the line between said Lots 1 and 2 South 2 degrees 47' 30" West, 197.50 feet to an iron pin found at the southeasterly corner of said Lot 2, being the southwest corner of said Lot 1 and in the northerly line of the 4.692 acre tract conveyed to Lester L. Emig by deed of record in Deed Book 1732, Page 648, Recorder's Office, Franklin County, Ohio;

Thence along the northerly line of said 4.692 acre tract, being the southerly line of said Lot 2, North 87 degrees 02' West, 187.58 feet to an iron pin found at the southwest corner of said Lot 2;

Thence along the westerly line of said Lot 2, being parallel to and 40 feet easterly from the easterly line of said Lot 3, North 2 degrees 46' 30" East, 197.50 feet to the place of beginning, containing 0.851 acres, more or less.

**EXCEPTING THE FOLLOWING DESCRIBED PROPERTY**, as conveyed to Robert H. Albert, Sr., Trustee, in Official Record 32554F16, and as conveyed to Yates Limited Liability Company, in Official Record 32554F19, Recorder's Office, Franklin County, Ohio.

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Lot 2 of "EDWARD G. BRENNANMANS SUBDIVISION" (unrecorded) and being part of that tract of land conveyed to Yates Limited Liability Co., by deed of record in Official Record 30893D02, all references to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin set in the southerly right-of-way line of Granville Street, at the northwesterly corner of said Yates Limited Liability Co. tract, the northeasterly corner of the Joseph and Della Duris 0.626 acre tract, of record in Official Record 5735J02;

Thence South 86 degrees 55' 00" East, along said right-of-way line of Granville Street (being 30 feet southerly from, as measured at right angles and parallel with the centerline of Granville Street), a distance of 75.00 feet to an iron pin set;

Thence South 2 degrees 46' 30" West, a distance of 197.75 feet to an iron pin set;

Thence North 87 degrees 02' 00" West, being in part along the northerly line of the Kenneth D. and Donna J. Oldaker tract, of record in Official Record 10027G12 (passing an iron pin found at the northeasterly corner of said Oldaker tract at 70.96 feet), a distance of 75.00 feet to an iron pin set at the southeasterly corner of the Joseph and Della Duris 0.626 acre tract;

Thence North 2 degrees 46' 30" East, along the easterly line of said 0.626 acre tract, a distance of 197.90 feet to the point of beginning, containing 0.341 acre, more or less.

Bearings contained herein are based on the same meridian as the bearing of the southerly right-of-way line of Granville Street (South 86 degrees 55' 00" East) of record in Official Record 30893D02.

**ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY**, as acquired by the City of Gahanna, Common Pleas Court Case No. 96CVH-06-4305, filed as Instrument No. 199709160094612, Recorder's Office, Franklin County, Ohio.

Situated in the City of Gahanna, County of Franklin, State of Ohio, and in Section 1 and 4, Town 1, Range 17 and being out of Lot 2 of Edward G. Brennanmans Subdivision (unrecorded plat), and bounded and described as follows:

Parcel No. 80-WV (Highway)

Beginning for reference at Franklin County Engineer's Monument #5019 found at the centerline intersection of Hamilton Road with Granville Street (centerline Granville Street Station 10+09.40);

Thence North 86 degrees 38' 58" West, with the centerline of said Granville Street, a distance of 2332.64 feet to a point (centerline Station 33+42.11);

Thence South 3 degrees 08' 02" West, a distance of 30.00 feet to the Owner's northeasterly property corner in the existing southerly right-of-way line of said Granville Street (30.00 feet left, Station 33+42.11) and being the TRUE POINT OF BEGINNING for this description;

Thence South 3 degrees 08' 02" West, with the Owner's easterly property line, a distance of 8.00 feet to a point in the proposed southerly right-of-way line of said Granville Street (38.00 feet left, Station 33+42.08);

Thence North 86 degrees 38' 58" West, continuing with said proposed southerly right-of-way line, a distance of 187.65 feet to a point in the Owner's westerly property line (38.00 feet left, Station 35+29.73);

Thence North 3 degrees 08' 02" East, with said westerly property line, a distance of 8.00 feet to the Owner's northwesterly property corner in the existing southerly right-of-way line of said Granville Street (30.00 feet left, Station 35+29.76);

Thence South 86 degrees 38' 58" East, with said existing southerly right-of-way line and the Owner's northerly property line, a distance of 187.65 feet to the Point of Beginning, containing 0.0345 acres of which the existing right-of-way occupies 0.00 acres, leaving a net take of 0.0345 acres.

The bearings in the above description are based upon the centerline of Granville Street as being North 86 degrees 38' 58" West.

This description is based upon a survey made under the direction of James R. Hill, Registered Surveyor No. 6919.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

**TOGETHER WITH:**

Declaration of Easement for ingress and egress, being 10' along the easterly boundary of the above described .0341 acre tract, of record in Official Record 32121C17, Recorder's Office, Franklin County, Ohio.

Ingress and egress easement as reserved to the residual owned area in Amended Judgment Entry filed in Franklin County Common Pleas Court Case No. 96CVH-06-4305, filed as Instrument No. 199709160094612, Recorder's Office, Franklin County, Ohio.

Parcel II

Parcel No. 025-001827

Beginning at an iron pin in the southerly line of the Gahanna Medical Center 1 acre tract as shown of record in Deed Book 2423, Page 149, at the northeasterly corner of the Elsie Hultz 0.080 acre tract as shown of record in Deed Book 2362, Page 601; thence along the southerly line of the said Gahanna Medical Center 1 acre tract, South 87 degrees 02' East, 183.58 feet to an iron pin at the southeasterly corner of the said tract; thence South 2 degrees 47' 30" West, 85.0 feet to an iron pin; thence North 87 degrees 02' West (parallel to the southerly line of the said Gahanna Medical Center 1 acre tract), 184.63 feet to an iron pin in the easterly line of the said 0.080 acre tract; thence along the easterly line of the said 0.080 acre tract; North 3 degrees 30' East, 85.0 feet to the place of beginning, containing 0.359 acres, more or less.