

## **City of Gahanna Contract of Sale and Purchase**

This agreement, entered into on the below date by and between Donna Lou Roby, hereinafter called the Owner, hereby agrees to grant, sell, bargain, and convey to the City of Gahanna, hereinafter called the City, the following described real estate together with improvements now located thereon:

See Exhibit A

The City agrees to purchase said real estate and agrees to pay the full sum of \$60,000.00; as full compensation and damages for same and as full consideration for the covenants of Owner herein contained.

Owner shall sell and convey the above described real estate by General Warranty Deed and shall deliver said deed to the City at the time of closing and which closing shall occur no later than 60 days after the date hereof and at which closing the City shall pay the aforesaid consideration of \$60,000.00.

Owner warrants that the real estate is free and clear of all liens and encumbrances, except mortgages, taxes, easements, conditions and restriction of record, if any and Owner shall cause all such liens and encumbrances to be removed or released of record on or before the date of closing as aforesaid, except easements, conditions and restrictions of record.

Owner agrees to execute supplemental instruments necessary for the construction and maintenance of the project, over, across and upon the aforementioned property.

Owner shall be liable for all taxes on the property up to and including the date of closing.

Owner hereby grants to the City, its employees, agents, consulting engineers, contractors and other representatives the right to enter upon and have exclusive possession of the heretofore described real estate.

Owner Further Agrees, that if to any reason the City determines it be necessary to file a Complaint in the Court of Common Pleas of Franklin County for the impaneling of a jury to assess the compensation to be paid for the heretofore described real estate, this contract may be introduced as evidence in such proceedings and the amount specified herein shall be deemed and stipulated to be the fair market value of the interest acquired in the real estate.

## **EXHIBIT A**

Situated in the County of Franklin in the State of Ohio and in the City of Gahanna and bounded and described as follows:

Being a part of Quarter Township 4, Township 1, Range 17, U.S. Military Lands and being more particularly described as follows:

Beginning at a point in the south corporation line in the Village of Gahanna at its intersection with the center of Oklahoma Avenue, as same is shown on the plat of Dickerson's Addition of record in Plat Book 7, page 420, Recorder's Office, Franklin County, Ohio; thence from said beginning point S. 3" 42' W. with the center of Oklahoma Avenue produced southerly 194.3 feet to a point at the intersection of said line produced with the south line of a 4.3 acre tract, formerly standing in the names of Oliver W. Strait and Lizzie Strait; thence with said south line N. 86" 30' W. 126.4 feet to the center of Big Walnut Creek; thence N. 36" 50' W. up the creek 254.9 feet to the northwest corner of said 4.3 acre tract and in the south line of the Village of Gahanna; thence with said south corporation line S. 86" 30' E. 292 feet to the place of beginning, subject however, to certain easements granted to the Village of Gahanna as set forth in a deed to said Village of record in Deed Book 1124 page 354, subject also the other easements of record affecting the herein described tract and containing 0.933 acres.