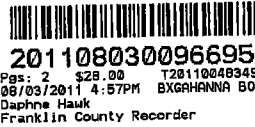
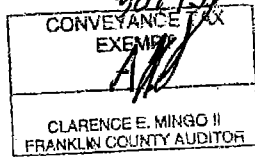


TRANSFERRED

AUG 03 2011

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



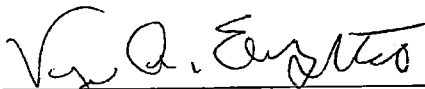
## WARRANTY DEED


Virgie A. Evangelista and Rocco Evangelista husband and wife, for valuable consideration paid, grant(s), with general warranty covenants, to City of Gahanna, whose tax mailing address is 200 S. Hamilton Rd., Gahanna, OH 43230, the following real property:

Situated in the County of Franklin in the State of Ohio and in Jefferson Township;  
And further described on Exhibit "A" attached hereto and incorporated herein.

Tax district and parcel number: 170-001100-00  
Street address of property: 4427 Johnstown Rd., Gahanna, OH 43230  
Prior instrument reference: 201008120103291, Recorder's Office, Franklin County,  
Ohio

Signed this 28<sup>th</sup> day of July, 2010.

  
Virgie A. Evangelista

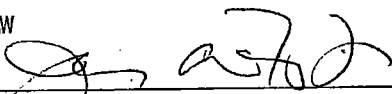
  
Rocco Evangelista

STATE OF OHIO:  
COUNTY OF FRANKLIN, SS;

SWORN TO BEFORE ME and acknowledged in my presence this 28<sup>th</sup> day of July, 2010  
by Virgie A. Evangelista and Rocco Evangelista.



JULIA A. FAIST, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

  
Notary Public

*Gahanna Tire Box*  
This instrument prepared by: Julia A. Faist, Attorney at Law  
142 Granville Street,  
Gahanna, OH 43230

EXHIBIT A

EXHIBIT "A"

Situated in the County of Franklin in the State of Ohio and in Jefferson Township;  
Being a 0.401 acre tract out of a 1.0 acre tract and being in Lot 2, Section 2, T1,  
R 16, USM Lands, Jefferson Township, Franklin County, Ohio as the said 1.0 acre tract is  
recorded in Deed Book 775, Page 566 and Deed Volume 3285, pages 424-425 and said 0.401  
acre tract to be described is more particularly described as follows:  
Beginning at an iron pin that is S 89° 56' W 74.60 feet from the SE Corner of a 20.627 acre tract  
as recorded in Deed Volume 3285, Pages 424-425 and also being in the North line of Lot 2;  
Thence N 89° 56' E 153.13 feet, with the North line of Lot 2, to a point;  
Thence S. 19° 02' E 61.74 feet to a point in the centerline of the Columbus-Millersburg Road;  
Thence S 45° 55' W. 160.0 feet, with the centerline of the said road, to a point;  
Thence N. 19° 02' W. 179.3 feet to an iron pin marking the place of beginning and this  
containing 0.401 acres more or less.

This description prepared by : M. W. Hugus, Reg. Surv. 4842 on 11/21/81.

EXCEPTING THEREFROM THE FOLLOWING 0.147 Acre Description:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being located in  
Quarter Township 2, Township 1, Range 16, United States Military Lands, also being a part of a  
0.401 acre tract in the name of Virgie A. Evangelista, Trustee, as described in Official Record  
03794, Page C08 all records contained herein were on file at the Recorder's Office, Franklin  
County, Ohio:

Beginning at a magnail set in the centerline of Johnstown Road (R/W varies) at the  
southwesterly corner of said 0.401 acre tract, also being the southeasterly corner of a 0.309 acre  
tract in the name of City of Gahanna as described in Official Recorder 27605, Page H12 and the  
True Place of Beginning for the tract herein being described.

Thence N. 14° 35' 29" W, a distance of 44.12 feet leaving said centerline along the easterly line  
of said 0.309 acre tract to an iron pipe set;

Thence N 50° 26' 14" E, a distance of 159.90 feet leaving said easterly line through said 0.401  
acre tract to an iron pipe set in the westerly line of a 5.454 acre tract in the name of City of  
Gahanna, Ohio as described in Instrument Number 199907220186088;

Thence S 14° 35' 29" E, a distance of 44.12 feet along the westerly line of said 5.454 acre tract to  
a magnail set in the centerline of said road at the southeasterly corner of said 0.401 acre tract;

Thence S 50° 26' 14" W, a distance of 159.90 feet along the centerline of said road also being the  
southerly line of said 0.401 acre tract to the True Place of Beginning containing 0.147 acres more  
or less, of which 0.110 acre lies within the right-of-way of Johnstown Road.

Subject to all legal highways, easements, leases or restrictions of record and of records in the  
respective utility offices.

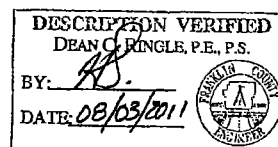
Iron pipes set are ¾" inside diameter iron pipes that are 30 inches long with a yellow cap  
stamped "W.E. Stilson"

Bearings are based on the Ohio State Plan Coordinate System, South Zone, 86 Adjustment and  
were obtained by using a bearing of "S 03° 16' 30" W calculated by inverting between the  
established coordinates for Franklin County Geodetic Survey Monuments FCGS 6670 and FCGS  
8817 Reset.

PPN: 170-001100-00

Property Address: 4427 Johnstown Road, Gahanna OH 43230

0-037-A  
ALL OF  
(170)  
001100





CITY OF GAHANNA, OHIO  
5.1903 Ac. (Orig.)  
025-012053  
LN.199907220186088

Ex. Corp. Line  
Ord. 2000-51,  
LN.200005110093070

P.O.B.

Ex. Corp. Line  
Ord.116-94  
ORV.27249-B06

CITY OF GAHANNA, OHIO  
0.254 Ac.  
170-001100  
LN.201108030096695

J & K FUTURES LLC  
1966 Ac.  
025-012674  
LN.201107250091951

Ex. Corp. Line  
Ord. 230-01,  
LN.200202060034636

(U.S. RTE. 62)

CITY OF GAHANNA, OHIO  
0.147 Ac.  
170-001100  
LN.201008180106160  
LN.201008120103293

E JOHNSTOWN ROAD

