

Gahanna Little Box 4459

Instr: 200004140073118 04/14/2000
Pages: 2 Fee: \$14.00 3:20PM
Richard B. Metcalf T20000049101
Franklin County Recorder BXGAHANNA

GENERAL WARRANTY DEED, Statutory Form No. 22-S

General Warranty Deed*

Robert J. Eckart, married and Jerry L. Eckart, unmarried

, of

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

, whose tax-mailing address is

200 S. Hamilton Road, Gahanna, Oh 43230
the following REAL PROPERTY:

See EXHIBIT A - Attached Hereto

Commonly Known As: 121 Mill Street, Gahanna, Ohio 43230
PPN: 025-6694(0.0689acre)

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restriction of record, if any, and except real estate taxes for the June 2000 collection, and thereafter, for which taxes and adjustment has been made between the parties and which, therefore, the grantees herein assume and agree to pay.

Prior Instrument Reference: Official Record 27968, page J 08
of the Deed Records of Franklin

County, Ohio.

Marietta L. Eckart wife (XXXXX) of the Grantor,
releases all rights of dower therein. Witness their hand(s) this 31st day of March, 2000

Signed and acknowledged in the presence of:
Carolyn S. Neal
-(Witness)

Jerry L. Eckart
Robert J. Eckart
-(Seller)

Joe A. Faist
-(Witness)

Marietta L. Eckart
Marietta L. Eckart
-(Seller)

State of Ohio, County of Franklin ss.

BE IT REMEMBERED, That on this 31st day of March, 2000, before me, the subscriber, a Notary Public in and for said state, personally came, Robert J. Eckart and Marietta L. Eckart and Jerry L. Eckart the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



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

Julia A. Faist
Julia A. Faist
Notary Public-State of Ohio
My Commission Expires:

This instrument was prepared by Julia A. Faist
142 Granville Street
Gahanna, Ohio 43230

Auditor's and Recorder's Stamp

APR 4 2000
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

903660
CONVEYANCE TAX
EXEMPT
A- [Signature]
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

EXHIBIT A

*See Sections 5402.05 and 5302.06 Ohio Revised Code.

EXHIBIT A

LEGAL DESCRIPTION

File Number 00-4459

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

PARCEL 1:

Being Lot Number Eight (8) in the City of Gahanna as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 178, Recorder's Office, Franklin County, Ohio.

PARCEL 2:

Being a part of that parcel of ground recorded in deed Book 771, page 83, Recorder's Office, Franklin County, Ohio, described in the deed from Isabel Harris to Zora E. Gray, and bounded on the east by the east line of the said parcel of ground, and being that part of said parcel of ground lying immediately west of Lot Number 8 in the Village of Gahanna, Franklin County, Ohio, and more particularly described as follows:

Beginning at the southwest corner of said Lot Number 8; thence West 150 feet; thence North 50 feet; thence East 150 feet; thence South 50 feet along the West line of said Lot Number 8 to the place of beginning.

PARCEL 3:

Being Lot Number Seven (7), in the City of Gahanna, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 178, Recorder's Office, Franklin County, Ohio.

PARCEL 4:

Being a part of Quarter Township 1, Township 1, Route 17, United States Military Lands, and being part of a 0.1433 acre tract conveyed to Robert Watters and Jon R. Martin shown of record in Deed Book 2846, page 90, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

N-039
All of
(025)
194
+
126
+
034
+
6694

Commencing at a point in the northerly line of the Elizabeth Pizzurro tract shown of record in Deed Book 2764, page 572, said point being at the southeasterly corner of said 0.1433 acre tract and the southwesterly corner of Lot 6 of The Village of Gahanna shown of record in Plat Book 3, page 178,

Thence North 2 degrees 05' East, along the easterly line of said 0.1433 acre tract, and along the westerly line of said Lot 6, a distance of 54.00 feet to a point at the northwesterly corner of said Lot 6, and the

southwesterly corner of Lot 7, or the village of Gahanna shown of record in Plat Book 3, page 178, and the true point of beginning of this description;

Thence North 88 degrees 00' West, across said 0.1433 acre tract, and along a line parallel with the southerly line of said 0.1433 acre tract, a distance of 60.00 feet to a point on the westerly line of said 0.1433 acre tract;

Thence North 2 degrees 05' East, along the westerly line of said 0.1433 acre tract, a distance of 50.00 feet to a point on the southerly line of a 0.1722 acre tract conveyed to Robert J. Watters shown of record in Deed Book 3059, page 59, said point being at the northwesterly corner of said 0.1433 acre tract;

Thence 88 degrees 00' East, along the northerly line of said 0.1433 acre tract, and along the southerly line of said 0.1722 acre tract, a distance of 60.00 feet to a point at the northeasterly corner of said 0.1433 acre tract, and the southeasterly corner of said 0.1722 acre tract, and the northwesterly corner of said Lot 7, and the southwesterly corner of Lot 8 of The Village of Gahanna shown of record in Plat Book 3, page 178;

Thence South 2 degrees 05' West, along the easterly line of said 0.1433 acre tract, and along the westerly line of said Lot 7, a distance of 50.00 feet to the place of beginning, containing 0.0689 acres, more or less.

Description Verified
John Circle, P.E., P.S.
Franklin County Engineer
Date: 11/11/00
AS