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03/18/2009 12:26pm MEDKASPERNET
Robert G. Montgomery
Franklin County Recorder

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian for valuable consideration paid, grant(s) with limited warranty covenants to: Eagle Academy of Columbus, Inc., an Ohio Corporation, whose tax mailing address is: 326 James Road, Gahanna, Ohio 43230 the following described REAL PROPERTY:

Situated in the Township of Mifflin, City of Gahanna, County of Franklin, Ohio, and in Section 4, Township 1, Range 17, United States Military Lands, and being 3.546 acres of land out of a 21.534 acre tract (by deed), 21.771 acre tract (by survey) as conveyed to Michael L. Helman as recorded in Official Record 31294-E03, Franklin County Recorder's Office, said 3.546 acres being more particularly described as follows:

Beginning for reference at a railroad spike (found) at the Southwesterly corner of said Michael L. Helman's 21.771 acre tract, also being in the centerline of Price Road; thence North 90 deg. 00' 00" East, along the Grantors South line and the centerline of Price Road, a distance of 11.95 feet to an iron pin (found) at the true point of beginning;

Thence North 00 deg. 00' 00" East a distance of 320.14 feet to a iron pin (set);

Thence North 90 deg. 00' 00" East a distance of 489.32 feet to a iron pin (set);

Thence South 02 deg. 26' 53" West a distance of 320.44 feet to a railroad spike (set) in the Grantors South line and the centerline of Price Road;

Thence North 90 deg. 00' 00" West, along the South line and centerline, a distance of 475.63 feet to the true point of beginning; and containing 3.546 acres of land, more or less. Subject to all easements, rights-of-way and restrictions of record.

Bearings used in this description are based on the Grantors South property line and the centerline of Price Road being North 90 deg. 00' 00" West as per Official Record 31294-E03.

All references to iron pins (set) are to be 5/8" rebar, 30" in length, stamped cap "GOC Surveyors".

This description was prepared from actual field Survey by GOC Surveyors in April 2000 by David M. Lucas P.S. #7866.

Parcel No: 025-000876-00

Property Address: 94 Price Road, Gahanna, OH 43230
08-4418-07-F-R

Prior Instrument Reference: Book 200901260009654. Page of the Deed Records of Franklin County, Ohio.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

08-4418-07-F-R

34539
Mandatory- 176.00
Permissive- 176.00
JOSEPH W. TESTA

RETURN TO:
FIDELITY LAND TITLE AGENCY
OF CINCINNATI, INC.
10723 MONTGOMERY ROAD
CINCINNATI OHIO 45242

TRANSFERRED

MAR 18 2009

DESCRIPTION VERIFIED
BY DEAN C. RINGLE, P.E., P.S.
DATE 3-18-09



RETURN RECORDED DOCS TO:
KASPARNET, LLC
3613 RESERVE COMMONS DR.
MEDINA, OH 44256

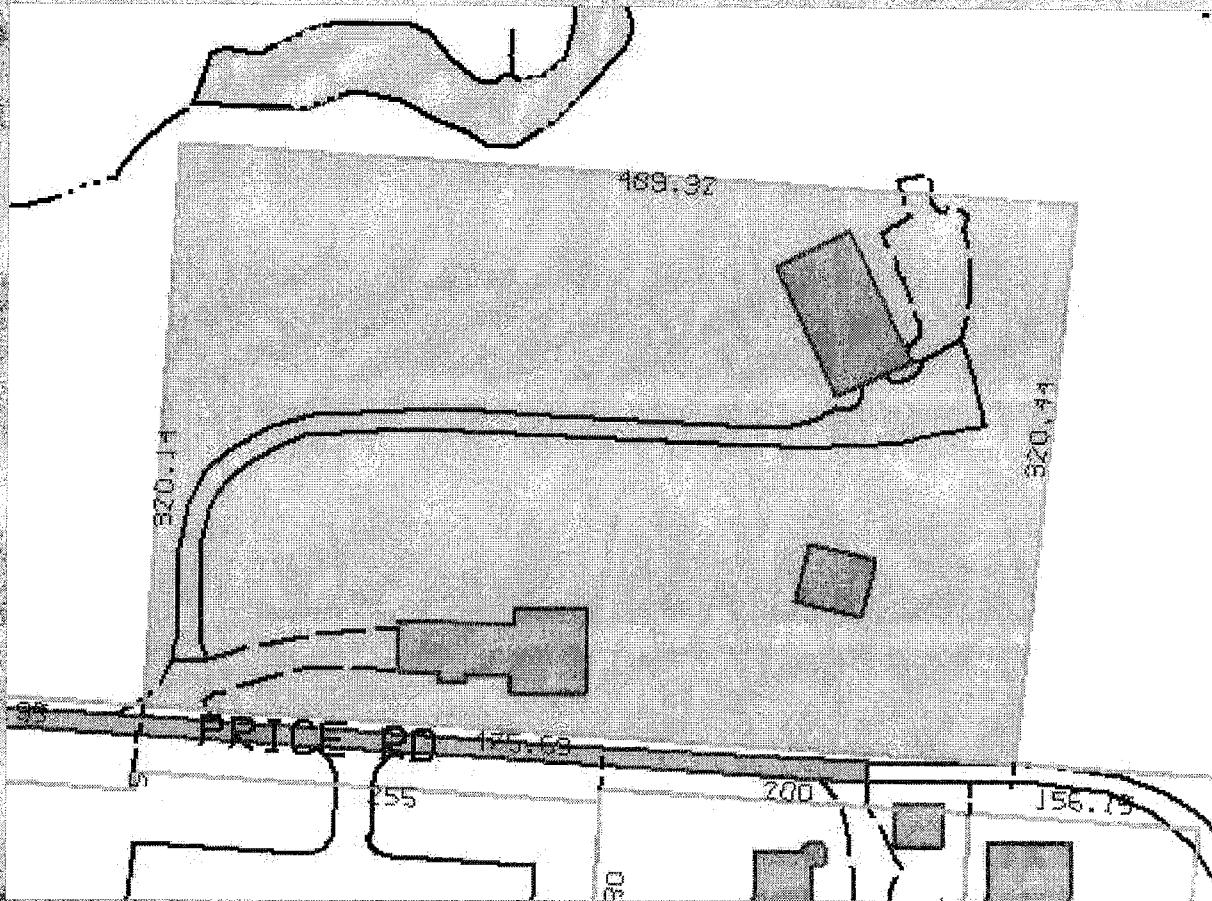
EXHIBIT A

Parcel ID
025-000876-00

Map Routing No
025-0059C -041-00

Card No
1

Location
94 PRICE RD



This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.