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GENERAL WARRANTY DEED BY A CORPORATION, No. 32-A

(Reprinted 5/88)

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GENERAL WARRANTY DEED\*

082548

THE GAHANNA INVESTMENT CLUB, INC. <sup>(1)</sup>, a corporation organized and existing under the laws of the State of Ohio and in good standing, for valuable consideration paid, grants, with general warranty covenants, to THE CITY OF GAHANNA, an Ohio Municipal Corporation, whose tax-mailing address is 200 S. Hamilton Road, Gahanna, Ohio 43230 the following REAL PROPERTY: Situated in the County of Franklin in the State of Ohio and in the City of Gahanna <sup>(2)</sup>

SEE METES AND BOUNDS LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" CONTAINING ACRES, MORE OR LESS.

4:35P  
TIME REC'D FRANKLIN CO. OHIO

PARCEL NO.: 025-4341  
GAHANNA JEFFERSON SCHOOL DISTRICT

MAY 29 1992

RECORDED FEE \$ 100

Prior Instrument Reference: Vol. 3252 Page 74 of the Deed Records of Franklin County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed hereto by RAY M. SHAFFER <sup>(1)</sup>, its president, and JUDITH M. PETERSON, its secretary, thereunto duly authorized by resolution of its board of directors, this 29th day of May 1992. Signed and acknowledged in the presence of:

Peter H. Riddell  
WITNESS Peter H. Riddell

Julia A. Faist  
WITNESS Julia A. Faist

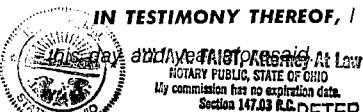
THE GAHANNA INVESTMENT CLUB, INC <sup>(3)</sup>

by Ray M. Shaffer  
RAY M. SHAFFER PRESIDENT  
Judith M. Peterson  
JUDITH M. PETERSON SECRETARY  
County of Franklin SS.

State of Ohio

BE IT REMEMBERED, That on this 29th day of May 1992, before me, the subscriber, a NOTARY PUBLIC in and for said state, personally came RAY M. SHAFFER <sup>(1)</sup>, president, and JUDITH M. PETERSON, secretary, of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and deed, pursuant to authority of its board of directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on



This instrument was prepared by PETER H. RIDDELL, ESQ.

RIDDELL & MANGUSO CO., L.P.A.

135 NORTH HAMILTON ROAD

GAHANNA, OHIO 43230

CONVEYANCE TAX

Auditor's and Recorder's Stamp

EXEMPT

TRANSFERRED

MAY 29 1992

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

EXHIBIT "A"

Situated in the County of Franklin, in the State of Ohio and in the Township of Mifflin and bounded and described as follows:

Being Lot Number Seven (7) of JOHN F. CONROY HEIRS' SUBDIVISION, as numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 19, page 34, Recorder's Office, Franklin County, Ohio.

**EXCEPTING** the following described premises conveyed to Albert E. Cole by deed, dated April 12, 1935, and recorded in Deed Book 990, page 307. Recorder's Office, Franklin County, Ohio.

Situate in Quarter Township One, Township One, Range 17, U.S.M. Lands in Mifflin Township, Franklin County, Ohio and described as follows:  
Beginning at a railroad spike in the center line of the Ridenour Road and in the South line of the Clifford Hill tract; thence along the south line of said tract S. 36 degrees 42' East (passing iron pins at 28.76' at 72.66' on the west bank of Big Walnut Creek) 157.66' to a point in the center line of said Creek, (the west line of the Frederick and Agnes Sindel tract); thence following along the center line of said Creek and the west line of the Sindel tract as follows:  
S. 37 degrees 21' East to an angle, at a distance of about 168'. S 81 degrees 21' east about 355' to a point in the Sindel west line and the center of the Creek; thence S. 48 degrees 39' west (passing a pin in the south creek bank at 86' also a pin in the east road line at 386') 416' to a railroad spike in the center line of the Ridenour Road; thence along said road as follows: N 33 degrees 00' west 19.3' to an angle. S 25 degrees 49' west 164.80' to an angle N 38 degrees 08' west 338.70' to an angle N 14 degrees 11' west 35.8' to the place of beginning containing two and three tenths acres more or less. Subject to all legal highways.

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**AND ALSO EXCEPTING** the following described premises conveyed to Luella F. Lewis by deed, dated October 4, 1956, and recorded in Deed Book 1992, page 585, Recorder's Office, Franklin County, Ohio:

Situated in the County of Franklin, in the State of Ohio, and in the Township of Mifflin in R. 17, Twp. 1, 1/4 twp 1., U.S.M. Lands and bounded and described as follows: Beginning at an iron pin in the center of Ridenour Road, being the most southern point of the Vernon H. & Rosa A. Finsterwald 2.3 acre tract and being the N.W. corner of the present John F. Conroy 21.2 acre tract; thence N. 48 degrees 39' E. (passing an iron pin at 259.60') 416.00' to the center of Big Walnut Creek, being the S. line of Fredrick & Agnes Sindel tract; thence following the center of said creek and the S. line of the Sindel tract S. 81 degrees 21' E. a distance of 116.84'; thence S. 47 degrees 35' W. (passing an iron pin at 197.54') 505.71' to an iron pin in the center of Ridenour Road; thence N. 33 degrees 0' W. 100.00' to the point of beginning, containing 1.0 acres, more or less, and being part of Lot 7 of John F. Conroy Heirs Subdivision as shown in Plat Book 19, page 34, Recorder's Office, Franklin County, Ohio, and subject to all legal highways and rights-of-way.

O-57-14  
ALL OF  
4341  
(025)  
B.M.  
5/29/92

19601008

**QUIT-CLAIM DEED \***

THE GAHANNA INVESTMENT CLUB, INC., an Ohio Corporation  
(1), of Franklin County, Ohio  
for valuable consideration paid, grants(s) to CITY OF GAHANNA  
200 S. Hamilton Road, Gahanna, Ohio 43230 , whose tax-mailing address is  
the following **REAL PROPERTY**: Situated in the County of Franklin in the State  
of Ohio and in the City of Gahanna : (2)

See attached legal description

086386

TIME 2:44 P M  
RECORDED FRANKLIN CO. OHIO

JUN 4 1992

**RECORDER'S FEE \$**

10  $\text{e}^-$

Prior Instrument Reference: Vol.3252 Page 74 of the Deed Records of Franklin  
County, Ohio. The Gahanna Investment Club, Inc., by <sup>(3) wife (husband) of the</sup> ~~XXXXXX~~  
Grantor releases all rights of dower therein. Witness our hand(s) this 29 day  
of May, 1992.

Signed and acknowledged in the presence of:

THE GAHANNA INVESTMENT CLUB, INC.

X Raymond Shaffer (4)  
Ray M. Shaffer PRESIDENT  
X Judith M. Peterson  
JUDITH M. PETERSON Secretary

*State of Ohio* *County of* *Franklin* *ss.*

BE IT REMEMBERED, That on this 29 day of May, 1992, before me, the subscriber, a Notary Public in and for said county, personally came, THE SOUTHERN INVESTMENT CLUB INC., the Grantor(s) in the RAY M. SHAFER, President & JUDITH A. PETERSON, Secretary, the signing thereof to be its voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

This instrument was prepared by Julia A. Faist, 12 Granville St., Geh

This instrument was prepared by \_\_\_\_\_

**1. Name of Counter(s) and marital**

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, etc.

Revised Code of Ohio.

**TRANSFER  
NOT NECESSARY**

JUN 2 1992

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OH

\* See Section 5302.11 Ohio Revised Code

**CONVEYANCE TAX  
EXEMPT**

19601009

EXHIBIT "A"

LEGAL DESCRIPTION

Being part of Lot No. 7, of the John F. Conroy Heirs' subdivision of record in Plat Book 19, Page 34, all references being recorded in Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a railroad spike where the centerline of McCutcheon Road intersects the centerline of Ridenour Road;

thence along the centerline of said Ridenour Road North 0° 50' East, 593.80 feet to an angle point in said road;

thence continuing along the centerline of said Ridenour Road, north 36° 24' West, 339.10 feet to a railroad spike at an angle point in said road;

thence continuing along the centerline of the said Ridenour Road, North 33° 0' West, 159.70 feet to a point at the southwesterly corner of a one (1) acre tract;

thence along a southerly line of the said one (1) acre tract North 47° 35' East, 505.71 feet to a point in the centerline of Big Walnut Creek;

thence along the centerline of the said Big Walnut Creek and the meanders thereof the following courses and distances; South 81° 21' East, 325 feet to a point, South 30° 29' 57" East, 476.11 feet to a point, South 17° 21' East, 435 feet to a point, South 5° 9' West, 470 feet to a point in the centerline of the said McCutcheon Road;

thence North 86° 21' West, 760.70 feet to the point of beginning containing 23.014 acres, more or less.

Subject to the right-of-way for the easterly one-half of Ridenour road and north one-half of McCutcheon Road, dedicated by the Plat of the said John F. Conroy Heirs' Subdivision.

The above legal description was taken from the prior deed of reference Volume 3252, page 74.

0-57-4  
All or  
4341  
(025) NN  
Bnd.  
6/2/92