

19546612

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.

TIME 4:35 P.M.  
RECORDED FRANKLIN CO., OHIO

PARCEL NO.: 025-4341  
GAHANNA JEFFERSON SCHOOL DISTRICT

MAY 29 1992

RECORDER'S FEE \$ 10.00

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, 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:

WITNESS Peter H. Riddell  
WITNESS Julia A. Faist  
THE GAHANNA INVESTMENT CLUB, INC. <sup>(3)</sup>  
by RAY M. SHAFFER, PRESIDENT  
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, 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



PETER H. RIDDELL, ESQ.  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

This instrument was prepared by RIDDELL & MANCUSO CO., L.P.A.  
135 NORTH HAMILTON ROAD  
GAHANNA, OHIO 43230

- 1. Name of Grantor.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Execution in accordance with Chapter 5803, Revised Code.

Auditor's and Recorder's Stamp  
CONVEYANCE TAX  
EXEMPT  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

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.

**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)  
Bml  
5/29/92

19546613

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 2:44P M  
 RECORDED FRANKLIN CO., OHIO

JUN 4 1992

RECORDER'S FEE \$ 10<sup>00</sup>

Prior Instrument Reference: Vol.3252 Page 74 of the Deed Records of Franklin  
 County, Ohio. The Gahanna Investment Club, Inc., by (3) ~~wife (husband) of the~~  
 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.

WITNESS Peter Riddell

WITNESS T. Connell

Ray M. Shaffer (4)  
Judith M. Peterson  
 President Secretary

State of Ohio

County of Franklin ss.

**BE IT REMEMBERED**, That on this 29 day of MAY 19 92, before me,  
 the subscriber, a Notary Public in and for said county, personally came,  
THE GAHANNA INVESTMENT CLUB INC the Grantor(s) in the  
RAY M. SHAFFER PRESIDENT & JUDITH M. PETERSON SECRETARY  
 foregoing Deed, and acknowledged 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  
 and year aforesaid.

This instrument was prepared by Julia A. Faist, 442 Granville St., Gahanna, Ohio 43230

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

CONVEYANCE TAX EXEMPT M SK
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

TRANSFER NOT NECESSARY JUN 2 1992 JOSEPH W. TESTA AUDITOR FRANKLIN COUNTY, OHIO
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\* See Section 5302.11 Ohio Revised Code

19601D09

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  $0^{\circ} 50'$  East, 593.80 feet to an angle point in said road;

thence continuing along the centerline of said Ridenour Road, north  $36^{\circ} 24'$  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  $33^{\circ} 0'$  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  $47^{\circ} 35'$  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  $81^{\circ} 21'$  East, 325 feet to a point, South  $30^{\circ} 29' 57''$  East, 476.11 feet to a point, South  $17^{\circ} 21'$  East, 435 feet to a point, South  $5^{\circ} 9'$  West, 470 feet to a point in the centerline of the said McCutcheon Road;

thence North  $86^{\circ} 21'$  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-H  
ALL OR  
4341  
(025) TNN  
BMS.  
6/2/92