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Instr: 199910080254719 10/08/1999
Pages: 4 Fee: \$22.00 1:47PM
Richard B. Metcalf T19990142150
Franklin County Recorder BX0H10 BAR

GENERAL WARRANTY DEED BY A CORPORATION, Statutory Form No. 22-S

**General Warranty Deed*
By A Corporation**

Ambassadors for Christ Fellowship, Inc., an Ohio not-for-profit corporation (Grantor), for reasonable consideration paid, grants with general warranty covenants, to **United Bible Missionary Church, Inc.**, an Ohio not-for-profit corporation (Grantee), whose tax mailing address is: 680 Wilson Avenue, Columbus, Ohio 43205, the following **REAL PROPERTY**:

Situated in the State of Ohio, County of Franklin and Township of Madison and more fully described in Exhibit A attached hereto and made a part hereof.


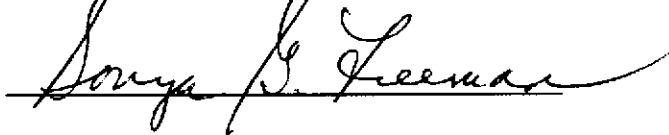
Commonly known as: 3480 Winchester Pike, Columbus, Ohio
PPN: 180-5098

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restrictions of record, if any, and except real estate taxes for the year 1998, and thereafter, for which taxes an adjustment has been made between the parties and which, therefore, the Grantee herein assumes and agrees to pay.

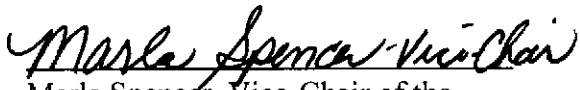
Prior Instrument Reference: **Official Record Volume 33872, Page J01** of the Deed Records of Franklin County, Ohio.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be subscribed hereto by Marla Spencer, thereunto duly authorized by resolution of its Board of Trustees, this 5th day of October, 1999.

Signed and acknowledged
in the presence of:

AMBASSADORS FOR CHRIST
FELLOWSHIP, INC., an Ohio not-for profit
corporation

By: 
Marla Spencer, Vice-Chair of the
Board of Trustees

STATE OF OHIO,
COUNTY OF FRANKLIN, SS

BE IT REMEMBERED, That on this 5th day of October, 1999, before me, the subscriber, a Notary Public in and for said state, personally came Marla Spencer, Vice-Chair of the Board of Trustees of Ambassadors for Christ Fellowship, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her and its voluntary act and deed, pursuant to authority of its board of trustees.

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


- (Notary)



This instrument prepared by Kevin F. Eichner, Esq.
326 South High Street
Columbus, Ohio 43215

KEVIN F. EICHNER,
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 R.C.

*See Sections 5402.05 and 5302.06 Ohio Revised Code.

TRANSFERRED
OCT 08 1999
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

23504
CONVEYANCE TAX
\$ 350.00
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

OHIO BAR TITLE 'COMMERCIAL

EXHIBIT A

Description of as 8.6535 acre tract in Sec. 5.
Madison Twp., Franklin County, Ohio for;

BOB WARD.

Situated in the Township of Madison., County of Franklin, State of Ohio, in Section 5, Township 11, Range 21, Congress Lands and being a part of a 11,6725 acre tract conveyed to Bob Ward as recorded in the Official Records Volume 16354-C-03, Records's Office, Franklin County, Ohio. More particularly bounded and described as follows:

beginning at a PK nail found in the the center line of Courtright Road at a southwesterly corner of the above mentioned tract 11.6825 acre tract and in the northerly right-of-way of Winchester Pike, thence from said beginning point North 46 degrees 28 minutes 45 seconds East, 135.92 feet, along the easterly line of said 11.6725 acre tract, on the center line of Courtright Road, to a P.K. nail found at an angle in said line;

thence North 27 degrees 58 minute 16 seconds East, 47.14 feet, continuing with said property and center line, to a point at the southwesterly corner of a 3.019 acre tract, a part of this survey;

thence South 86 degrees 02 minutes 34 seconds East, 600.00 feet along the southerly line of said 3.019 acre tract, to a point at the southeasterly corner of said tract;

thence North 03 degrees 57 minutes 26 seconds East, 363.34 feet, along the westerly line of said 3.019 acre tract, to a point at the northeasterly corner of said tract, in the northerly line of the aforementioned 11.8725 acre tract, also being the southerly line at the Dayle R. and Mary L. Kessler tract, O.R. 6028-J-01;

thence South 86 degrees 02 minutes 31 seconds East, 692.65 feet with the common property line, to a 3/4 inch pipe found at the common corner of said Ward and Kessler tracts and in the westerly R/W line of State Route 270, (Limited Access);

thence South 38 degrees 43 minutes 36 seconds West, 581.77 feet, along the line of said 11.6725 acre tract and State Route 270. R/W line to a 3/4 inch pipe found at the southeasterly corner of said 11.8725 acre tract, being the northeasterly corner of the Phillip E. and Mary Fletcher tract, D.B. 3747, Pg. 731;

thence North 85 degrees 14 minutes 16 seconds West, 479.49 feet, along the common property line to a 1/2 inch re-bar found at the northwesterly corner of the Fletcher tract, being the northeasterly corner of the Fletcher's second tract, O.R. 1562-1- 19;

thence North 85 degrees 26 minutes 31 seconds West, 442.89 feet, continuing along the aforesaid common property line, to a 3/4 inch pipe found at the common corner of said tracts;

thence South 10 degrees 41 minute 32 seconds West, 233.23 feet, continuing along the aforesaid common property line to a point at the common property corner, in the northerly R/W line of Winchester Pike, said corner is referenced by a 3/4 inch pipe found at 0.08 feet south;

thence North 60 degrees 32 minutes 24 seconds West, 330.81 feet, along said property and R/W line, to a 3/4 inch pipe found at an angle in said line;

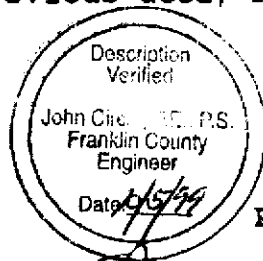
thence North 65 degrees 15 minutes 25 seconds West, 101.12 feet, continuing along the aforesaid property and R/W

line, to a 3/4 inch pipe found at another angle in said line;

thence North 56 degrees 43 minutes 34 seconds West, 33.41 feet, continuing along the aforesaid property and R/W line, to the place of beginning;

to contain 8.6535 acres, be the same more or less and subject to all easements, restrictions and conditions, as the same may be of record.

Bearings used in this description are based on those used the previous deed, referenced above.



Written by,

Louis F. Haines
Professional Surveyor 4379

Tract II

0-41B
ALL OF
(180)
5098
9/1/99
12/5/99

Commencing at an iron pipe set at the northeast corner of the aforementioned 12.3849 acre tract, referenced as being 165.00 left of station 874.28.85, centering of I-270; THENCE, S 86°02'31" E, along aforementioned line, through I-270, 315.28 feet to a point, the northeast corner of the Ruetsch tract (D.B.1938, Pg. 88), calculated to be 89.33' right of station 876+14.89, said point being in the westerly line of the Columbus and Southern Ohio Electric Co. parcel (D.B. 2666. PG. 505):

THENCE, S 05°13'40" W, along the easterly line of the Ruetsch tract and the westerly line of the C. & S.O. E., Co., 114.73 feet to a point in the easterly L/A--R/W line of I-270, called to be 155.26' right of station 875+20.48, the TRUE POINT OF BEGINNING for the herein described LANDLOCKED ground;

THENCE, S 05°13'40" W, along said line, 372.22' to a point, the southeast corner of the Ruetsch tract, the southwest corner of the C. & S.O.E. parcel, said point being in the northerly line the William A. & Renee C. Gerhardt (O.R. 12464 D 07), said point calculates to be 366.46' right of station 872+10.44;

THENCE, N 84°54'54" W, along the Ruetsch and Gerhardt line, 258.17' to a point in the aforementioned L/A--R/W line, the northwesterly corner of the Gerhardt parcel and the southwesterly corner of the Ruetsch LANDLOCKED ground, said point being 152.78' right of station 870+63.89;

THENCE, N 39°52'53" E, along said L/A--R/W line and fence, 433.18' to a point, said point being 155.00' right of station 875+00.00;

THENCE, N 40°53'27" E, continuing along said line and fence, 20.34' to the PLACE OF BEGINNING.

Containing 1.1048 acres of LANDLOCKED land,

Together with and subject to covenants, easements, and restrictions of record.

This description intends to described all the land remaining west of the C. & S.O.E. tract, north of the Gerhardt tract, and southeasterly of the L/A--R/W line and fence of I-270.

This description prepared by Ahlers Noe and Assoc. Inc. is based on an actual survey done for Tract I in June, 1990. The description of Tract II, is based on information found on the I-270 highway plans. Information used for the survey and descriptions was found in the Franklin County Recorder's Office, and the R/W plans for I-270 (FRA-270-15.19S & FRA-270-18.15S) sheets 2, 5, 21, & 22 of 22. Basis of bearing is an assumed system having the centerline of Winchester Pike being 58°43'34" E.