

TRANSFERRED

SEP 25 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201209250143081
Pgs: 3 \$36.00 T20120071606
09/25/2012 1:59PM MEGSTIMSON HO
Daphne Hawk
Franklin County Recorder

16214

Conveyance
Mandatory- \$7.00
Permissive- \$9.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

GENERAL WARRANTY DEED

Know All By These Presents

That Philip E. Fletcher, unmarried, the Grantor, for valuable consideration paid, grant(s) with General Warranty Covenants to Gregory A. Cleemput, the Grantee, the following real property:

TRACT ONE:

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

Being located in Section 5 of Township 11, Range 21 and being part of parcel 2 conveyed to Julia Ruetsch by deed of record in Deed Book 1938, Page 82, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the point of intersection of the Easterly line of the said Parcel 2 conveyed to Julia Ruetsch with the Northerly right-of-way line of Winchester Pike, said iron pin being located 75.00 feet Northerly at right angles from station 46 + 30.69 of the State of Ohio Survey of the centerline of Winchester Pike;

thence along said right-of-way line, North 56° 44' 37" West (parallel to and 75.00 feet Northerly from the centerline of Winchester Pike), 30.69 feet to an iron pin at any angle point in said right-of-way line, said iron pin being located 75.00 feet Northerly from Station 46 + 00 of said centerline survey;

thence continuing along said right-of-way line, North 60° 33' 28" West, 120.32 feet to an iron pin;

thence across the said Parcel 2, North 10° 37' East, 233.30 feet to an iron pin in the Northerly line of Parcel 2, being the Southerly line of Lot No. 8 of the Partition of the Estate of Thomas Gray;

thence along said line, South 85° 24' 49" East, 143.00 feet to an iron pin at the Northeasterly corner of Parcel 2, being the Northwesterly corner of lands conveyed to the Columbus and Southern Ohio Electric Company by deeds of record in Deed Book 2616, Pages 106 and 108;

thence along the Easterly line of Parcel 2 and the Westerly line of the Columbus and Southern Ohio Electric Company tract, South 10° 37' West, 298.96 feet to the place of beginning, containing 0.866 acres, more or less.

Subject to all legal highways and/or rights-of-way of previous record.

TRACT 1
0-041-B
ALL OF
(180)
000016

TRACT TWO:

Situated in the State of Ohio, County of Franklin, Township of Madison and being 3.1329 acres of a 139.19 acre tract conveyed to the Columbus and Southern Ohio Electric Company by Deed of Record in Deed Book 2616, Page 108, Recorder's Office, Franklin County, Ohio, said 3.1329 acre tract being more particularly described as follows:

Beginning at an iron pin in a Westerly line of the said 139.19 acre tract and the Northerly line of Parcel No. 146 WD, conveyed to the State of Ohio, said beginning point being North 10° 36' 50" East, a distance of 81.26 feet from the centerline of Winchester Pike (Old State Route 33) and a corner of the said 139.19 acre tract;

thence from the said place of beginning North 10° 36' 50" East, a distance of 299.53 feet along a Westerly line of the said 139.19 acre tract to an iron pin being a Northwesterly corner of the said 139.19 acre tract;

thence South 85° 17' 05" East a distance of 479.48 feet along the Northerly line of the said 139.19 acre tract to an iron pin in the Westerly right-of-way line of Interstate 270 (Parcel No. 146 WL);

thence South 38° 40' 03" West, a distance of 422.72 feet along the Westerly right-of-way line of said Interstate 270 to an iron pin;

thence South 41° 24' 21" West, a distance of 85.52 feet along the Westerly right-of-way line of said Interstate 270 to an iron pin in the Northerly line of said Parcel No. 146 WD, said iron pin being North 41° 24' 21" East a distance of 75.77 feet from the centerline of said Winchester Pike and the Westerly right-of-way line of said Interstate 270;

thence North 56° 44' 55" West, a distance of 253.91 feet along the Northerly line of said Parcel No. 146 WD to the place of beginning, containing 3.1329 acres of land; subject to all legal rights-of-way and easements.

Tax Parcel No.: 180-000016-00 and 180-004927-00

Real Estate Address: 3530 Winchester Pike, Columbus, OH 43232

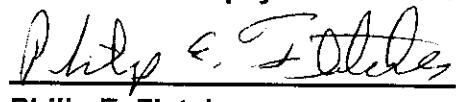
Prior Instrument Reference(s): O.R. Volume 18192 at Page G11

DEED INDEXED AND FILED
DEAN C. RINGER, P.R., P.S.
BY: *RJN*
DATE: *09-25-2012*

TRACT 2
0-041-B
ALL OF
(180)
004927

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

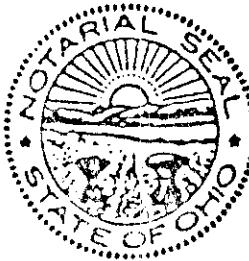
EXCEPTED from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor(s) and the Grantee(s) to the time of closing and those taxes and assessments due and payable thereafter.


Philip E. Fletcher

STATE OF OHIO, COUNTY OF CUYAHOGA, ss:

The foregoing instrument was acknowledged before me this 15th day of September, 2012 by Philip E. Fletcher.


Mary M. Albright
Notary Public



MARY M. ALBRIGHT, ATTORNEY AT LAW
NOTARY PUBLIC IN AND FOR THE
STATE OF OHIO, 147.03 R.C.
LIFETIME COMMISSION

This Instrument Prepared By
Reese, Pyle, Drake & Meyer, P.L.L.
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Newark, Ohio 43058-0919