

DO NOT DETACH



Instrument Number: 202205260079811
Recorded Date: 05/26/2022 9:16:41 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):
Cooper, Adel & Associates LPA
PO Box 747
Centerburg, OH 43011-0747

Simplifile

Transaction Number: T20220057228

Document Type: DEED

Document Page Count: 2

Submitted By (Simplifile):

Cooper, Adel & Associates LPA
PO BOX 747

Centerburg, OH 43011-0747

Simplifile

First Grantor:

GREGORY L TAYLOR

First Grantee:

GREGORY L TAYLOR , TR

Fees:

Document Recording Fee: \$34.00

Total Fees: \$34.00

Amount Paid: \$34.00

Amount Due: \$0.00

Instrument Number: 202205260079811

Recorded Date: 05/26/2022 9:16:41 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

90005948

TRANSFERRED		CONVEYANCE TAX EXEMPT
05-26-2022		T
MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO		MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

EF

General Warranty Deed

(Per O.R.C. 5302.05)

Gregory L. Taylor, also known as Gregory Loy Taylor, and Cindy S. Taylor, also known as Cindy Sue Taylor, married to each other, of Franklin County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to Gregory L. Taylor and Cindy S. Taylor, Co-Trustees, or their Successor(s) as Trustee(s) of "The Taylor Family Trust, dated January 18, 2022" whose tax-mailing address is:

4199 Winchester Pike, Columbus, OH 43232

Their entire interest in the following Real Property: Situated in the City of Columbus, in the County of Franklin, in the State of Ohio and being more particularly bounded and described as follows in the attached Exhibit "1", herein incorporated by reference.

Subject however to all easements, covenants and restrictions of record.

Parcel No: 530-215164-00

Commonly Known As: 4199 Winchester Pike, Columbus, OH 43232

Prior Instrument Reference: 13992F15 of the Official Records of Franklin County, OH

Signed and acknowledged this 18th day of January 2022.

Gregory L. Taylor

Gregory L. Taylor
also known as Gregory Loy Taylor

Cindy S. Taylor

Cindy S. Taylor
also known as Cindy Sue Taylor

State of Ohio)
)
)ss.

County of Knox)

BE IT REMEMBERED, that on this 18th day of January 2022, before me, the subscriber, a notary public in and for said county, personally came Gregory L. Taylor, also known as Gregory Loy Taylor, and Cindy S. Taylor, also known as Cindy Sue Taylor, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed, for the purposes herein mentioned.

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


Notary Public, State of Ohio

Prepared By:
Cooper, Adel, Vu & Associates, LPA
Lauren C. Cooper, Esq.
36 W Main Street, Centerburg, OH 43011
1-800-798-5297



Lauren Corinne Cooper, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Exhibit "1"

PARCEL NUMBER: 530-215164-00

Situate in the City of Columbus, Franklin County, Ohio and being a part of Section 5, Township 11 North, Range 21 West of the Congress Lands and also being a part of Parcel 3 of the G. L. & M. L. Taylor parcel of record in Deed Book 3774, Page 94 of the Franklin County Recorders Office and being more particularly described as follows;

Beginning at a railroad spike found in the centerline of Winchester Pike at the Northwest corner of said Taylor parcel;

THENCE South 56° 33' 19" East, along said centerline, for a distance of 50.69 feet to a point;

THENCE South 23° 56' 57" West, leaving said centerline and crossing said Taylor parcel and passing a 3/4" iron, pipe set at 30.42 feet, for a distance of 293.87 feet to a 3/4" iron, pipe set;

THENCE South 85° 24' 30" East, continuing across said Taylor parcel, for a distance of 196.04 feet to a 3/4" iron pipe set;

THENCE South 04° 01' 38" West, continuing across said Taylor parcel, for a distance of 306.06 feet to a 3/4" iron pipe set in the South line of said Taylor parcel and Section 5;

THENCE North 85° 24' 30" West, along said South line, for a distance of 359.57 feet a 3/4" iron pipe found at the Southwest corner of said Taylor parcel; ALL OF:
(530)

THENCE North 23° 56' 57" East, along the west line of said Taylor parcel and passing a 3/4" iron pipe set at 613.76 feet, for a distance of 644.18 feet to the point of beginning. 215164

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

Surveyed by Ronald G. Rudnik, P.S. #7223, dated: August 31, 1989.

Easement

Situate in the City of Columbus, Franklin County, Ohio and being a part of Section 5, Township 11 North, Range 21 West of the Congress Lands and also being a part of Parcel 3 of the G. L. & M. L. Taylor parcel of record in Deed Book 3774, Page 94 of the Franklin County Recorders Office and being more particularly described as follows;

Beginning at a 3/4" iron pipe found at the Southeast corner of said Taylor parcel, the Southeast corner of Section 5;

THENCE North 85° 24' 30" West, along the South line of said Taylor parcel and Section 5, for a distance of 43.56 feet to a 3/4" iron pipe set;

THENCE North 04° 01' 38" East, leaving said Section line and crossing said Taylor parcel and passing a 3/4" iron pipe set at 495.76 feet, for a distance of 530.20 feet to a point in the centerline of Winchester Pike;

THENCE South 56° 33' 19" East, along said centerline, for a distance of 50.00 feet to a railroad spike found in the east line of said Taylor parcel and Section 5;

THENCE South 04° 01' 38" West, along said East line and passing a 3/4" iron pipe at 34.44 feet, for a distance of 506.07 feet to the point of beginning.

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

Said property contains 0.5181 acres more or less.

This description was prepared by Ahlers, Moe & Associates Inc. and is based on an actual field survey done in August 1989. The basis of bearings used herein is the Centerline of Winchester Pike (South 56° 33'.19" East) of record in Deed Book 3774, Page 94.

Commonly Known As: 4199 Winchester Pike, Columbus, OH 43232

Prior Instrument Reference: 13992F15 of the Official Records of Franklin County, OH

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.
BY: <u>JDH</u>
DATE: <u>May 20, 2022</u>

