

TRANSFERRED
DATE 9-16-16
SEC. 319.54 50
SEC. 319.202 COMPLIED
WITH AMT \$984,500 *ra*
DREW CANNON
AUDITOR PERRY CO OHIO
BY Ulm

Instrument Book Page
201600003405 OR 428 335

201600003405
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
09-15-2016 At 03:10 pm.
DEED 44.00
OR Book 428 Page 335 - 338

When recorded return to:

Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004

Escrow No. Z1621904

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE
RECORDED DOCUMENT.**

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

Special Warranty Deed

That BYZANTINE OF OHIO, L.P. an Ohio limited partnership, with offices at P.O. Box 1567, Beaver Falls, PA, 15010, the Grantor, for valuable consideration paid, hereby bargain, deed and convey with general warranty covenants to **REALTY INCOME PROPERTIES 28, LLC, a Delaware limited liability company**, with offices at 11995 El Camino Real, San Diego, CA 92130 the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

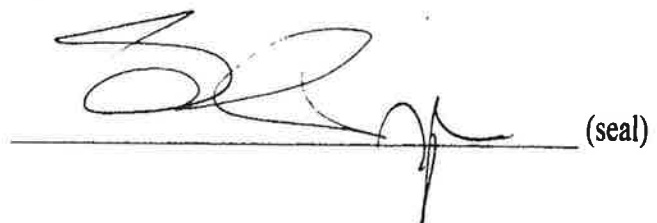
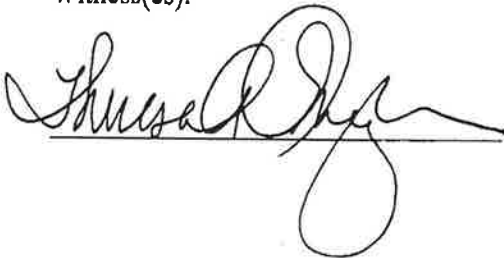
Tax Parcel No. **027-002161-0000**

Prior Instrument Reference: Instrument # 200700004021 of the Deed Records of Perry County, Ohio

Subject to easements, rights of way, protective covenants, and mineral reservations of record, if any

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 19th day of August, 2016.

Witness(es):

 (seal)

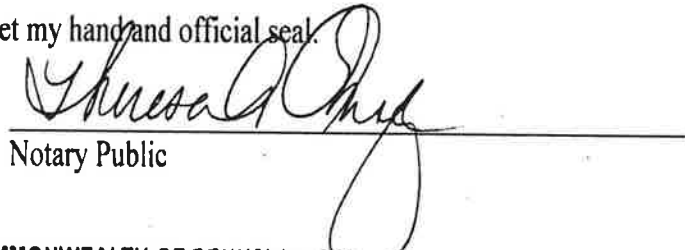
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BEAVER

)
) SS:
)

On this 19th day of August, 2016, before me a Notary Public, in and for said County and State, came the above-named, Spiro L. Pappan, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

MY COMMISSION EXPIRES:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
THERESA A OMOGROSSO, NOTARY PUBLIC
CHIPPEWA TOWNSHIP, BEAVER COUNTY
MY COMMISSION EXPIRES DECEMBER 21, 2019

APPROVED FOR
TRANSFER

BY: CTM DATE: 9-15-16

ind PERRY COUNTY ENGINEER

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EXHIBIT A

SITUATED IN THE TOWNSHIP OF PIKE, COUNTY OF PERRY, IN THE STATE OF OHIO, AND IN THE VILLAGE OF NEW LEXINGTON, TOWNSHIP 15, RANGE 15, BEING PART OF JUDY J. FABER, O.R. VOL. 207, PAGE 407, BEING PART OF THE SOUTH HALF OF SECTION 4, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4;

THENCE ALONG THE MID SECTION LINE S. 00 DEGREES 01' 38" W., 1248' TO A PIN SET ON THE SOUTHEAST CORNER OF THE FIRST TRACT CONVEYED TO JUDY J. FABER IN O.R. VOL. 207, PAGE 407, AND THE WESTERLY RIGHT OF WAY LINE OF CARROLL STREET S.R. 345;

THENCE ALONG CARROLL STREET S. 00 DEGREES 01' 38" W., 155.79' TO A PIN SET IN THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG CARROLL STREET S. 00 DEGREES 01' 38" W. 138.21' TO PIN SET ON THE NORTHEAST PROPERTY CORNER OF LAND NOW OR FORMERLY ALLEN M. ROSE;

THENCE LEAVING CARROLL STREET AND PASSING THROUGH A 5" PIPE FOUND, 4.56' FROM SAID CORNER AND ALONG THE NORTHERLY PROPERTY LINE OF LAND NOW OR FORMERLY ALLEN M. ROSE N. 89 DEGREES 58' 22" W., 124.70' TO A CAPPED IRON PIN;

THENCE CONTINUING ALONG SAME N. 00 DEGREES 43' 40" E., 73.25' TO AN IRON PIN;

THENCE ALONG SAME AND THROUGH PROPERTY OF JUDY J. FABER S. 89 DEGREES 55' 20" W., 236.22' TO A PIN SET;

THENCE THROUGH SAME PROPERTY OF JUDY J. FABER AND ALONG THE EASTERLY LINE OF PROPERTY NOW OR FORMERLY CHURCH OF CHRIST IN CHRISTIAN UNION N. 00 DEGREES 11' 24" W., 109.38' TO A PIN SET;

THENCE THROUGH PROPERTY OF JUDY J. FABER S. 89 DEGREES 58' 22" E., 290.44 TO A PIN SET;

THENCE THROUGH SAME S. 00 DEGREES 01' 38" W., 43.99' TO A PIN SET;

THENCE THROUGH SAME S. 89 DEGREES 58' 22" E., 70.00' TO THE TRUE PLACE OF BEGINNING.

CONTAINING 45,323.45 SQUARE FEET OR 1.040 ACRES, MORE OR LESS.

EASEMENT PARCEL

TOGETHER WITH THE APPURTENANT EASEMENT RIGHTS FOR PARKING ACCESS, VEHICULAR AND PEDESTRIAN ACCESS AND STORM WATER DRAINAGE AS SET FORTH IN THAT CERTAIN ACCESS, PARKING AND DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN ATLANTIC FINANCIAL GROUP, LTD., A TEXAS LIMITED PARTNERSHIP, AND BYZANTINE, INC. A PENNSYLVANIA CORPORATION, DATED FEBRUARY 15, 1999, FILED JULY 30, 1999, AND RECORDED IN OR BOOK 242, PAGE 399, OF THE PERRY COUNTY RECORDS.

PINS SET ARE 5/8 REBAR WITH PLASTIC IDENTIFICATION CAP.

BEARINGS ARE BASED ON MIDSECTION LINE OF SECTION 4 AS BEING S. 00 DEGREES 01'

EXHIBIT A (Continued)

38" W.

THENCE DESCRIBED WERE TAKEN FROM A SURVEY BY JAMES R BOCK #6051 DATED
JANUARY 22, 1999.

PPN: 027-002161-0000

PROPERTY ADDRESS: 747 CARROLL STREET, S.R. 345, NEW LEXINGTON, OHIO

201600003405
CLTIC
30 GARFIELD PLACE
SUITE 720
CINCINNATI OH 45202