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08/29/2006 3:07PM MEPJACKSON &
Robert G. Montgomery
Franklin County Recorder

GENERAL WARRANTY DEED

RANDALL P. VATTER, a single person, for valuable consideration paid, grants, with general warranty covenants, to **RANDALL P. VATTER, trustee, or successor trustee(s) of the RANDALL VATTER TRUST DATED AUGUST 11, 2006**, whose tax-mailing address is 3544 Watkins Rd., Columbus, Ohio 43232, the following **REAL PROPERTY**: Situated in the State of Ohio, County of Franklin and in the Township of Madison:

See Exhibit A

COMMONLY KNOWN AS:

Tax district number and parcel number: 180-005091-00

Street address of Property: 3544 Watkins Rd., Columbus, Ohio 43232

Prior Instrument Reference: Vol. I5845 Page C11 of the Official Records of Franklin County, Ohio.
and Instrument Number 199707280056105 and 199707280056107

Signed this 11th day of August, 2006.

Signed and acknowledged
in the presence of:

Randall P Vatter
RANDALL P. VATTER

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 11th day of August, 2006, by RANDALL P. VATTER, the Grantor



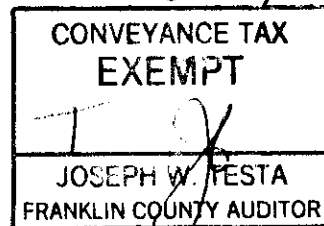
Doug M
DOUGLAS R. JACKSON Notary Public, State of Ohio
Notary Public, State of Ohio My Commission is permanent
Lifetime Commission 147.03 O.R.C.

Auditor's and Recorder's Stamps

TRANSFERRED

AUG 29 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



This instrument was prepared by Douglas R. Jackson, Attorney-at-Law, 171 East Livingston Ave., Columbus, Ohio 43215. **AFTER RECORDING**, please return to Douglas R. Jackson, Attorney at Law, 171 E. Livingston Ave., Columbus, Ohio 43215.

EXHIBIT "A"

Description of a 5.002 acre tract for Randall P. Vatter

Situated in the State of Ohio, County of Franklin, Township of Madison, Section 9, Township 11, Range 21, Mathew's Survey of Congress Lands and being bounded and more fully described as follows:

Beginning for reference at a found iron pin in the northerly right-of-way line of I-270 in the easterly right-of-way line of Watkins known as parcel 146 WD-2; thence South 82° 53' 02" East a distance of 39.34 feet to a found iron pin in the northerly right-of-way line of I-270; thence North 77° 52' 43" East a distance of 224.65 feet to a set iron pin in the northerly right-of-way line of I-270 and the true place of beginning for this description;

Thence North 04° 37' 20" East a distance of 699.39 feet to a set iron pin;

Thence North 85° 22' 40" West a distance of 347.20 feet to a set railroad spike in the centerline on Watkins Road;

Thence North 04° 37' 20" East along the centerline of Watkins Road a distance of 313.57 feet to a found railroad spike;

Thence South 85° 48' 20" East a distance of 455.80 feet to a set iron pin (passing a found iron pin at 330.00 feet);

Thence South 04° 37' 20" West a distance of 983.70 feet to a set iron pin in the northerly right-of-way line of I-270;

Thence South 77° 52' 43" West along said right-of-way a distance of 113.40 feet to the place of beginning and containing 5.002 acres more or less, subject however to any easements, restrictions or rights-of-way of record.

Description for this parcel was based on an actual field survey by the Jerry A. Malott Surveying Co. in August, 1990. Bearings were based on previous records showing the centerline of Watkins Road as being North 04° 37' 20" East.

TOGETHER WITH THE FOLLOWING:

Situate in Madison Township, Franklin County, Ohio and being a part of Section 9, Township 11 North, Range 21 West of Buckingham's Survey of the Congress Lands and also being a part of the John J. Vatter and Mary Ann Vatter parcel of record in Official Record 154845C08 of the Franklin County Recorder's Office and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe found in the east right-of-way line of Watkins Road, and the northerly limited access right-of-way line of Interstate Route 270;

Thence South 82° 53' 02" East, along with northerly limited access right-of-way line of Interstate Route 270, for a distance of 39.34 feet to a 3/4 inch iron pipe found;

Thence North 77° 42' 46" East, continuing along said northerly limited access right-of-way line of Interstate Route 270, for a distance of 338.05 feet to the POINT OF BEGINNING.

Thence North 04° 37' 20" East, along the westerly line of said Vatter parcel, for a distance of 170.26 feet to a 3/4 inch iron pipe set;

Thence South 85° 22' 40" East, across said Vatter parcel, for a distance of 50.00 feet to a 3/4 inch iron pipe set;

Thence South 04° 37' 20" West, continuing across said Vatter parcel, for a distance of 155.22 feet to a 3/4 inch iron pipe set;

EXHIBIT "A" CONT'D

Thence South 77° 52' 43" West, along said northerly limited access right-of-way line of Interstate Route 270, for a distance of 52.21 feet to the point of beginning.

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

Said property contains 0.1868 acres more or less

This description was prepared by Ahlers, Moe & Associates, Inc. in June of 1997 and is based on a survey performed in June of 1997. The basis of bearing for this survey is based on the northerly limited access right-of-way of Interstate Route 270 as called in deed of record in Official Record 15845C08.

EXCEPTING THEREFROM THE FOLLOWING:

Situate in Madison Township, Franklin County, Ohio and being a part of Section 9, Township 11 North, Range 21 West of Bucking ham's Survey of the Congress Lands and also being a part of the Randall P. Vatter parcel of record in Official Record 15845C11 of the Franklin County Recorder's Office and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe found in the east right-of-way line of Watkins Road, and the northerly limited access right-of-way line of Interstate Route 270;

Thence South 82° 53' 02" East, along said northerly limited access right-of-way line of Interstate Route 270, for a distance of 39.34 feet to a 3/4 inch iron pipe found;

Thence North 77° 52' 46" East, continuing along said northerly limited access right-of-way line of Interstate Route 270, for a distance of 338.05 feet to a point;

Thence North 04° 37' 20" East, along the easterly line of said Randall P. Vatter parcel, for a distance of 866.07 feet to a 3/4 inch iron pipe set, the POINT OF BEGINNING;

Thence North 85° 48' 39" West, across said Randall P. Vatter parcel, for a distance of 89.17 feet to a 3/4 inch iron pipe set;

Thence North 04° 37' 20" East, continuing across said Randall P. Vatter parcel, for a distance of 117.63 feet to a 3/4 inch iron pipe set;

Thence South 85° 48' 20" East, along the northerly line of said Randall P. Vatter parcel, for a distance of 69.17 feet to a point;

Thence South 04° 37' 20" West, along the easterly line of said Randall P. Vatter parcel, for a distance of 117.63 feet to the point of beginning.

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

Said property contains 0.1868 acre more or less.

This description was prepared by Ahlers, Moe & Associates, Inc. in June of 1997 and is based on a survey performed in June of 1997. The basis of bearing for this survey is based on the northerly limited access right-of-way of Interstate Route 270 as called in deed of record in Official Record 15845C08.

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