

## WARRANTY DEED

Bethesda Baptist Church, formerly known as Hope Baptist Church, Inc., a not for profit corporation duly incorporated under the Laws of the State of Ohio, of the City of Columbus, County of Franklin and State of Ohio in consideration of One Dollar (\$1.00) and other good and valuable considerations to it paid by H. E. Robinson, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to said H. E. Robinson, his heirs and assigns forever, the following REAL PROPERTY:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

See Exhibit "A" attached hereto for a legal description of the real property.

(Parcel No. 530-136556)

Subject to: (a) all taxes and assessments, if any, now and hereafter to become a lien on the premises; and (b) all legal highways, zoning ordinances, easements, conditions, restrictions, and reservations, if any, of record.

Prior Instrument Reference: D.B. 3548, page 280, Recorder's Office, Franklin County, Ohio.

IN WITNESS WHEREOF, Bethesda Baptist Church, formerly known as Hope Baptist Church, Inc., has hereunto caused these presents to be subscribed by Leigh Upchurch, this -10<sup>th</sup>- day of JAN., 2008.

Bethesda Baptist Church, an Ohio  
Not for Profit Corporation

By Leigh Upchurch  
Leigh Upchurch

STATE OF OHIO, COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this -10<sup>th</sup>- day of JANUARY, 2008 before me, the subscriber, a Notary Public in and for said county and state, personally appeared Leigh Upchurch, on behalf of Bethesda Baptist Church, an Ohio Not for Profit Corporation, the Grantor in the foregoing deed, who acknowledged the signing thereof to be his voluntary act and deed and as the act and deed of said Corporation, for the uses and purposes therein mentioned.

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

Mail To:

H. E. Robinson  
3383 Watkins Rd  
Columbus, OH 43207

John B. Mashburn  
Notary Public

9/16

Conveyance
Mandatory-2.50
Permissive-2.50
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

This Instrument prepared by: John B. Mashburn, Attorney at Law  
518 Main Street - P. O. Box 125, Groveport, Ohio 43125

TRANSFERRED

JAN 15 2008

## OHIO BAR TITLE INSURANCE COMPANY

SCHEDULE C  
PROPERTY DESCRIPTION

Commitment No.: 07-6617

Situating in the County of Franklin, in the State of Ohio and in the City of Columbus:

Being part of Section 5 and 8, Township 11, Range 21, Congress Lands and being a part of a 198.731 acre tract conveyed to Arthur L. and Lot L. Smith, Inc. by deed of record in Volume 2224, Page 426, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike in the centerline of Old Watkins Road, being North 79 deg. 21' 31" East, 434.58 feet from an iron pin at the point of intersection of relocated Watkins Road and South 09 deg. 44' 29" East, 3.06 feet from an iron pin being the northeast corner of a 1 acre tract conveyed to Harold L. Taylor by deed of record in Volume 1277, Page 150, Recorder's Office, Franklin County, Ohio; thence with the centerline of Old Watkins Road and a north line of said 198.731 acre tract;

North 79 deg. 21' 31" East a distance of 65.34 feet to a P. K. nail; thence continuing with said centerline of Old Watkins Road and with a north line of said 198.731 acre tract;

North 80 deg 49' 42" East, a distance of 201.13 feet to an iron pin, being in the southerly right-of-way of New U.S. Route 33; thence leaving the centerline of Old Watkins Road and the north line of said 198.731 acre tract, and with the southerly right-of-way of New U.S. Route 33:

South 74 deg. 36' 06" East, a distance of 105.23 feet to an iron pin being the northwest corner of a 3.143 acre tract conveyed to the Hope Baptist Church by deed of record in Volume 2618, Page 223, Recorder's Office, Franklin County, Ohio; thence leaving said southerly right-of-way of New U. S. Route 33 and with the west line of said 3.143 acre tract, and the centerline of a ditch;

South 12 deg. 16' 19" West, a distance of 322.89 feet to an iron pin being the southwest corner of said 3.143 acre tract and in the northerly right-of-way of relocated Watkins Road; thence with said northerly right-of-way of relocated Watkins Road;

North 82 deg. 50' 14" West, a distance of 138.77 feet to an iron pin; thence leaving said northerly right-of-way of relocated Watkins Road and across said 198.731 acre tract;

North 09 deg 44' 29" West, a distance of 191.17 feet to an iron pin; thence

South 79 deg. 21' 31" West, a distance of 107.93 feet to an iron pin in the east line of said 1 acre tract; thence with said east line of said 1 acre tract and a west line of said 198.731 acre tract;

North 09 deg. 44' 29" West, a distance of 115.20 feet to the place of beginning, containing 1.766 acres of land, subject however, to all legal rights-of-way and easements of record.

A survey of this property was made March 25, 1976 by Larry R. Crossley, Registered Surveyor #5351.

EXCEPTING THEREFROM: Situated in the City of Columbus, County of Franklin, State of Ohio, in Section 5, Township 11, Range 21, Matthew's Survey of Congress Lands and being a part of a 1.766 acre tract conveyed to the Hope Baptist Church as recorded in Deed Book 3548, page 280, Recorder's Office, Franklin County, Ohio more particularly bounded and described as follows:

beginning at a 3/4" pipe found at the northeasterly corner of the Kimberlee A. Robinson 0.50 acre tract, O.R. 7478-G-07, and a corner of the aforementioned 1.766 acre tract, which bears N 89 deg 55' 48" E. 1585.75 feet and N. 09 deg. 44' 29" W. 191.17 feet from FCE Monument #4469, thence S. 79 deg. 21' 31" W, 107.93 feet, with the line between the aforesaid tract, to IP found at a common corner of said tracts and in the easterly line of the Robinson 0.318 acre tract.

thence N. 09 deg 44' 29" W, 115.20 feet, with the line between the 1.766 and 0.318 acre tracts, to nail found at the corner of said tracts, on the center line of Old Watkins Road;

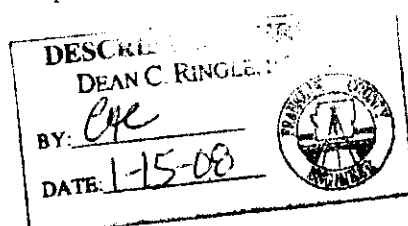
thence N 79 deg. 21' 31" E, 65.34 feet, with the northerly line of the 1.766 acre tract on the center line of Old Watkins Road, to a PK nail found in said line;

thence N. 80 deg. 49' 42" E, 42.59 feet, continuing with the aforesaid property and center line, to a 3/4" IP set;

thence S. 09 deg. 44' 29" E, 114.11 feet, crossing the aforesaid 1.766 acre tract, to the place of beginning;

to contain 0.2849 acre, be the same more or less and subject to all legal easements, restrictions and condition, as the same may be of record.

Basis of bearings = West line of 1.766 acre tract/per D. B. 3548, page 280 as S. 09 deg. 44' 29" W.



0-041-B  
AW OF  
(530)  
186556