

QUIT-CLAIM DEED\*  
Transfer on Death



200807030103300  
Pgs: 3 \$36.00 T20080045131  
07/03/2008 3:16PM BXTALON GROUP  
Robert G. Montgomery  
Franklin County Recorder

FRED KOCHER AKA FREDDIE F. KOCHER, UNMARRIED

of Franklin County, Ohio for valuable consideration paid, does hereby release, remise and quit-claim unto

FRED KOCHER AKA FREDDIE F. KOCHER

whose tax mailing address is

3489 Watkins Road, Columbus, Ohio 43232

transfer on death to BRIAN CARTER, beneficiary,

the following REAL PROPERTY:

SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN AND STATE OF OHIO  
AND BEING MORE FULLY DESCRIBED ON THE "EXHIBIT A" ATTACHED HERETO AND  
INCORPORATED HEREIN.

PARCEL NO.: 180-000353-00, 180-000256, AND 180-000883  
PROPERTY ADDRESS: 3489 WATKINS ROAD, COLUMBUS, OHIO

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former instruments of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: O.R.V. 3177, PAGE 407, and Instr. No. 200806130091077  
of the Deed Records of Franklin County, Ohio.

Witness her hand this 1 day of JULY, 2008

Fred Kocher  
FRED KOCHER AKA FREDDIE F. KOCHER

State of Ohio  
County of DeLaware, ss:

BE IT REMEMBERED, That on this 1 day of July, 2008, before me, the subscriber, a Notary Public in and for said state, personally came FRED KOCHER AKA FREDDIE F. KOCHER, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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



JOSEPH J. BARONE, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

[Signature]  
Notary Public

This Instrument prepared by: MAGNUSON & BARONE, ATTORNEY AT LAW  
Polaris Parkway, Suite 140, Westerville, Ohio 43082

Auditor's and Recorder's Stamps

\*See Section 5302.11 Ohio Revised Code

TRANSFERRED

JUL 03 2008

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

907303

CONVEYANCE TAX EXEMPT
N
JOSEPH W. TESTA FRANKLIN COUNTY AUDITOR

EXHIBIT A

PARCEL 1: Being a tract of land 218 feet wide along the Watkins Road by 200 feet deep lying in the Northeast corner of the following described parcel of Land:

Being part of North West Quarter Section 5, Range 21, Township 11, Madison Township, Franklin County, Ohio, and being Lot 4 of Valentine Zimmers Heirs Land as recorded in Plat Record No. 4, page 415, of the Franklin County Recorder's Records. Said tract being thus conveyed being 43,600 square feet of land;

EXCEPT: Being a part of a certain one (1) acre tract conveyed to Louis Raidiger by William Raidiger, by deed shown of record in D.B. 734, page 3, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the center of Watkins Road at the Northeasterly corner of Lot Number Four (4), being the Northeasterly corner of the aforesaid mentioned 1 acre tract; thence South 5 deg. 58' West, along the center of Watkins Road, and the Easterly line of the aforementioned Lot Number four (4), and the easterly line of the 1 acre tract, 107 feet to a point in the center of Watkins Road; thence North 84 deg. 45' West, parallel with the North line of the aforesaid mentioned line of lot Number Four (4), and the North line of the 1 acre tract, 200.51 feet to an iron pin, the westerly line of the 1 acre tract, 200.51 feet to an iron pin, the westerly line of the 1 acre tract, passing an iron pin on line at 30 feet; thence North 5 deg. 41' East, along the westerly line of the 1 acre tract, 107 feet to an iron pin in the North line of the aforesaid mentioned lot number Four (4), as the Northwestern corner of the 1 acre tract; thence South 84 deg. 45' East, along the North line of Lot Number Four (4), and the North line of the 1 acre tract, 201.03 feet to the place of beginning, passing an iron pin on the line at 171.03 feet and containing 0.492 of an acre.

EXCEPT: Parcel No. 39 WD: Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of Franklin County and being located within the following described points in the boundary thereof:

Said parcel being a part of Lot No. 4 of the subdivision of Valentine Zimmer Heirs' land as said subdivision is shown of record in Plat Book Number 4, Page 415, Recorder's Office, Franklin County Courthouse, Ohio. Beginning at a point in Grantor's east property line, said point being (N. 00° 03' 58" E. 261.22 feet) from the southeasterly lot corner of Lot No. 4, and also being Station 32+24.76 in the centerline of Watkins Road of a survey made in 1961 by the Ohio Department of Highways, of the relocation of U.S. Route 33, Section 22.46 in Franklin County, also known as Columbus - Winchester Pike; thence with centerline of Watkins Road (N. 00° 03' 58" E. 90.24 feet) to Station 33+15.00 in Watkins Road; thence (N. 89° 56' 02" W. 30.00 feet) to a point in existing westerly Watkins Road right-of-way, said point being 30.00 feet left of Station 33+15.00; thence (S. 06° 38' 07" W. 90.89 feet) to a point being 40.40 feet left of Station 32+24.75; thence (S. 89° 56' 42" E. 40.40 feet) to the place of beginning. It is understood that the strip of land above described contains 0.011 acres, exclusive of the present road (Watkins Road) which occupies 0.062 acres, more or less.

EXCEPT: Parcel No. 144B-WD: Situated in the Township of Madison, County of Franklin, State of Ohio, and in Section 5, Town 11, Range 21, and bounded and described as follows:

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of Franklin County and being located within the following described points in the boundary thereof, Beginning at the point where the grantor's property line intersects the existing westerly right of way line of Watkins Road, said point being 40.40 feet left of Station 32+28.45 in the centerline of Watkins Road, being a part of a survey made in 1962 caused by the Ohio Department of Highways for I.R. 270; thence North 89° 56' 42" West a distance of 24.60 feet along the grantor's property line to a point in the westerly right of way line of Watkins Road; thence North 21° 15' 07" East a distance of 98.84 feet along the westerly right of way line of Watkins Road to a point in the existing westerly right of way line of Watkins Road and the grantor's easterly property line; thence South 6° 38' 07" West a distance of 90.01 feet along said property line/right of way line, to the place of beginning.

It is understood that the above described parcel of land contains 0.025 acres, more or less.

Parcel No. \_\_\_\_\_

PARCEL 2: Being a tract of land in the southwest Quarter of Section 5, In Township 11, Range 21, and also being a part of Lot No. 4 of the Subdivision of Valentine Zimmer's Heirs as said Subdivision is shown of record in Plat Book No. 4, page 415, Recorder's Office, Franklin County, Ohio;

Beginning at a point in the southeast corner of Lot No. 4, said point being at an angle in Watkins Road; thence South 84 deg. 45' West with the center line of said Watkins Road, 333 feet to a point; thence North 6 deg. 07' East 566.5 feet to an iron pipe in the north line of said Lot No. 4, (passing an iron pipe at 17.45 feet), thence south 84 deg. 45' East with the north line of said Lot No. 4, 124.5 feet to an iron pin at the northwest corner of a certain tract containing one acre, conveyed to Louis Raidiger by deed shown of record in D.B. 734, page 3, Recorder's Office, Franklin County, Ohio; Thence South 5 deg. 40' West with the west line of said one acre tract 218 feet to a point; thence South 84 deg. 45' East with the South line of said one acre tract 200 feet to a point in the center line of Watkins Road; thence South 5 deg. 40' West with the center line of Watkins Road 299.5 feet to the place of beginning, containing 3.064 acres, subject to all legal highways.

EXCEPT: Situated in the State of Ohio, in the County of Franklin, and in the Township of Madison, and bounded and described as follows:  
Being a tract of land situated in Section Five (5), Township 11, Range 21, Congress Land, and being part of Lot Number Four (4) of Valentine Zimmer's Heirs land, as the same is shown of record in Plat Book 4, page 415, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center of Watkins Road, at the Southeasterly corner of Lot Number Four (4) as above mentioned; thence with the center of Watkins Road S. 86 deg. 28 min. West, 132.72 feet along the South line of Lot Number Four (4) to a spike; thence North 5 deg. 40 min. East, parallel with the East line of Lot Number Four (4), 282.74 feet to an iron pin; passing an iron pipe on the line in the North line of Watkins Road at 30.93 feet; thence South 84 deg. 20 min. East, 131.0 feet to a point of center of Watkins Road, and the East line of Lot Number Four (4), passing an iron pin on line in the West line of Watkins Road at 101.1 feet; thence with center of Watkins Road along the East line of Lot Number Four (4), South 5 deg. 40 min. West, 261.15 feet to a place of beginning containing 0.817 acres, subject to all legal highways, rights-of-way and restrictions shown of record.

Parcel No. \_\_\_\_\_

PARCEL 1

0-041-B

ALL OF

(180)

000353

~~0-041-B~~

~~ALL OF~~

~~(180)~~

~~000353~~

**PARCEL 3:** Being a tract of land in the Southwest Quarter of Section Five (5) in the Township 11, Range 21, and being a part of Lots Number Four (4) and Five (5) of the Subdivision of Valentine Zimmer Heirs' land as said subdivision is shown of record in Plat Book No. 4, page 415, Recorder's Office, Franklin County, Ohio, and more particularly described as follows: Beginning at a point in the North line of Watkins Road, which point is located South 85 deg. 45' West, 333 feet from a point at the South East corner of said Lot No. 4 and at an angle in the center line in the said Watkins Road; thence South 86 deg. 45' West with the center line of said Watkins Road, 521 feet to a point at the Southeast corner of 10 acre tract conveyed to Henry and William Hustman by deed shown of record in D.B. \_\_\_\_\_ page \_\_\_\_\_, Recorder's Office, Franklin County, Ohio; thence North 4 deg. 25' East with the East line of said 10 acre tract, 643.9 feet to an iron pipe in the North line of said Lot No. 5; thence South 84 deg. 45' East with North line of said Lot No. 5 and No. 4, 533.5 feet to an iron pipe in the Northwest corner of a certain tract containing 3.064 acres conveyed to Louis Ralidger by deed shown of record in D.B. 1014, page 60, Recorder's Office, Franklin County, Ohio; thence South 6 deg. 07' West with the west line of 3.064 acre tract, 566.5 feet to the place of beginning, containing 7.288 acres, subject, however, to all legal highways.

**EXCEPT:** Being also a part of the 7.288 acre of Louis and Grace Ralidger, being more particularly described as follows:

Beginning at the southwest corner of said 7.288 acre tract, said point being also in the center line of Watkins Road; thence North 4 deg. 25' East with the west line of said tract 300.00 feet to a point; thence South 85 deg. 35' East 150.00 feet to a point; thence South 4 deg. 25' West 282.60 feet to the centerline of Watkins Road; Thence South 86 deg. 45' West with the centerline of said road, 151.02 feet to the place of beginning, containing 1.003 acres.

**EXCEPT:** Being part of Section 5, Township 11, Range 21, Congress Lands and also being part of Parcel No. 2 and Parcel No. 3 of a Quit-Claim Deed to Grace M. Ralidger and shown of record in Deed Book 690, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the northwesterly corner of a certain 0.492 acre Tract standing in the name of Richard F. Buechner and Margie M. Buechner, as the same is shown of record in Deed Book 1870, page 268, records of the Recorder's Office, Franklin County, Ohio, said iron pin also being in the northerly line of the aforementioned Parcel No. 2 shown of record in Deed Book 2388, page 690 of the aforementioned records; thence S. 5° 41' W. and along the westerly line of the aforementioned 0.492 Acre Tract, a distance of 107.00 ft. to an iron pin at

the southwesterly corner of said 0.492 Acre Tract; thence No. 84° 45' W. and crossing the aforementioned Parcel No. 2 and part of Parcel No. 3, a distance of 203.63 ft. to an iron pin; thence N. 5° 41' E. a distance of 107.00 ft. to an iron pin in the northerly line of the aforementioned Parcel No. 3; thence S. 84° 45' E. and along the northerly line of part of Parcel No. 2 and Parcel No. 3, a distance of 203.63 ft. to the place of beginning, containing 0.50 Acres, more or less; subject to all easements and restrictions of record.

**EXCEPT:** Parcel No. 39 WL: Situated in the Township of Madison, County of Franklin, State of Ohio, and in Section 5, Township 11N, Range 21W, and bounded and described as follows:

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the records of Franklin County and being located within the following described points in the boundary thereof:

Said parcel being a part of Lot No. 4 and Lot No. 5 of the subdivision of Valentine Zimmer Heirs' Land as said subdivision is shown on record in Plat Book Number 4, Page 415, Recorder's Office, Franklin County Courthouse, Ohio. Beginning at a point being Grantor's southwesterly property corner and also being in the centerline of existing Watkins Road (S. 80° 50' 38" W. 152.54 feet) from the southeasterly lot corner of Lot Number 5, said point being 33.08 feet left of station 275+78.70 in the centerline of a survey made in 1961 by the Ohio Department of Highways of the relocation of U.S. Route 33, Section 22.46 in Franklin County, also known as Columbus-Winchester Pike, thence with Grantor's west property line (N. 01° 10' 22" W. 85.80 feet) to a point being 125.00 feet left of station 275+51.34, thence (S. 74° 36' 00" E. 228.53 feet) to a point in existing Watkins Road and also being on Grantor's south property line, said point being 125.00 feet left of Station 277+79.37, thence with Grantor's south property line and the centerline of Watkins Road (S. 80° 50' 38" W. 221.18 feet) to the place of beginning.

It is understood that the strip of land above described contains 0.11 acres, exclusive of the present road (Watkins Road) which occupies 0.13 acres, more or less.

Parcel No. \_\_\_\_\_

#### PARCEL 4:

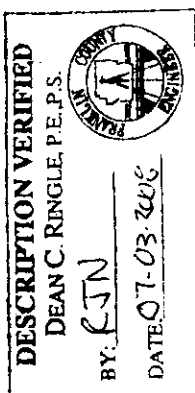
Situated in the State of Ohio, in the County of Franklin, and in the Township of Madison, and bounded and described as follows:

Being a tract of land situated in Section Five (5), Township 11, Range 21, Congress Land, and being part of Lot Number Four (4) of Valentine Zimmer's Heirs land, as the same is shown of record in Plat Book 4, page 415, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center of Watkins Road, at the Southeasterly corner of Lot Number Four (4) as above mentioned; thence with the center of Watkins Road S. 86 deg. 26 min. West, 132.72 feet along the South line of Lot Number Four (4) to a spike; thence North 5 deg. 40 min. East, parallel with the East line of Lot Number Four (4), 282.74 feet to an iron pin; passing an iron pipe on the line in the North line of Watkins Road at 30.93 feet; thence South 84 deg. 20 min. East, 131.0 feet to a point of center of Watkins Road, and the East line of Lot Number Four (4), passing an iron pin on line in the West line of Watkins Road at 101.1 feet; thence with center of Watkins Road along the East line of Lot Number Four (4), South 5 deg. 40 min. West, 261.15 feet to a place of beginning containing 0.817 acres, subject to all legal highways, rights-of-way and restrictions shown of record.

**EXCEPTING THEREFROM** the following described premises: Beginning at a point in the center of Watkins Road at the Southeasterly corner of Lot No. 4 above mentioned; thence North 0 deg. 03' 58" East on the Easterly line of Lot No. 4, 261.22 ft. to a point; thence North 89 deg. 56' 42" West, 65 ft. to a point; thence South 5 deg. 49' 43" West, 277.69 ft. to the place of beginning, containing .488 acre, more or less, and being that portion of the original 0.817 acre tract conveyed to the State of Ohio, or to be conveyed to the State of Ohio, for the improvement of Watkins Road.

Parcel No. \_\_\_\_\_



PARCELS  
2 & 3  
0-041-B  
ALL OF  
(180)  
000256  
0-041-B  
ALL OF  
(180)  
000256

PARCEL 4  
0-041-B  
ALL OF  
(180)  
000883  
PARCEL 4  
0-041-B  
ALL OF  
(180)  
000883  
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(180)