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 08/05/2008 3:26PM MEP JACKSON &
 Robert G. Montgomery
 Franklin County Recorder

TRANSFERRED

AUG 05 2008

JOSEPH W. TESTA
AUDITOR

GENERAL WARRANTY DEED

THEODORE J. VATTER, married, for valuable consideration paid, grant(s) with general warranty ~~covenants~~, to THEODORE J. VATTER and MARY TERESA VATTER, trustees, or successor trustee(s) of the VATTER TRUST DATED AUGUST 24, 2006, whose tax mailing address is 3451 Winchester Pike, Columbus, Ohio 43232, the following **REAL PROPERTY**: Situated in the State of Ohio, County of Franklin and Township of Jackson:

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 15845C08 of the Franklin County Recorder's Office and being more particularly described as follows:

Tract I:

Beginning at a $\frac{1}{2}$ inch iron bar found in the west right-of-way line of Winchester Pike, and the northerly limited access right-of-way line of Interstate Route 270;

THENCE South $41^{\circ} 24' 21''$ West, along the northerly limited access right-of-way line of Interstate Route 270 for a distance of 195.10 feet to a $\frac{3}{4}$ inch iron pipe found;

THENCE South $47^{\circ} 37' 45''$ West, continuing along the northerly limited access right-of-way line of Interstate Route 270, for a distance of 254.02 feet to a $\frac{3}{4}$ inch iron pipe found;

THENCE South $61^{\circ} 39' 10''$ West, continuing along the northerly limited access right-of-way line of Interstate Route 270, for a distance of 219.32 feet to a $\frac{3}{4}$ inch iron pipe found;

THENCE South $77^{\circ} 52' 41''$ West, continuing along the northerly limited access right-of-way line of Interstate Route 270, for a distance of 580.16 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE North $04^{\circ} 37' 20''$ East, across said John J. Vatter and Mary Ann Vatter parcel, for a distance of 155.22 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE north $85^{\circ} 22' 40''$ West, continuing across said John J. Vatter and Mary Ann Vatter parcel for a distance of 50.00 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE North $04^{\circ} 37' 20''$ East, along the westerly line of said John J. Vatter and Mary Ann Vatter parcel for a distance of 412.42 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE South $85^{\circ} 20' 29''$ East along the northerly line of said John J. Vatter and Mary Ann Vatter parcel for a distance of 274.20 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE North $04^{\circ} 37' 56''$ East along the westerly line of said John J. Vatter and Mary Ann Vatter parcel for a distance of 424.76 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE North $64^{\circ} 25' 09''$ East across said John J. Vatter and Mary Ann Vatter parcel for a distance of 130.46 feet to a $\frac{3}{4}$ inch iron pipe found;

THENCE South $48^{\circ} 13' 33''$ East along the westerly right-of-way of Winchester Pike, for a distance of 101.13 feet to a $\frac{3}{4}$ inch iron pipe found;

THENCE South $54^{\circ} 20' 28''$ East along the westerly right-of-way of Winchester Pike, for a distance of 714.28 feet to the point of beginning.

Tract II:

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 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 $\frac{3}{4}$ 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 $82^{\circ} 53' 02''$ East along said northerly limited access right-of-way line of Interstate Route 270, for a distance of 39.34 feet to a $\frac{3}{4}$ inch iron pipe found;

THENCE North $77^{\circ} 52' 46''$ East continuing along said northerly limited access right-of-way line of Interstate 270, for a distance of 338.05 feet to a point;

THENCE North $04^{\circ} 37' 20''$ East, along the easterly line of said Randall P. Vatter parcel, for a distance of 866.07 feet to a $\frac{3}{4}$ inch iron pipe set, the POINT OF BEGINNING.

Thence North $85^{\circ} 48' 20''$ West, across said Randall P. Vatter parcel, for a distance of 69.17 feet to a $\frac{3}{4}$ inch iron pipe set;

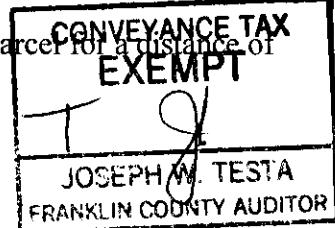
THENCE North $04^{\circ} 37' 20''$ East continuing across said Randall P. Vatter parcel for a distance of 117.63 feet to a $\frac{3}{4}$ inch iron pipe set;

THENCE South $85^{\circ} 48' 20''$ East along the northerly line of said Randall P. Vatter parcel for a distance of 69.17 feet to a point;

THENCE South $04^{\circ} 37' 20''$ 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 acres more or less.



COMBINED TRACTS CONTAINING 14.3586 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:

Situated in Madison Township, Franklin County, Ohio and being a part of Section 9, Township 11 North, Range 21 West of the Buckingham Survey of the Congress Lands and also being a part of the John J. and Mary Ann Vatter parcel of record in Official Record 15845C08 and being more particularly described as follows:

Commencing at a 1/2 inch iron bar found in the westerly right-of-way line of Winchester Pike and the northerly limited access right-of-way line of Interstate Route 270;

THENCE North 54° 20' 28" West, along said right-of-way of Winchester Pike, for a distance of 273.28 feet to a 3/4 inch iron pipe set, the POINT OF BEGINNING;

THENCE South 35° 39' 32" West, across said Vatter parcel, for a distance of 340.00 feet to a 3/4 inch iron pipe set;

THENCE North 54° 20' 28" West, continuing across said Vatter parcel, for a distance of 322.00 feet to a 3/4 inch iron pipe set;

THENCE North 35° 39' 32" East, continuing across said Vatter parcel, for a distance of 340.00 feet to a 3/4 inch iron pipe set;

THENCE South 54° 20' 28" East, along said right-of-way of Winchester Pike, for a distance of 322.00 feet to the point of beginning.

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

Said property contains 2.5133 acres more or less. This description was prepared by Ahlers, Moe and Associates in October of 2001 and is based on a survey performed in June of 1997. The basis of for that survey was the northerly limited access right-of-way of Interstate Route 270 as called in deed of record in Official Record 15845C08.

LEAVING IN ALL 11.8453 ACRES, MORE OR LESS.

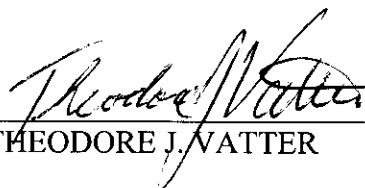
COMMONLY KNOWN AS:

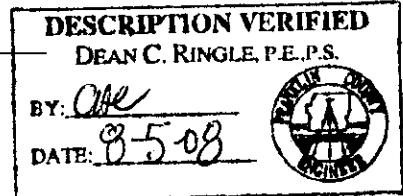
Tax District and parcel number: 180-004941-00

Street Address of property: 3451 Winchester Pike, Columbus, Ohio 43232

Prior Instrument Reference: Instrument Number 20080805011 of the Official Records of Franklin County, Ohio.

Signed and acknowledged in presence of:


THEODORE J. VATTER



STATE OF OHIO

)

COUNTY OF FRANKLIN

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SS

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BE IT REMEMBERED, That on this 5th day of August, 2008, before me, the subscriber, a notary public in and for said county, personally came, THEODORE J. VATTER, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

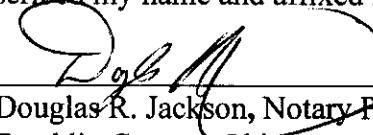
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



DOUGLAS R. JACKSON

Notary Public, State of Ohio

Lifetime Commission 147.03 O.R.C.


Douglas R. Jackson, Notary Public

Franklin County, Ohio

My commission is permanent

Auditors and Recorder's Stamps

This instrument was drafted 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 East Livingston Ave., Columbus, Ohio, 43215.