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Instrument Number: 201906040065716
Recorded Date: 06/04/2019 3:37:02 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
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BRIDGE TITLE AND ESCROW SERVICES LLC

Box

Transaction Number: T20190031583

Document Type: DEED

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Submitted By (Walk-In):

BRIDGE TITLE AND ESCROW SERVICES LLC

Walk-In

First Grantor:

HOPE BAPTIST CHURCH

First Grantee:

COMUNIDAD CRISTIANA

Fees:

Document Recording Fee: \$28.00

Total Fees: \$28.00

Amount Paid: \$28.00

Amount Due: \$0.00

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OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

10907

Conveyance	440.00
Mandatory:	440.00
Permissive:	440.00
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

95

TRANSFERRED

JUN 04 2019

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO2
2-1

File No.: 75921-OH

GENERAL WARRANTY DEED

Hope Baptist Church, NKA Bethesda Baptist Church, Grantors, for valuable consideration paid, grant with general warranty covenants **Comunidad Cristiana, Grantee**, whose tax mailing address is

3434 Watkins Road, Columbus, Ohio 43207 the following REAL PROPERTY:

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

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

Beginning at an iron pin in the south right-of-way of New U.S. Rt. 33 and the northwest right-of-way line of re-located Watkins Road, said iron pin being at Station 280 + 00 and approximately 355 feet west of the east line of the northwest quarter section line of said Section 8, as measured on the south line of said New U.S. Rt. 33; thence South 58° 05' 53" West with said northwest line of said Watkins Road, 182.26 feet to an iron pin; thence South 81° 57' 41" West with said line, 427.51 feet to an iron pin; thence North 82° 15' 14" West, continuing with said Watkins Road line, 128.79 feet to an iron pin, passing an iron pin at 107.61 feet; thence North 12° 61' 19" East, with the centerline of a ditch, 322.89 feet to an iron pin in the south right-of-way of New U.S. Rt. 33 at Station 273 + 39.13; thence South 74° 36' 00" East with said right-of-way line, 660.87 feet to the beginning, passing an iron pin at 39.33 feet, subject to all legal rights-of-way and containing 3.143 acres.

LESS AND EXCEPTING THEREFROM THE FOLLOWING .49 acre tract known as 144C-WL as conveyed by Hope Baptist Church to the State of Ohio by Deed Book 2774-418.

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 right side of the centerline of a survey, made by the Department of Highways, and recorded in Book 35, pages 58, 59, 60 of the record of Franklin County and being located within the following described points the boundary thereof;

Beginning at a point in the grantor's northeasterly property corner, being 125.00 feet right of Station 280+00 in the centerline of U.S.R. 33, being a part of a survey made in 1962 caused by the Ohio Department of Highways for L.R. 270; thence South 58°-05'-55" West a distance of 63.17 feet along the grantor's easterly property line to a point in southerly right of way line of U.S.R. 33; thence North 72°-23'-51" West a distance of 557.57 feet along the southerly right of way line to a point; thence North 48°-02'-08" West a distance of 55.90 feet along the southerly right of way line to a point in the existing southerly right of way line of U.S.R. 33 and the grantor's northerly property line; thence South 74°-36'-00" East a distance of 650.00 feet along said right of way line and property line, to the place of beginning.

It is understood that the above described parcel of land contains 0.49 acres, more or less.

The description for this parcel is based on a survey made by Robert G. Watts, Registered Surveyor No. 4138.

ALLOF
(530)
156645

Excepting accrued, undetermined real estate taxes and assessments which shall be prorated to the date hereto, land excepting leases, easements and rights-of-way of record, if any. The warranties of this Deed are subject to: a) any mortgage assumed by Buyer, b) such restrictions, conditions, easement (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Parcel Number 530-156645 / Address 3434 Watkins Road, Columbus Ohio 43207 / Prior Deed: DB 2618-418

DEED	RECORDED
BY <u>RW</u>	DATE <u>06/04/19</u>

IN WITNESS WHEREOF, the said **Grantor** has signed and sealed these presents the day and year written below.

Executed this 6th day of May 2019.

Pastor Leigh Upchurch
Representative of Bethesda Baptist
Church

State of Ohio

Franklin County, SS:

BE IT REMEMBERED, that on this 6th day of May 2019, before me, the subscriber, a Notary Public in and for said state, personally came, Leigh Upchurch, Representative of **Bethesda Baptist Church, Grantors**, and acknowledged the signing thereof to be their voluntary act and deed.

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



[Signature]
Notary Public

This instrument was prepared by Gregory D. Port, Gregory Port Co., LPA. Attorney at Law