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Instrument Number: 202205260079813
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Daniel J. O'Connor Jr.
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373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

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Cooper, Adel & Associates LPA
PO Box 747
Centerburg, OH 43011-0747

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Cooper, Adel & Associates LPA
PO BOX 747

Centerburg, OH 43011-0747

Simplifile

First Grantor:

GREGORY L TAYLOR

First Grantee:

GREGORY L TAYLOR , TR

Fees:

Document Recording Fee: \$34.00

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OFFICIAL RECORDING COVER PAGE

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“THE TAYLOR FAMILY TRUST”

MEMORANDUM OF TRUST
(O.R.C. §5301.255)

In consideration of financial, legal, and trust operation under the law of Ohio Title 58, the undersigned Trustees represent and warrant to you that the trust is in full force and effect, that it has not been revoked, amended, or modified in any manner that would cause the representations contained in this certification of trust be incorrect, and that the following information is true and complete:

1. On January 18, 2022, Gregory L. Taylor and Cindy S. Taylor, as Settlers, executed a Declaration of Trust. Said Declaration of Trust is entitled **“The Taylor Family Trust.”**
2. The current Trustees of said Declaration of Trust are Gregory L. Taylor or Cindy S. Taylor, residing at 4199 Winchester Pike, Columbus, Ohio 43232.
3. The Trust is governed by the laws of the State of Ohio.
4. This is a Revocable Grantor Trust and therefore uses the Settlers' Social Security numbers as the Federal Tax Identification number (See 26 USC §674(a) and 26 CFR §1.671-3(a)(1)-(3)) which may be obtained from the Trustee.
5. The real property located at 4199 Winchester Pike, Columbus, Ohio 43232, was conveyed to the Trust by virtue of a General Warranty Deed dated January 18, 2022, and recorded in Instrument Number **202205260079811**, Franklin County Recorder's Office, said real property more fully described in the attached Exhibit “1”, herein incorporated by reference.
6. The real property located at 0 Taylor Road, 0 Winchester Pike and 4199 Winchester Pike, Columbus, Ohio 43232, were conveyed to the Trust by virtue of a General Warranty Deed dated January 18, 2022, and recorded in Instrument Number _____, Franklin County Recorder's Office, said real property more fully described in the attached Exhibit “1”, herein incorporated by reference.
7. The Trust contains the following language, with respect to the management powers of the Trustee:
 - a. ***Retain or Abandon Property:*** *The Trustee(s) shall have the power to continue to hold any property or to abandon any property that the Trustee(s) receives or acquires.*
 - b. ***Unproductive Property:*** *Except when specifically restricted, the Trustee(s) shall have the power to retain, purchase, or otherwise acquire unproductive property.*
 - c. ***Buy, Sell, Exchange, Repair:*** *The Trustee(s) shall have the power to purchase, manage, control, grant options on, sell (for cash or on deferred payments, with or without security), convey, exchange, partition, divide, improve, and repair all trust property, real and personal.*
 - d. ***Lease:*** *The Trustee(s) shall have the power to lease trust property, real or personal, for any purpose, including exploration for and removal of gas, oil, and other minerals and to enter into community oil leases, pooling, and unitization agreements. Said lease term may exceed the expected life of the Settlor(s) or any expected time for outright distribution to the beneficiaries of this trust.*
 - e. ***Money:*** *To create a checking, savings, mutual fund, brokerage account, or other financial account in a bank or other financial institution. To deposit, transfer, manage, invest, and*

withdraw money in a checking, savings, mutual fund, brokerage account, or other financial account in a bank or other financial institution, without indication of any fiduciary capacity.

- f. **Investments - General Power:** *The Trustee(s) shall have the power to invest and reinvest the trust estate in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, stocks, preferred or common, shares in investment trusts, investment companies, mutual funds, mortgage participations, life insurance policies on the life of any beneficiary. Investment decisions by a Trustee who is not a Settlor of the Trust shall be guided by the Uniform Prudent Investor Act as adopted by the governing State.*
- g. **Nominee's Name:** *The Trustee(s) shall have the power to hold securities or other property in the Trustee's name as Trustee(s) under this trust, or in the Trustee's own name, or in the name of a nominee, or the Trustee(s) may hold securities unregistered in such condition that ownership will pass by delivery.*
- h. **Borrow - General:** *The Trustee(s) shall have the power to borrow money and to encumber or hypothecate trust property by mortgage, deed of trust, pledge, or by otherwise securing the indebtedness of the Trust or the joint indebtedness of the Trust and co-owner of trust property.*

1. The enumeration of certain powers of the Trustees shall not be interpreted as a limitation of any right of the Trustees not so enumerated, the Trustees being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.
2. The Trust contains provisions that the Settlers may designate Successor or Co-Trustees. The Trust also provides that Trustees may act separately (§7.4).

Signed and acknowledged this 18th day of January 2022.

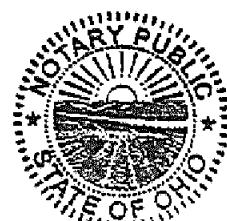
Gregory L. Taylor Trustee
Gregory L. Taylor, Trustee

Cindy S. Taylor Trustee
Cindy S. Taylor, Trustee

State of Ohio)
)ss.
County of Knox)

On this 18th day of January 2022, before me, the undersigned, a Notary Public for this State, personally appeared Gregory L. Taylor and Cindy S. Taylor, who acknowledged its signing as the named signatories and to their free act and deed for the purposes mentioned above.


Notary Public, State of Ohio



Lauren Corinne Cooper, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Prepared By:
Cooper, Adel, Vu & Associates
A Legal Professional Association
Lauren C. Cooper
800-798-5297

Exhibit "1"**PARCEL NUMBER: 530-156592-00**

The following described real estate situated in State of Ohio, County of Franklin, and City of Columbus, and more particularly described as follows:

PARCEL I:

Being part of the South half of Section 8, Township 11, Range 21, Matthews survey of Congress lands, to-wit: - 30 acres of the middle part of a tract containing 88 acres that was set off and assigned to John Helsel in a certain suit in partition had in the Court of Common Pleas of Franklin County, Ohio, wherein Jacob Rohr and Mary Rohr, his wife, were plaintiffs and John Helsel, et al. were defendants, reference being here had to the complete record of said suit in Chancery, Record XI, Page 486 and following Pages, said 88 acres were conveyed to Jacob Rohr by John Helsel 8/29/57 by deed of Quit-Claim recorded in Deed Book 82, Page 356, Franklin County Records, and the part hereby conveyed being 30 acres of the middle to be measured by commencing at a point in the North line of said 88 acre tract, the Northeast corner of 34 acres this day (6/3/93) conveyed to Ella A. Rohr, thence easterly 1327.26 feet to a stake, thence Southerly 985 feet to a stake at the Southeast corner of said Ella A. Rohr's tract of land, thence Westerly 1327.26 feet to a stake at the corner of said Ella A. Rohr's tract of land; thence Northerly 985 feet to the place of beginning, **containing 30 acres** of land

EXCEPTING THEREFROM the following: Commencing at an iron pin at the centerline intersection of Watkins Road and Watkins Road, said point being about 1550 feet Southerly along Watkins Road from its centerline intersection with existing U. S. 33, said point also being the Northeast property corner of a one acre tract owned by Clark Schleppi; thence, Southerly along the centerline of a private road (S. 00° 13' 54" E., 458.63 feet) to a point; thence, Southerly (S. 00° 16' 30" E., 2720.34 feet) to a point, said point being in the Grantor's North property line; thence, Westerly along said North property line (S. 89° 49' 24" W., 528.89 feet to a point, said point being the truepoint of beginning of the parcel herein intended to be described; thence, along the Southeasterly side of Parcel 143-WL (S. 32° 45' 38" W., 1 172.27 feet) to a point in the Grantor's South property line, thence, westerly along said South property line (S. 89° 40' 07" W., 37.22 feet) to the Grantor's Southwest property corner, thence, Northerly along the Grantor's west property line (N. 00° 16' 40" W., 493.06 feet) to a point; thence, along the Northwesterly side of parcel 143-WL (N. 32° 45' 38" E., 584.90 feet) to a point in the Grantor's North property, thence, easterly along said North property line (N. 89° 49' 24" E., 327.45 feet) to the true point of beginning. Being a part of the same premises conveyed to the herein grantor by deed recorded in Deed Book 2150, Page 98, of the records of Franklin County, Ohio, **containing 6.26 acres**, more or less

Commonly Known As: 0 Taylor Road, Columbus, Ohio 43232

Prior Instrument Reference: Instrument Number 202111040201738 of the Official Records of Franklin County,

PARCEL NUMBER: 530-156593-00**PARCEL 2:**

Being a part of the Northeast Quarter of Section 8, Township. 11. Range 21, Congress Lands, which is described in two tracts: the first tract described **contains 88 acres** and fifteen hundredths of an acre of land; and the second tract described in said deed contains 22 1/2 acres of land, bounded and described as follows:

Beginning at a stone Northwest corner of said Quarter Section and running thence with the North line of said quarter section S. 88° E. 165 poles to a stake or stone Northeast corner to said quarter section; thence with the east line of said quarter section S. 1° 30' W. 56 poles to a stake on the South side of Walnut Creek from a buckeye 15" diameter bears N. 78° W. 14 links distance and a buckeye 15" diameter bears S. 31° W. 41 links distant; thence down said creek with the meanders thereof and low water mark on the South side of said creek S. 62° W. 19 poles S. 9° W. 31 poles S. 78° E. 23.80 poles to a post at low water mark, thence crossing said creek N. 1° 30' E. about ten poles to a part from which a willow 12" diameter bears N. 32° W. 13 16 links distant and a sycamore ten inches diameter bears S. 55° E. 5 links distant; thence along the North bank of said creek at low water mark N. 56° W. 6 poles - S. 82° 45' W. 20 poles - S. 62° 30' W. 26 poles - 8.71° W. 12 poles - S. 88° 15' W. 21 poles - S. 53° 15' W. 14 poles - 8.11° 15'

W. 11 poles - S. 7° E. 10 poles S. 13° W. 10 poles 8.46° 30' W. 18 poles S. 16° W. 11 poles to a post in the South line of said quarter section at low water mark in said creek; thence with said quarter section

line S. 88° 30' W. 13 poles thereabouts to the Southwest corner of said quarter section; thence along the West line of said quarter section N. 2° E 164 poles to the beginning, containing 110.65 acres of land, more or less.

EXCEPTING THEREFROM Deed Book 2530 Page 480 Described as follows:

Commencing at an iron pin at the centerline intersection of Watkins Road (west) and Watkins (North), said point being about 1550 feet Southerly along Watkins road (North) from its centerline intersection with Existing US Route 33 said point also being the Northeast corner of a one acre tract owned by Clark Schleppi, said point being 1138.88 feet left of and at right angles from Sta. 848 + 43.26 in the centerline of a survey made in 1961 by the Ohio Department of Highways for Fra. 200, Section 1037 in Franklin County, Ohio, said point also being 325.22 feet left of and at right angles from Station 282 + 18.29 in the centerline of a survey made by the Ohio Department of Highways for Fra. 33, Section 22.46, in Franklin County, Ohio; thence, Southerly along the centerline of a private road S. 00° 13' 54" E. 458.63 feet to the grantor's Northwest property corner, said property corner being the true point of beginning of the parcel herein intended to be described, said point being 88914 feet left of and at right angles from Sta. 844 + 58.57 in said S.R. 200 centerline survey, said point being 114.77 feet right of and radially from Sta. 283+ 45.30 in said U. S. 33 centerline survey; thence easterly along the grantor's North property line S. 89° 52' 14" E. 1690.79 feet to a point in the proposed easterly limited access right of way line of S.R. 200, crossing said S. R. 200 centerline survey at Sta. 850 + 27.89; thence, along said limited access line S. 07° 01' 00" E. 427.07 feet to a point; thence S 14° 39' 20" E. 253.84 feet to a point; thence, S. 29° 43' 39"E. 373.11 feet to a point; thence S. 37° IT 38" E. 677.18 feet to it point in an easterly property line of the grantor, thence, along said property lines S. 07° 07' 46" W. 58.07 feet to a property corner of the grantor; thence, Westerly along a property line N. 79° 52' 14" W. 392.70 feet to a property corner; thence, Northerly along a property line N.00° 22' 14" W. 165.00 feet to a property corner, thence, Northwesterly along a property line N. 57° 52' 14 W. 97.40 feet to a property corner, thence, Westerly along a property line 8.80° 52' 46" W. 95.00 feet to a point in the proposed Southerly limited access right of way line of S. R. 200; thence, along said limited access line N. 41° 27' 59" W. 187.31 feet to a point; thence, N. 48° 24' 47" W. 289.28 feet to a point; thence, N. 83° 08' 37" W. 255.15 feet to a point; thence, S. 76° 20' 52" W. 506.20 feet to a point; thence S. 59° 29' 58" W. 277.74 feet to a point; thence, S. 37° 05' 12" W. 375.37 feet to a point; thence S 33° 59' 15" W. 482.86 feet to a point in the grantor's west property line; thence, along said west property line N. 00° 16' 30" W. 625.00 feet to a point in the proposed westerly limited access right of way line of S. R. 200, crossing said S. R. 200 centerline survey at Sta. 830 +9127, thence, along said limited access line N. 25° 13' 17" E. 258.25 feet to a point; thence, N. 07° 17' 45" E. 256.56 feet to a point; thence, N. 10° 09' 26" W. 251.15 feet to a point; thence, N. 21° 29' 06" W. 281.19 feet to a point in the grantor's West property line; thence, along said west property line N. 00° 16' .30" W, 300.00 feet to the point of beginning.

Being part of the same premises conveyed to the herein grantor by deed recorded in D. B. 2357, Page 357, of the records of Franklin County, Ohio, the same above described parcel contains 51.347 acres, more or less, of which the present read occupies 0.00 acres, more or less.

EXCEPTING THEREFROM Deed Book 2749 Page 58 as described as follows:

TRACT ONE:

Situated in the State of Ohio, County of Franklin, Township of Madison and being 1.459 acres out of a 110.65 acre tract conveyed to Harold L. Taylor by Affidavit of Record in Deed Book 2357, Page 357, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at an iron pin at the Northeasterly corner of the said 110.65 acre tract (Coordinates E-1, 890, 071.27 N-693,099.89); thence North 85° 25' 10" West, a distance of 402.91 feet along the Northerly line of said 110.65 acre tract to an iron pin (Coordinates E-1, 889,669.65 N-693,132.06); thence South 23° 5T 30" West, a distance of 1392.37 feet to an iron pin (Coordinates E-1, 889, 10426 N-691, 859.65) in the Southerly right-of-way line of U.S. Route 33 and being the true place of beginning; thence South 23° 571 30" West, a distance of 229.36 feet to a point (Coordinates E-1, 889, 011.12 N-691, 650.05) in the Southerly line of the said 110.65 acre tract; thence South 80° 46' 10" West, a distance of 238.99 feet along the Southerly line of the said 110.65 acre tract to an iron pin (Coordinates E-1, 888,775.23 N-691, 611.71); thence North 23° 57' 30" East, a distance of 435.26 feet to an iron pin (Coordinates E-1, 888,951.97 N-692,009.47) in the Southerly right-of-way line of said U.S. Route 33; thence South 43° 57' 40" East, a distance of 4.49 feet along the Southerly right-of-way line of said U.S. Route 33 to an iron pin (Coordinates E- 1,888,955.09 N-692, 006.24); thence South 37° 00' 55" East, a distance of 187.31 feet along the Southerly right-of-way line of said U.S. Route 33 to an iron pin (Coordinates E-1, 889, 067.85 N-691,856.68); Thence North 85° 19' 50" East, a distance of 36.53 feet along the Southerly line of said U.S. Route 33 to the place of beginning.

containing 1.459 acres of land, subject however to all legal rights-of-way and easements.

Coordinates referred to in this description are those of the Ohio State Plane Coordinate System, South Zone.

TRACT TWO:

Situated in the State of Ohio, County of Franklin, Township of Madison and being 4.210 acres out of a 110.65 acre tract conveyed to Harold L. Taylor by Affidavit of record in Deed Book 2357, Page 357, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin (Coordinates E-1, 889, 669.65 N-693, 132.06 in the Northerly line of said 110.65 acre tract, being North 85° 25' 10" West, a distance of 402.91 feet from an iron pin (Coordinates E-1, 890, 071.27 N-693, 099.89) at the Northeasterly corner of the said 110.65 acre tract; thence from said beginning point South 23° 57' 30" West, a distance of 1038.44 feet to an iron pin (Coordinates E-1, 889, 247.98 N-692, 183.09) in the Northerly right-of-way line of US Route 33; thence North 25° 16' 35" West, a distance of 264.07 feet along the Northerly right-of-way of said US Route 33 to an iron pin (Coordinates E-1, 889, 135.23 N-692, 421.88), thence North 23° 57' 30" East, a distance of 795.68 feet to an iron pin (Coordinates E-1, 889, 458.33, N-693, 149.01) in the Northerly line of the said 110.65 acre tract; thence South 85 deg. 25' 10" East, a distance of 212.01 feet along the Northerly line of the said 110.65 acre tract to the place of beginning, containing 4.210 acres of land, subject, however, to all legal rights-of-way and easements together with a 25 foot ingress, egress easement off the entire Northerly side of the afore described 4.210 acre tract.

Coordinates referred to in this description are those of the Ohio State Plane Coordinate System, South Zone. This property was surveyed by Richard W. Conrad, Registered Surveyor No. 5041.

Commonly Known As: 0 Winchester Pike, Columbus, OH 43232

Prior Instrument Reference: Instrument Number 202111040201738 of the Official Records of Franklin County,

PARCEL NUMBER: 530-156635-00

Being 3.877 acres out of a 139.19 acre tract conveyed to The Columbus & Southern Ohio Electric Co. by deed recorded in D. B. 2616, P. 108. Beginning at an iron pin (Coordinates E-1, 890, 071.27 N-693, 099.89) at a corner of the said 139.19 acre tract and the Southeasterly corner of the herein described 3.877 acre tract, said beginning point being South 85° 25' 10" East, a distance of 2734.35 feet from the Southwesterly corner of the said 139.19 acre tract (Coordinates fish 887. 345.67 N-593, 318.28) thence from said beginning point North 85° 25' 10" West, a distance of 402.91 feet along a South line of the said 139.19 acre tract to an iron pin (Coordinates E-1, 889, 669.65 N-693, 132.06); thence North 23° 57' 30" East, a distance of 644.25 feet to a spike (Coordinates E-1, 889, 931.26 N-693, 720.82) in the centerline of College Avenue (old U. S. Route 33), passing an iron pin (Coordinates E-1, 889, 918.87 N-693, 692.94) in the Southerly right of way line of said College Avenue at 613.74 feet; thence South 56° 33' 19" East, a distance of 21 0.64 feet along the centerline of said College Avenue to a spike (Coordinates B-1, 890, 107.02 N-693, 604.73) in the centerline of said College Avenue; thence South 04° 03' 05" West, a distance of 506.10 feet to the place of beginning, (passing an iron pin (Coordinates E-1, 890, 104.59 N-693, 570.39) in the Southerly right of way line of said College Avenue at 34.43 feet) containing 3.877 acres of land subject, however, to all legal rights-of-way easements.

Together with an easement for the purpose of ingress and egress reserved in a deed to Columbus and Southern Ohio Electric Co. in 1966, being 25 foot in width off the entire Northerly side of the 4.210 acre tract described in D. B. 2749, Page 58.

Together with an easement for the purpose of ingress and egress over the following described real estate: Being a part of the Southwest Quarter and West half of the Southeast Quarter of Section No. 8, Township II, Range 21, Mathews Survey of Congress Lands, and being more particularly described as follows:

Commencing at the North boundary of Grantors' property line and running parallel to the east edge of 1-270, an easement twenty feet in width immediately adjacent to the eastern right-of-way line of 1-270 and running along said Eastern right-of-way line and parallel to the same to the point where the East right-of-way line of 1-270 intersects with the North right-of-way line of the Williams Road; thence easterly and parallel to the North right-of-way line of the Williams Road, an easement twenty feet in width, a distance of 350 feet, more or less, ending at the first driveway access to Grantor's property

from Williams Road immediately east of the intersection of 1-270 and. Williams Road.

EXCEPTING THEREFROM Official Record 13992 F15 as described as follows:

Situated in the City of Columbus, Franklin County, Ohio and being a part of Section 5, Township 11 North, Range 21 West of the Congress Lands and also being a part of Parcel 3 of the G.L. & M. L. Taylor parcel of record in Deed Book 3374, Page 94 of the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Winchester Pike at the Northwest corner of said Taylor Parcel;

THENCE South 56° 33' 19" East, along said centerline, for a distance of 50.69 feet to a point;

THENCE South 23° 56' 57" West, leaving said centerline and crossing said Taylor parcel and passing a 3'4" iron pipe set at 30.42 feet, for a distance of 293.87 feet to a 14" iron pipe set;

THENCE South 85° 24' 30" East, continuing across said Taylor parcel, for a distance of 196.04 feet to a Y" iron pipe set;

THENCE South 04° 01' 38" West, continuing across said Taylor parcel, for a distance of 306.06 feet to a Y" iron pipe set in the South line of said Taylor parcel and Section 5;

THENCE North 85° 24' 30" West, along said South line, for a distance of 359.57 feet a W iron pipe found at the Southwest corner of said Taylor parcel;

THENCE North 23° 56' 57" East, along the west line of said Taylor parcel and passing a Y" iron pipe set a 613.76 feet, for a distance of 644.18 feet to the point of beginning.
Together with and subject to covenants, easements and restrictions of record.

Said property **contains 2.4902 acres**, more or less.

This description was prepared by Ahlers, Moe, & Associates Inc. and is based on an actual field survey done in August 1989. The basis of bearings used herein is the Centerline of Winchester Pike (South 56° 33' 19" East) of record in deed book 3774, Page 49.

Commonly Known As: 4199 Winchester Pike, Columbus, OH 43232

Prior Instrument Reference: Instrument Number 202111040201738 of the Official Records of Franklin County,