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 Instrument Number: 202111040201738 Recorded Date: 11/04/2021 1:58:40 PM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov	
Transaction Number: T20210142035 Document Type: DEED Document Page Count: 6	Return To (Mail Envelope): MICHAEL P VASKO <div>Mail Envelope</div>
Submitted By (Mail): MICHAEL P VASKO <div>Mail</div>	
First Grantor: LINDA BOVING , TR	First Grantee: GREGORY L TAYLOR
Fees: Document Recording Fee: \$34.00 Additional Pages Fee: \$32.00 Total Fees: \$66.00 Amount Paid: \$66.00 Amount Due: \$0.00	Instrument Number: 202111040201738 Recorded Date: 11/04/2021 1:58:40 PM

OFFICIAL RECORDING COVER PAGE

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TRANSFERRED

OCT 29 2021

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

90011577

CONVEYANCE TAX EXEMPT	
✓	BD
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

FIDUCIARY DEED

Linda Boving, Trustee of the **Gale L. Taylor Revocable Living Trust** dated **December 2, 2016**, by the power conferred by the **Gale L. Taylor Revocable Living Trust**, and every other power, for zero dollars paid, grants with fiduciary covenants to **Gregory L. Taylor**, whose tax-mailing address is: **4199 Winchester Pike, Columbus, Ohio 43232**, all of its interest in the following **REAL PROPERTY**:

Situated in the State of Ohio, County of Franklin and in the City of **Columbus**, and bounded and described as follows:

See Exhibit A for Legal Description.

Parcel No. 530-156592-00, 530-156593-00 and 530-156635-00

Property also known as: 4199 Winchester Pike, Columbus, OH 43232

Subject to conditions, restrictions and easements, if any, contained in prior instruments of record.

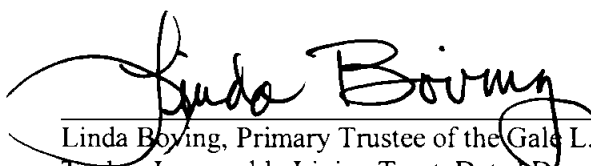
Except taxes and assessments, if any, now a lien and thereafter due and payable.

Prior Instrument Reference: Instrument Number: **201612130171391**: of the Deed Records of: **Franklin** County, Ohio.

No title search was performed on the subject property by the preparer of this deed. The preparer of this deed makes no representation as to the status of the title, nor the property use, or any zoning regulations concerning described property herein conveyed, nor any other matter, except the validity of the form of this instrument. Information herein was provided to the preparer by the Grantor(s)/Grantee(s) and/or their agents. No boundary or location survey was made at the time of this conveyance.

Executed this 11 day of August, 2021.

Signed and acknowledged in the presence of:



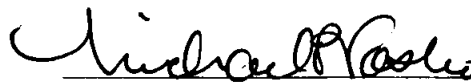
Linda Boving, Primary Trustee of the Gale L. Taylor, Irrevocable Living Trust, Dated December 2, 2016

State of Ohio

County of Franklin

BE IT REMEMBERED, that on this 11 day of August, 2021, before me the subscriber, a notary public in and for said county, personally came, **Linda Boving, Trustee of the Gale L. Taylor Revocable Living Trust**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be **her** voluntary act and deed.

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



Notary Public

This Instrument Prepared By:
Michael P. Vasko, Esq.
19 North High Street
Canal Winchester, OH 43110; Ph: 614-834-9880



Michael P. Vasko, Attorney at Law
Notary Public, State of Ohio
Life Time Commission
Section 147.03 R.C.

Exhibit A Legal Description

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

PARCEL 1:

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 Schleppe; 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 true point of beginning of the parcel herein intended to be described; thence, along the southeasterly side of Parcel 143-WL (S. 32° 45' 38" W., 1172.27 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., 527.45 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

Parcel # 530-156592

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 ½ 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 ½° 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 ½ 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 - S. 71° W. 12 poles - S. 88° 15' W. 21 poles - S. 53° 15' W. 14 poles - S. 11° 15'

PARCEL 1
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W, 11 poles - S. 7° E. 10 poles S. 13° W. 10 poles S. 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 889.14 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° 11' 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 S. 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 road 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° 57' 30" West, a distance of 1392.37 feet to an iron pin (Coordinates E-1, 889, 104.26 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° 57' 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.

Parcel # 530-156593

PARCEL 3:

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 E-1, 887, 345.67 N-693, 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 210.64 feet along the centerline of said College Avenue to a spike (Coordinates E-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.

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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 11, 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 degrees 33 minutes 19 seconds East, along said centerline, for a distance of 50.69 feet to a point;

THENCE South 23 degrees 56 minutes 57 seconds 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 ¾" iron pipe set;

THENCE South 85 degrees 24 minutes 30 seconds East, continuing across said Taylor parcel, for a distance of 196.04 feet to a ¾" iron pipe set;

THENCE South 04 degrees 01 minutes 38 seconds West, continuing across said Taylor parcel, for a distance of 306.06 feet to a ¾" iron pipe set in the South line of said Taylor parcel and Section 5;

THENCE North 85 degrees 24 minutes 30 seconds West, along said South line, for a distance of 359.57 feet a ¾" iron pipe found at the Southwest corner of said Taylor parcel;

THENCE North 23 degrees 56 minutes 57 seconds East, along the west line of said Taylor parcel and passing a ¾" iron pipe set a 613.76 feet, for a distance of 644.18 feet to the point of beginning.

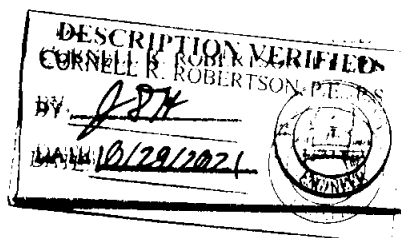
Together with and subject to covenants, easements and restrictions of record.

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 degrees 33 minutes 19 seconds East) of record in deed book 3774, Page 49.

Parcel # 530-156635

AND FURTHER KNOWN AS 4199 Winchester Pike, Columbus, OH 43232
Parcel Numbers 530-156592-00, 530-156593-00 and 530-156635-00



PARCEL 3
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