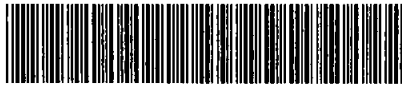


## **DO NOT DETACH**



**Instrument Number: 202401020000195**

**Recorded Date: 01/02/2024 9:13:51 AM**



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](mailto:Recorder@FranklinCountyOhio.gov)

**Return To (Mail Envelope):**

ISAAC WILES

Mail Envelope

**Transaction Number: T20240000109**

**Document Type: DEED**

**Document Page Count: 4**

**Submitted By (Mail):**

ISAAC WILES

Mail

**First Grantor:**

H E ROBINSON , TR

**First Grantee:**

H E ROBINSON

**Fees:**

Document Recording Fee: \$34.00

Additional Pages Fee: \$16.00

**Total Fees:** \$50.00

**Amount Paid:** \$50.00

**Amount Due:** \$0.00

**Instrument Number: 202401020000195**

**Recorded Date: 01/02/2024 9:13:51 AM**

OFFICIAL RECORDING COVER PAGE

## **DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

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.

4  
23

TRANSFERRED

DEC 19 2023

MICHAEL STINZIANO  
AUDITOR  
FRANKLIN COUNTY, OHIO

9011589

CONVEYANCE TAX EXEMPT	
U	DRUM
MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR	

(1)

## FIDUCIARY DEED

**H. E. ROBINSON, TRUSTEE OF THE H.E. ROBINSON TRUST EXECUTED MAY 8, 2006** (the "Grantor"), for valuable consideration paid, grants with fiduciary covenants, to **H. E. ROBINSON**, an unmarried man (the "Grantee"), the following described real estate (the "Property") situated in the City of Columbus, County of Franklin, and the State of Ohio:

**SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF**

There are excepted from the fiduciary covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, and installments of taxes and assessments due and payable after the date hereof.

Tax Mailing Address: 3383 Watkins Road, Columbus, Ohio 43207

Prior Instrument Reference: 200606050108442, Franklin County, Ohio Records.

Auditor's Parcel Number: 530-122625-00

Property Address: 3383 Watkins Road, Columbus, Ohio 43207

Grantor has executed this Deed this 5<sup>th</sup> day of December, 2023.


GRANTOR:

By: [Signature]  
H. E. Robinson, Trustee of the H.E.  
Robinson Trust

STATE OF OHIO  
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December, 2023, by H. E. ROBINSON, TRUSTEE OF THE H.E. ROBINSON TRUST.

This instrument prepared by:  
Jessa M. Gary, Esq.  
Isaac Wiles & Burkholder, LLC  
300 West Wilson Bridge Road, Suite 170  
Worthington, Ohio 43085  
(614) 221-2121

[Signature]  
Notary Public  
  
ERIN J. BERLEKAMP  
Notary Public, State of Ohio  
My Commission Expires  
October 31, 2028

**Parcel One:**

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

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

Beginning at an Iron pin in the northerly right-of-way of relocated Watkins Road, and in the south line of a 1 acre tract conveyed to Harold L. Taylor by deed of record in Volume 1277, page 150, Recorder's Office, Franklin County, Ohio, and a north line of said 198.731 acre tract; thence with said south line of said 1 acre tract and said north line of said 198.731 acre tract; North 79 deg. 14' 31" East, a distance of 124.16 feet to an Iron pin being the southeast corner of said 1 acre tract; thence with the east line of said 1 acre tract and a west line of said 198.731 acre tract; North 09 deg. 44' 29" West, a distance of 51.04 feet to an Iron pin; thence leaving the east line of said 1 acre tract and across said 198.731 acre tract; North 79 deg. 21' 31" East, a distance of 107.93 feet to an Iron pin; thence South 09 deg. 44' 29" East, a distance of 191.17 feet to an Iron pin in the northerly right-of-way of relocated Watkins Road, thence with the said northerly right-of-way of relocated Watkins Road, North 69 deg. 19' 30" West, a distance of 269.10 feet to the place of beginning, containing 0.500 acres of land.

Description prepared March 25, 1976, by Larry R. Crossley, Registered Surveyor #5351)

**Parcel Two:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, being a part of Section 5, Township 11, Range 21, containing 0.875 acres of land, more or less, out of that 1 acre tract of land, as described in a deed to Bannie E. Woodie, Betty L. Woodie and Mark S. Woodie, of record in Official Record 0809, Page J-08 and Official Record 02876, Page H-20 (all references to official records and deed books in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.875 acre tract of land being more particularly described as follows:

beginning at a point in the centerline of (old) Watkins Road at the northeasterly corner of said 1 acre tract, at the northwesterly corner of that 1.766 acre tract of land as described in a deed to Hope Baptist Church, Inc., of record in Deed Book 3548, page 280, said beginning point being located, with the centerline of (old) Watkins Road, S 80 deg. 44' 04" W, a distance of 500.17 feet and S 79 deg. 15' 53" W, a distance of 66.34 feet from the centerline intersection of said (old) Watkins Road with U.S. Route 33;

thence S 9 deg. 40' 25" E, with the easterly line of said 1 acre tract, the westerly line of said 1.766 acre tract, the westerly line of that 0.500 acre tract of land as described in a deed to Albert D'Amato and Constance D'Amato, of record in Deed Book 3515, page 272, a distance of 166.24 feet to a point;

thence S 79 Deg. 18' 35" W, with the southerly line of said 1 acre tract, the northerly line of said 0.500 acre tract, a distance of 124.16 feet to a point in a northerly right-of-way line of Relocated Watkins Road as the same is designated and delineated upon State of Ohio Highway Plan FRA-33-22.46;

thence N 73 deg. 24' 53" W, with the said northerly right-of-way line, a distance of 147.26 feet to a point in the westerly line of said 1 acre tract;

thence N 9 deg. 46' 55" W, with the westerly line of said 1 acre tract, an easterly right-of-way line of said Relocated Watkins Road, a distance of 98.64 feet to a point in the centerline of said (old) Watkins Road;

thence N 79 deg. 15' 53" E, with the centerline of said (old) Watkins Road, the northerly line of said 1 acre tract, a distance of 256.43 feet to a point of beginning and containing 0.875 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

The bearing system used in the foregoing description is based upon the centerline of (old) Watkins Road being N 79 deg. 15' 53" E as per Ohio Highway Plan FRA.-33-22.46.

The foregoing description was prepared from existing survey, deed, plat and highway plan information by NORTHLAND SURVEYING COMPANY.

**EXCEPTING THEREFROM THE FOLLOWING:**

Situated in the City of Columbus, County of Franklin, and in the State of Ohio, in Section 5, Township 11, Range 21, Matthew's Survey of Congress Lands; and being a part of 0.875 acre tract, conveyed to Kim Robinson as recorded in Official Records 6926-D-19. More particularly bounded and described as follows:

beginning at a ¾ inch pipe found in the center of Watkins Road, at the northwesterly corner of the aforementioned 0.875 acre tract, thence North 79 degrees 15 minutes 53 seconds East, 192.63 feet, with the aforesaid center line, to a bolt found in said line;

thence south 09 degrees 40 minutes 25 seconds East, 81.24 feet, parallel to the easterly line of the aforesaid 0.875 acre tract, to a ½ inch pipe found;

thence South 79 degrees 15 minutes 53 seconds West, 38.20 parallel to the northerly line of the aforesaid 0.875 acre tract, to a ¼ inch pipe found;

thence South 09 degrees 40 minutes 25 seconds East, 85.00 feet, parallel to the easterly line of the aforesaid 0.875 acre tract, to a ½ inch pipe found in the southerly line of said tract and in the northerly line of the Kim Robinson 0.50 acre tract, R. 7478-G-07'

thence South 79 degrees 15 minutes 53 seconds West, 22.16 feet, with the line between the aforesaid 0.50 and 0.875 acre tracts, to a ¾ inch pipe found at a common corner of said tracts, in the northerly line of relocated Watkins Road;

thence North 73 degrees 24 minutes 53 seconds West, 147.26 feet, with the line between the aforesaid 0.875 acre tract and Road, to a point at an angle in said line;

thence North 09 degrees 46 minutes 55 seconds West, 98.64 feet, continuing with the line of the aforesaid 0.875 acre tract and Road, to the place of beginning;

to contain 0.557 acre, be the same more or less and subject to all legal easements, restrictions and conditions, as the same may be of record.

Bearing used for this survey based on the previous deed as referenced above, Old Watkins Road runs "North 79 degrees 15 minutes 53 seconds East".

**Parcel Three:**

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, in Section 5, Township 11, Range 21, Matthew's Survey of Congress Lands and being a part of a 1.766 acre tract conveyed to the Hope Baptist church as recorded in Deed Book 3548, page 280, Recorder's Office, Franklin County, Ohio, and more particularly bounded and described as follows:

beginning at a ¾" pipe found at the northeasterly corner of the Kimberlee A. Robinson 0.50 acre tract, O.R. 7478-G-07, and a corner of the aforementioned 1.766 acre tract, which bears N. 89 deg. 55' 48" E. 1585.75 feet and N. 09 deg. 44' 29" W., 181.17 feet, from FCE Monument #4469, thence S. 79 deg. 21' 31" W., 107.93 feet, with the line between the aforesaid tracts, to IP found at a common corner of said tracts and in the easterly line of the Robinson 0.318 acre tract;

thence N. 09 deg. 44' 29" W., 115.20 feet, with the line between the 1.766 and 0.318 acre tracts, to nail found at the common corner of said tracts, on the center line of Old Watkins Road;

thence N. 79 deg. 21' 31" E., 66.34 feet, with the northerly line of the 1.766 acre tract on the center line of Old Watkins Road, to a PK nail found in said line;

thence N. 80 deg. 49' 42" E., 42.59 feet, continuing with the aforesaid property and center line, to a  $\frac{1}{4}$ " IP set;

thence S. 09 deg. 44' 29" E., 114.11 feet, crossing the aforesaid 1.766 acre tract, to the place of beginning;

to contain 0.2849 acre, be the same more or less and subject to all legal easements, restrictions and condition, as the same may be of record. Basis of bearings = West line of 1.776 acre tract/per D.B. 3548, page 280 as S. 09 deg. 44' 29" W.

ALL OF  
(S30)  
122625

