

April 1st - submission
April 24th - APB mtg

Case 13-025 ARB

February 2009

ARCHITECTURAL REVIEW BOARD APPLICATION

(Code Sections 153.170-153.157)

CITY OF DUBLIN,

Land Use and
Long Range Planning
5800 High-Ridge Road
Dublin, Ohio 43016-1236

Phone/TDC: 614-410-4400
Fax: 614-410-4747
Web Site: www.ci.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Roof, Door or Window Replacements or Additions
<input checked="" type="checkbox"/> Building Addition	<input type="checkbox"/> Gutter and Downspout Replacements or Additions
<input type="checkbox"/> Demolition	<input type="checkbox"/> External Mechanical Equipment (AC units, vents, HVAC, etc.)
<input type="checkbox"/> Signage and Lighting	<input checked="" type="checkbox"/> Parking, Paving and other Hard Surfaces
<input type="checkbox"/> Re-painting	<input type="checkbox"/> Other (Please Specify) _____
<input checked="" type="checkbox"/> Landscaping (Non-Residential)	
<input type="checkbox"/> Re-siding	

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6135 Rings Road Dublin, Ohio 43016	
Tax ID/Parcel Number(s): 274-000036 274-000031 273-005580	Parcel Size(s) (Acres): 13.749 Ac (Total)
Existing Land Use/Development: St. John Lutheran Church	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Building & Parking Addition

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed

Name (Individual or Organization): St. John Lutheran Church	
Mailing Address: (Street, City, State, Zip Code) 6135 Rings Road Dublin, Ohio 43016	
Daytime Telephone: (614) 889-2284	Fax:
Email or Alternate Contact Information: john.greig@stjohndublin.org	

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PLANNING

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name:	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

BPI

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

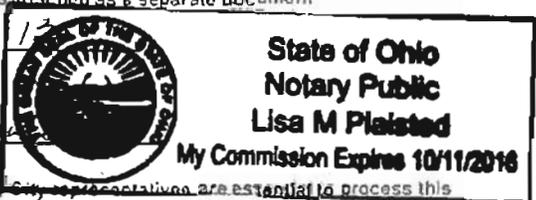
Name:	Berardi + Partners, Inc.		
Organization (Owner, Developer, Contractor, etc.):	Architect	<i>James Kuhn</i>	
Mailing Address: (Street, City, State, Zip Code)	369 Livingston Avenue Columbus, OH 43215		
Daytime Telephone:	(614) 221-1110	Fax:	(614) 221-0831
Email or Alternate Contact Information: rmatias@berardipartners.com			

-> VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 1st day of April, 2013
 State of Ohio
 County of Franklin Notary Public: Lisa M Plaisted



-> VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I <u>Berardi + Partners</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative:	Date:

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, St. John Lutheran Church / Robert Shenton, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative: [Signature] Date: 3/22/13

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, St. John Lutheran Church / Robert Shenton, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: [Signature] Date: 3/22/13

Subscribed and sworn to before me this 22 day of March, 2013
 State of Ohio
 County of Franklin Notary Public Karen Anderson



Karen Anderson
 Notary Public - Ohio
 My Commission Expires
 07-25-16

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING THE RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>NA</u>	Application No: <u>13-025ARB</u>	ARB Date(s):	ARB Action:
Receipt No: <u>NA</u>	Map Zone: <u>4</u>	Date Received: <u>4/1/13</u>	Received By: <u>TF</u>
Type of Request: <u>Architectural & Site Modifications - ARB</u>			
N, S, E, W (Circle) Side of: <u>Rungo Rd</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Avery Rd</u>			
Distance from Nearest Intersection: <u>350</u>			
Existing Zoning District: <u>R-2, Limited Suburban Residential</u>			

City of Dublin, Ohio
Architectural Review Board
Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

St. John Lutheran Church

Contiguous Property Owners within 150 feet

Parcel #	Owner
274-000036	St. Johns Lutheran Church
274-000031	St. Johns Evangelical Lutheran Church
273-005580	Saint Johns Lutheran Church
274-000155	City of Dublin (Sandy Corners Cemetery)
273-005381	Ohio District Lutheran Church Extension Fund Inc.
274-000114	Washington Township Board of Trustees (Washington Twp. Community Center)
274-000095	William M. Thomas, Jr. & Linda T. Thomas
274-000094	Edmund L. Krohn & Donna K. Krohn
274-000093	Mary J. Reimann
274-000092	Charles E. Fry, Jr. & Amy L. Fry
274-000091	Christopher R. Freeman & Michelle R. Freeman
274-000078	Ginger Shepherd & James L. Shepherd

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CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

273-007868 Owner: HOOVER LEON C HOOVER LINDA D
Address: 5982 RINGS RD
Mail To: BAC TAX SERVICES CORP
 : TX-975-02-01
 : 2375 N GLENVILLE DR
 : RICHARDSON, TX 75082

273-007869 Owner: RASHID RIZWAN
Address: 5990 RINGS RD
Mail To: WELLS FARGO REAL ESTATE
 : MAC X2302-04D
 : 1 HOME CAMPUS
 : DES MOINES, IA 50328

273-007870 Owner: MCMAHON KENNETH K MCMAHON KATHARINE A
Address: 5998 RINGS RD
Mail To: GMAC MORTGAGE
 : DFW 4-2
 : 1 FIRST AMERICAN WAY
 : WESTLAKE, TX 76262

273-007871 Owner: SNYDER ROBERT R
Address: 6019 HATHAWAY AV
Mail To: ROBERT R SNYDER
 : 2727 TULLER PKWY STE 120
 : DUBLIN OH 43017

273-007872 Owner: THOMAS RICKEY
Address: 6011 HATHAWAY AV
Mail To: CITIMORTGAGE INC
 : 95 METHODIST HILL DR
 : ROCHESTER, NY 14623

273-007873 Owner: YANG YOO YOUNG SEO KOANGWON
Address: 6003 HATHAWAY AV
Mail To: LIBERTY SAVINGS BANK
 : 2251 ROMBACH AVE
 : WILMINGTON, OH 45177

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

273-007874 Owner: LAUGHLIN DANIEL
Address: 5995 HATHAWAY AV
Mail To: GMAC MORTGAGE
 : DFW 4-2
 : 1 FIRST AMERICAN WAY
 : WESTLAKE, TX 76262

273-007875 Owner: CAMDYN REALTY LLC
Address: 5987 HATHAWAY AV
Mail To: CITIMORTGAGE INC
 : 95 METHODIST HILL DR
 : ROCHESTER, NY 14623

273-007920 Owner: QAZI ABDUL NASIR NASIR WAJIHA
Address: 6002 HATHAWAY AV
Mail To: US BANCORP SRV PROVIDERS
 : 6053 S FASHION SQ DR
 : MURRAY, UT 84107

273-007921 Owner: WANG DONGQING CHEN JINGHUI
Address: 6018 HATHAWAY AV
Mail To: WANG DONGQING
 : 6018 HATHAWAY AVE
 : DUBLIN OH 43016

274-000031 * Owner: ST JOHNS EVANGELICAL LUTHERAN CHURCH
Address: 6115 RINGS RD
Mail To: ST JOHNS EVANGELICAL
 : LUTHERAN CHURCH
 : 6135 RINGS RD
 : DUBLIN OH 43016

274-000036 Owner: ST JOHNS LUTHERAN CHURCH
Address: 6177 RINGS RD
Mail To: ST JOHNS LUTHERAN CHURCH
 : 6135 RINGS RD
 : DUBLIN OH 43016

274-000065 * Owner: DOMBROSKI CHRISTINE L
Address: 6228 RINGS RD
Mail To: CHASE HOME FINANCE LLC
 : 1 CORELOGIC DR
 : WESTLAKE, TX 76262

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

- 274-000070 * Owner: SHARP KAREN M SHARP MICHAEL R
Address: 5555 AVERY RD
Mail To: GMAC MORTGAGE
: DFW 4-2
: 1 FIRST AMERICAN WAY
: WESTLAKE, TX 76262
- 274-000071 * Owner: CITY OF DUBLIN
Address: 5505 AVERY RD
Mail To: CITY OF DUBLIN
: 5200 EMERALD PKWY
: DUBLIN, OH 43017
- 274-000072 * Owner: BURGER JOSEPH V BURGER CORRINE
Address: 5525 AVERY RD
Mail To: JOSEPH BURGER
: CORRINE BURGER
: 7538 HARRIOTT RD
: DUBLIN OH 43017
- 274-000073 * Owner: CITY OF DUBLIN
Address: 5551 AVERY RD
Mail To: CITY OF DUBLIN
: 5200 EMERALD PKWY
: DUBLIN, OH 43017
- 274-000074 * Owner: HOOVER LEON C & LINDA D
Address: 6166 RINGS RD
Mail To: CORELOGIC
: 2500 WESTFIELD DR STE 102
: ELGIN, IL 60124
- 274-000075 * Owner: PELTON JOHN D PELTON BEVERLY
Address: 6226 RINGS RD
Mail To: FIFTH THIRD BANK
: DFW4-2
: 1 FIRST AMERICAN WAY
: WESTLAKE, TX 76262

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

274-000078 Owner: SHEPHERD GINGER SHEPHERD JAMES L
Address: 5556 AVERY RD
Mail To: JAMES SHEPHERD
 : 5556 AVERY RD
 : DUBLIN OH 43016

274-000079 Owner: GRAY LYNN M TR
Address: 5544 AVERY RD
Mail To: PRIMELENDING
 : 18111 PRESTON RD STE 900
 : DALLAS TX 75252

274-000080 Owner: ADAMS ERIC TR
Address: 5522 AVERY RD
Mail To: ERIC ADAMS TR
 : 5522 AVERY RD
 : DUBLIN OH 43016

274-000081 Owner: HOUSER P MICHAEL & JUDY F
Address: 5504 AVERY RD
Mail To: US BANCORP SRV PROVIDERS
 : 6053 S FASHION SQ DR
 : MURRAY, UT 84107

274-000082 Owner: QUINN FELICIA QUINN JOHN J
Address: 5498 AVERY RD
Mail To: PNC MORTGAGE
 : 3232 NEWMARK DR
 : MIAMISBURG, OH 45342

274-000088 * Owner: FLADT HERBERT G
Address: 5491 CARA CT
Mail To: HERBERT G FLADT
 : 5491 CARA CT
 : DUBLIN OH 43016

274-000089 Owner: KINCAID LARRY S
Address: 5509 CARA CT
Mail To: LARRY S KINCAID
 : BETTY L KINCAID
 : 5509 CARA CT
 : DUBLIN OH 43016

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

274-000090 Owner: KORMANIK JOHN D & SHARON L
 Address: 5527 CARA CT
 Mail To: HUNTINGTON MORTGAGE CORP
 : PO BOX 182661
 : COLUMBUS, OH 43218

274-000091 Owner: FREEMAN CHRISTOPHER R FREEMAN MICHELLE R
 Address: 5545 CARA CT
 Mail To: CHASE HOME FINANCE LLC
 : 1 CORELOGIC DR
 : WESTLAKE, TX 76262

274-000092 Owner: FRY CHARLES E JR FRY AMY L
 Address: 5540 CARA CT
 Mail To: FIRST PLACE BANK
 : 999 E MAIN ST
 : RAVENNA, OH 44266

274-000093 Owner: REIMANN MARY J
 Address: 5526 CARA CT
 Mail To: WELLS FARGO REAL ESTATE
 : MAC X2302-04D
 : 1 HOME CAMPUS
 : DES MOINES, IA 50328

274-000094 Owner: KROHN EDMUND L & DONNA K
 Address: 5508 CARA CT
 Mail To: EDMUND L KROHN
 : DONNA K KROHN
 : 5508 CARA CT
 : DUBLIN OH 43016

274-000095 Owner: THOMAS WILLIAM M JR THOMAS LINDA T
 Address: 5494 CARA CT
 Mail To: WILLIAM M THOMAS JR
 : DOROTHY THOMAS
 : 5494 CARA CT
 : DUBLIN OH 43016

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

- 274-000098 * Owner: MID-STATES DEVELOPMENT CORP
Address: 5611 AVERY RD
Mail To: MID-STATES DEVELOPMENT
: CORP
: 5695 AVERY RD
: DUBLIN, OH 43016
- 274-000109 * Owner: KUNZE JOHN S & DEBRA L
Address: 6109 CARA RD
Mail To: JOHN S KUNZE
: DEBRA L KUNZE
: 6109 CARA RD
: DUBLIN OH 43016
- 274-000110 * Owner: KATONA DANIEL M KATONA ANGELA M
Address: 6129 CARA RD
Mail To: LERETA
: 1123 PARK VIEW DR
: COVINA, CA 91724
- 274-000111 Owner: VINEYARD CHRISTIAN FELLOWSHIP AT TUTT CRSING
Address: 5400 AVERY RD
Mail To: VINEYARD CHRISTIAN
: FELLOWSHIP AT TUTT CRSING
: 5400 AVERY RD
: DUBLIN OH 4
- 274-000112 * Owner: GUNKA CHESTER A
Address: 6149 CARA RD
Mail To: CHESTER A GUNKA
: 6149 CARA RD
: DUBLIN OH 43016
- 274-000114 * Owner: WASHINGTON TOWNSHIP BD OF TRS
Address: 5985 CARA RD
Mail To: WASHINGTON TOWNSHIP BD OF
: TRS
: PO BOX 3248
: DUBLIN OH 43016

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

- 274-000129 * Owner: MID STATE DEVELOPMENT CORP
Address: CORPORATE CENTRE
Mail To: MID-STATES DEVELOPMENT
: CORP
: 5695 AVERY RD
: DUBLIN, OH 43016
- 274-000146 * Owner: CROSSINGS AT AVERY II LP
Address: 6115 PARKVIEW CROSSING
Mail To: RED MORTGAGE CAPITAL INC
: LOAN SVC & ASSET MGMT
: 2 MIRANOVA PL FL 12
: COLUMBUS, OH 43215
- 274-000151 Owner: GURCAN METIN N GURCAN KIMBERLY A
Address: 6016 RINGS RD
Mail To: FIFTH THIRD BANK
: DFW4-2
: 1 FIRST AMERICAN WAY
: WESTLAKE, TX 76262
- 274-000152 Owner: XICOHTENCATL JAVIER
Address: 6027 HATHAWAY AV
Mail To: DOVENMUEHLE MORTGAGE INC
: 1 CORPORATE DR STE 360
: LAKE ZURICH, IL 60047
- 274-000155 * Owner: CITY OF DUBLIN
Address: 6115 RINGS RD
Mail To: CITY OF DUBLIN
: 5200 EMERALD PKWY
: DUBLIN, OH 43017
- 274-000161 * Owner: CONTEH-MORGAN MIRIAM E
Address: 6117 E TURVEY LP
Mail To: THE STATE BANK AND TRUST
: PO BOX 467
: DEFIANCE, OH 43512

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

- 274-000162 * Owner: TAYLOR CRAIG TAYLOR JILL
Address: 6121 E TURVEY LP
Mail To: CITIMORTGAGE INC
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623
- 274-000163 * Owner: FULTS JOSEPH FULTS CORY A
Address: 6125 E TURVEY LP
Mail To: HUNTINGTON MORTGAGE CORP
: PO BOX 182661
: COLUMBUS, OH 43218
- 274-000164 * Owner: TAYLOR CRAIG TAYLOR JILL
Address: 6129 E TURVEY LP
Mail To: CITIMORTGAGE INC
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623
- 274-000165 * Owner: MILLER SAMUEL S
Address: 6133 E TURVEY LP
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328
- 274-000166 * Owner: SCHMITTER ROGER D TR SCHMITTER JOY L TR
Address: 6137 E TURVEY LP
Mail To: ROGER D SCHMITTER
: JOY SCHMITTER
: 6137 TURVEY LOOP E
: DUBLIN OH 43016
- 274-000167 * Owner: BLAIR FRANKLIN D BLAIR SANDRA J
Address: 6101 E TURVEY LP
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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DATE : MAR 28, 2013

- 274-000168 * Owner: AUTUMNWOOD HOMES INC
Address: 6105 E TURVEY LP
Mail To: AUTUMNWOOD HOMES INC
: 640 BEAR RUN LN
: LEWIS CENTER, OH 43035
- 274-000169 * Owner: GREGORY TONDA D
Address: 6109 E TURVEY LP
Mail To: CHASE HOME FINANCE LLC
: 1 CORELOGIC DR
: WESTLAKE, TX 76262
- 274-000170 * Owner: ZAHARA DEBRA B
Address: 6113 E TURVEY LP
Mail To: PETER H L STANFORD
: 5622 MONTRIDGE LN
: DUBLIN OH 43016
- 274-000228 * Owner: CLARK REGAN G
Address: 6118 E TURVEY LP
Mail To: REGINA G CLARK
: 6118 TURVEY LOOP E
: DUBLIN OH 43016
- 274-000229 * Owner: BALL GREGORY T ET AL
Address: 6122 E TURVEY LP
Mail To: PHH MORTGAGE CORP
: STE 100
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623
- 274-000230 * Owner: HARP PATRICIA G HARP DEREK R
Address: 6126 E TURVEY LP
Mail To: HOMEWARD MORTGAGE
: 2250 PERIMETER PARK DR
: MORRISVILLE, NC 27560
- 274-000231 * Owner: SNOW SHARON
Address: 6130 E TURVEY LP
Mail To: UNION SAVINGS BANK
: ESCROW DEPT
: 8534 E KEMPER RD FL 2
: CINCINNATI, OH 45249

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

- 274-000232 * Owner: ANDERSON CHESTER M TOD
Address: 6102 E TURVEY LP
Mail To: CHESTER M ANDERSON TOD
: 6102 TURVEY LOOP E
: DUBLIN OH 43016
- 274-000233 * Owner: SOMMER RICHARD A CO-TR SOMMER LINDA B CO-TR
Address: 6106 E TURVEY LP
Mail To: DOLLAR BANK SERVICING
: CENTER
: PO BOX 8469
: CANTON, OH 44711
- 274-000234 * Owner: SCHINDELAR MEGAN C
Address: 6110 E TURVEY LP
Mail To: CITIMORTGAGE INC
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623
- 274-000235 * Owner: DEAVER DANNY R @(2)
Address: 6114 E TURVEY LP
Mail To: MARIA DEAVER
: DANNY DEAVER
: 6114 TURVEY LOOP E
: DUBLIN OH 43016
- 274-000346 * Owner: BRUNCAK DOREEN
Address: 6134 E TURVEY LP
Mail To: DOREEN BRUNCAK
: 1870 WINGATE DR
: DELAWARE OH 43015
- 274-000347 * Owner: BARTON JOHN R BARTON ANGELA M
Address: 6138 E TURVEY LP
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

- 274-000348 * Owner: LEWIS JEFFREY L
Address: 6142 E TURVEY LP
Mail To: HUNTINGTON MORTGAGE CORP
: PO BOX 182661
: COLUMBUS, OH 43218
- 274-000349 * Owner: COMMUNITY MAILER INC
Address: 6146 E TURVEY LP
Mail To: COMMUNITY MAILER INC
: 2140 RIVERSIDE DR
: COLUMBUS OH 43221
- 274-000350 * Owner: DEETER JAMES L DEETER SHARON M
Address: 6143 W TURVEY LP
Mail To: JAMES L DEETER
: 6143 TURVEY LOOP W
: DUBLIN OH 43016
- 274-000351 * Owner: RANKIN ROBERT L
Address: 6147 W TURVEY LP
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328
- 274-000352 * Owner: KISNER NORMA J
Address: 6151 W TURVEY LP
Mail To: NORMA J KISNER
: 6151 TURVEY LOOP W
: DUBLIN OH 43016
- 274-000354 * Owner: COMMUNITY MAILER INC
Address: 6194 W TURVEY LP
Mail To: COMMUNITY MAILER INC
: 2140 RIVERSIDE DR
: COLUMBUS OH 43221
- 274-000355 * Owner: LANG CHRIS
Address: 6190 W TURVEY LP
Mail To: CHASE HOME FINANCE LLC
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

- 274-000356 * Owner: TAYLOR CRAIG
Address: 6186 W TURVEY LP
Mail To: BAC TAX SERVICES CORP
: TX-975-02-01
: 2375 N GLENVILLE DR
: RICHARDSON, TX 75082
- 274-000357 * Owner: DOUGHERTY WILLIAM O DOUGHERTY KATHY B
Address: 6182 W TURVEY LP
Mail To: WILLIAM O DOUGHERTY
: KATHY B DOUGHERTY
: PO BOX 1104
: RANCHO SANTA FE CA 92067
- 274-000358 * Owner: RACHLIN JUSTINE A
Address: 6178 W TURVEY LP
Mail To: QUICKEN LOANS
: ATTN: CHRISTY COOK
: 20555 VICTOR PKWY FL 1
: LIVONIA, MI 48152
- 274-000359 * Owner: THE COMMUNITY MAILER INC
Address: 6174 W TURVEY LP
Mail To: JAMES R DIXON
: 2140 RIVERSIDE DR
: COLUMBUS OH 43221
- 274-000360 * Owner: PERTZ WILLIAM E PERTZ BARBARA S
Address: 6159 W TURVEY LP
Mail To: WILLIAM E PERTZ
: 6159 TURVEY LOOP W
: DUBLIN OH 43016
- 274-000362 * Owner: BLUM JAMES F
Address: 6167 W TURVEY LP
Mail To: THE STATE BANK AND TRUST
: PO BOX 467
: DEFIANCE, OH 43512

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

- 274-000363 * Owner: TAYLOR CRAIG
Address: 6171 W TURVEY LP
Mail To: BAC TAX SERVICES CORP
: TX-975-02-01
: 2375 N GLENVILLE DR
: RICHARDSON, TX 75082
- 274-000364 * Owner: WHATLEY ROBERT J
Address: 6175 W TURVEY LP
Mail To: WELLS FARGO REAL ESTATE
: MAC X2302-04D
: 1 HOME CAMPUS
: DES MOINES, IA 50328
- 274-000365 * Owner: MUSA ASAAD
Address: 6179 W TURVEY LP
Mail To: BAC TAX SERVICES CORP
: TX-975-02-01
: 2375 N GLENVILLE DR
: RICHARDSON, TX 75082
- 274-000369 * Owner: BATSCH FRANK W BATSCH BARBARA A
Address: 6183 W TURVEY LP
Mail To: FRANK BATSCH
: BARBARA BATSCH
: 6183 TURVEY LOOP W
: DUBLIN OH 43016
- 274-000370 * Owner: LEGGETT TAMARA K
Address: 6187 W TURVEY LP
Mail To: HOME SAVINGS & LOAN
: BCS REALTY TAX SRV STE230
: 6100 ROCKSIDE WOODS BLVD
: INDEPENDENCE, OH 44131
- 274-000371 * Owner: TAYLOR CRAIG
Address: 6191 W TURVEY LP
Mail To: BAC TAX SERVICES CORP
: TX-975-02-01
: 2375 N GLENVILLE DR
: RICHARDSON, TX 75082

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

- 274-000372 * Owner: LIU NAN
Address: 6195 W TURVEY LP
Mail To: NAN LUI
: 6195 W TURVEY LOOP
: DUBLIN OH 43016
- 274-000373 * Owner: CLARK REGAN R BADRAN FARIS
Address: 6199 W TURVEY LP
Mail To: REGAN G CLARK
: 6199 TURVEY LOOP W
: DUBLIN OH 43016
- 274-000374 * Owner: NADZAM KEVIN M
Address: 6203 W TURVEY LP
Mail To: BAC TAX SERVICES CORP
: TX-975-02-01
: 2375 N GLENNVILLE DR
: RICHARDSON, TX 75082
- 274-000375 * Owner: COMMUNITY MAILER INC
Address: 6198 W TURVEY LP
Mail To: THE COMMUNITY MAILER INC
: 2140 RIVERSIDE DR
: COLUMBUS OH 43221
- 274-000376 * Owner: KNAPKE RACHEL C
Address: 6202 W TURVEY LP
Mail To: US BANCORP SRV PROVIDERS
: 6053 S FASHION SQ DR
: MURRAY, UT 84107
- 274-000377 * Owner: DONELLI KEVIN L DONELLI TERESA L
Address: 6206 W TURVEY LP
Mail To: CITIMORTGAGE INC
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623
- 274-000378 * Owner: LEESEBERG SCOTT
Address: 6210 W TURVEY LP
Mail To: PHH MORTGAGE CORP
: STE 100
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

274-000379 * Owner: SULSBERGER JUSTIN T
Address: 6214 W TURVEY LP
Mail To: BAC TAX SERVICES CORP
: TX-975-02-01
: 2375 N GLENVILLE DR
: RICHARDSON, TX 75082

274-000380 * Owner: COMMUNITY MAILER INC
Address: 6218 W TURVEY LP
Mail To: COMMUNITY MAILER INC
: 2140 RIVERSIDE DR
: COLUMBUS OH 43221

274-000746 * Owner: CITY OF DUBLIN OHIO
Address: CRAMERS CROSSING DR
Mail To: CITY OF DUBLIN
: 5200 EMERALD PKWY
: DUBLIN, OH 43017

274-000747 * Owner: CITY OF DUBLIN OHIO
Address: 6200 CRAMERS CROSSING DR
Mail To: CITY OF DUBLIN
: 5200 EMERALD PKWY
: DUBLIN, OH 43017

274-000749 * Owner: MAIN SHARON
Address: 6201 PAYTON ST
Mail To: SHARON MAIN
: 6201 PAYTON ST
: DUBLIN OH 43016

274-000750 * Owner: INGRAM JANET M
Address: 6203 PAYTON ST
Mail To: JANET M INGRAM
: 6203 PAYTON ST
: DUBLIN OH 43016

274-000751 * Owner: CASTLE RAYMOND E CASTLE ROSEMARY E
Address: 6205 HAMPTON GREEN PL
Mail To: CHASE HOME FINANCE LLC
: 1 CORELOGIC DR
: WESTLAKE, TX 76262

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : MAR 28, 2013

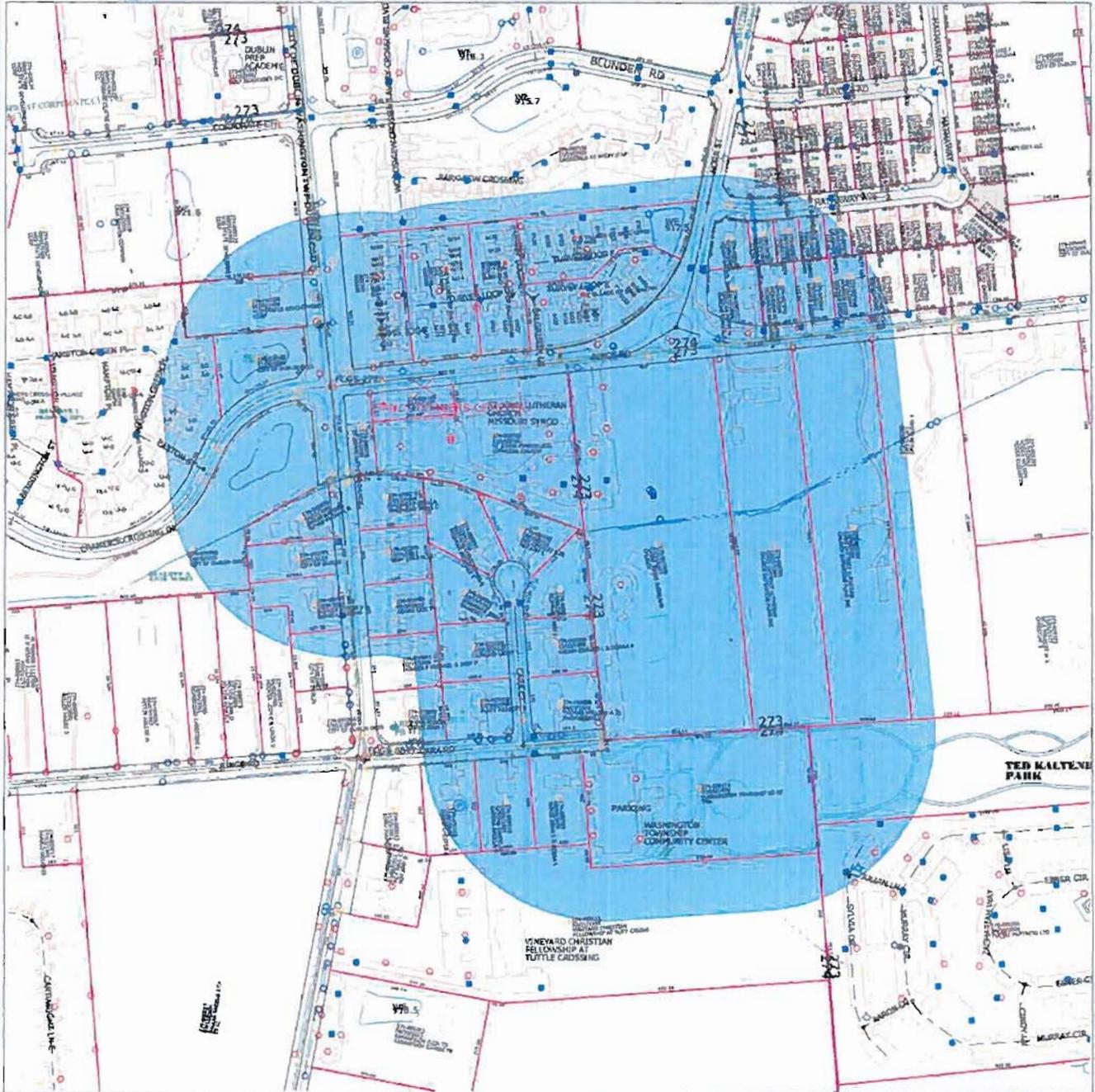
- 274-000752 * Owner: PEARSON JOHN D PEARSON CYNTHIA A
Address: 6207 HAMPTON GREEN PL
Mail To: PHH MORTGAGE CORP
: STE 100
: 95 METHODIST HILL DR
: ROCHESTER, NY 14623
- 274-000753 * Owner: HALL ARTHUR O TR
Address: 6209 HAMPTON GREEN PL
Mail To: ARTHUR O HALL
: 6209 HAMPTON GREEN PL
: DUBLIN OH 43016
- 274-000754 * Owner: HOOKS MARGARET A TOD
Address: 6211 HAMPTON GREEN PL
Mail To: MARGARET A HOOKS
: 6211 HAMPTON GREEN PL
: DUBLIN OH 43016
- 274-000755 * Owner: LAWHEAD DAVID A SEELEY-LAWHEAD SHERRI
Address: 6213 HAMPTON GREEN PL
Mail To: DAVID LAWHEAD
: UNIT 2C
: 6213 HAMPTON GREEN PL
: DUBLIN OH 43016
- 274-000756 * Owner: HALL WILLIAM B TR HALL CARLA A TR
Address: 6215 HAMPTON GREEN PL
Mail To: FIRST NATIONAL BANK
: PO BOX 163
: ORRVILLE OH 44667
- 274-000776 * Owner: RECON CONSTRUCTION L L C
Address: 6303 PAYTON ST
Mail To: RECON CONSTRUCTION LLC
: PO BOX 4136
: DUBLIN OH 43016



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/28/13



Disclaimer

Scale = 409'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

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Real Estate / GIS Department

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CITY OF DUBLIN
PLANNING

503230212

Maggie Koch
and
George Koch
To

Trustees of the
Evangelical
Lutheran St. John's
Church near
Dublin Ohio.

649

Know all men by these Presents: That
Maggie Koch and George Koch, wife
and husband of the Township of
Washington County of Franklin,
and State of Ohio, in Consideration
of the sum of One Dollar, to us paid
by Trustees of the Evangelical Luth-
eran St. John's Church near Dublin
Ohio, of the Township of Washington
County of Franklin and State of Ohio

the Receipt whereof is hereby acknowledged, do hereby
Grant, Bargain Sell and Convey to the said Trustees
and their successors of the Evangelical Lutheran St.
John's Church near Dublin Ohio, forever the fol-
lowing Real Estate situated in the County of Franklin
in the State of Ohio and in the Township of Wash-
ington and bounded and described as follows:

Being part of Survey No. 3004, Arizona Military
lands and a part of a certain fifteen acre tract, deed-
ed to Maggie Koch by George Koch by deed dated
Oct. 13, 1894.

Beginning at a stake in the center of the Dublin and
Union County tree line pike, and North East Corner
of Washington Township Cemetery (Known as Sandy
Corner Cemetery) Thence south along the east line
of said Cemetery 113 feet, thence further South 10
feet to a stake, Thence east parallel with said
Pike 100 feet to a stake, thence North parallel with
said west land 123 feet to a stake in center of
said Pike, thence west in center of said Pike
100 feet to the beginning, Containing One half (1/2)
acre more or less.

To Have and To Hold said premises, with all the pro-
vileges and appurtenances thereto belonging to the
said Church forever. And the said Maggie Koch and
George Koch her husband for themselves and their
heirs, do hereby Covenant with the said Trustees and
their successors of the Evangelical Lutheran St. John's

it is stipulated in this conveyance that since we are
Evangelical Lutheran St. John's Church, all erect a Church
building thereon, and if the same is not completed
within 12 months from date this conveyance
shall be null and void.

Furthermore, it is agreed that if said Church ever
wishes to dispose of said property, said Maggie Koch
or her assigns, shall have the first chance of securing
same at a reasonable figure. And that said Maggie
Koch and George Koch, her husband, with forever
Marant and defend the same, with the opportu-
nities, unto the said Trustees and their successors of
the Evangelical Lutheran St. John's Church, against
the lawful claims of all persons whomsoever.

In Witness Whereof, The said Maggie Koch and George
Koch, her husband, who truly releases his right of
dower, in the premises, have hereunto set their hands, this
seventh day of February, in the year of Our Lord One
Thousand nine hundred (1900)

signed and Acknowledged

in presence of
E. A. Bruggemann }
Jacob. W. Wolpert }

} Maggie ^{-her} Koch,
George ^{Maggie} Koch.

The State of Ohio }
Franklin County S S } Be it Remembered, That on this
7th day of February A.D. 1900 before me, the subscriber a
Justice of the Peace in and for said County, personally
came the above named Maggie Koch and George Koch,
wife and husband, the Grantors in the foregoing,
pled, and acknowledged the signing of the same to be
their voluntary act and deed, for the uses and purposes
therein mentioned

In Testimony Whereof, I have hereunto subscribed
my name and affixed my official seal, on the day
and year last aforesaid.

Transferred Feb. 17-1900
Filed Feb. 17-1900 at 8:20 am
Recorded Feb. 21-1900.

Andrew J. Shiver
Justice of the Peace in
and for Franklin County
Ohio
Annie Williams
Recorder

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CITY OF DUBLIN
PLANNING

3499

Maggie Horch
George J. Horch
(the husband)
To

The St. John's Evangelical
Lutheran Church,

Know all men by these
Presents, That We Maggie
Horch and George J. Horch
wife and husband
of the Township of Wash-
ington, County of Frank-
lin and State of Ohio,
in consideration of the

sum of Three Hundred and fifty (\$350)
Dollars, to us paid by The St. John's
Evangelical Lutheran Church of the
Township of Washington, County of
Franklin and State of Ohio, the receipt
whereof is hereby acknowledged, do hereby
grant, bargain, sell and convey to the
said St. John's Evangelical Lutheran
Church and their assigns forever, the
following Real Estate, situated in
the County of Franklin in the State of
Ohio and in the Township of Washington
and bounded and described as fol-
lows:

Beginning at a stone and brick
in the center of the Scioto River and Union
County Line Pipe, being north-east corner
to a tract of fifteen (15) acres of land
which was conveyed by Michael Horch and
wife to George J. Horch on the 21st day of March
A. D. 1893; thence with the east line of said
tract S. 6° - 42' E. 27^{PS} two poles to a stone
and brick on the north bank of what is
known as the John Cramer Ditch; thence
down said bank for two consecutive lines

corner of said cemetery and in the west line of the St. John's Evangelical Lutheran Church property; thence with said line S. 5° E. $\frac{6}{100}$ poles to a post, south-west corner of said property; thence with the south line thereof N. 83° 30' E. 11 $\frac{7}{100}$ poles to a post, south-east corner of the Church property; thence with the east line thereof N. 2° 25' W. 7 $\frac{4}{100}$ poles to a stake in the center of the aforesaid pike; thence with the center of said pike N. 83° 50' E. 8 $\frac{8}{100}$ poles to the place of beginning.

Containing $3 \frac{13}{100}$ Acres of land, more or less, and being a part of Survey No. 3004.

To Have and to Hold, said premises, with all the privileges and appurtenances thereto belonging to the said St. John's Evangelical Lutheran Church and their assigns forever.

And the said Maggie Horch and George J. Horch for themselves and their heirs, do hereby covenant with the said St. John's Evangelical Lutheran Church and their assigns, that they are lawfully seized of the premises aforesaid; that the said premises are free and clear from all incumbrances whatsoever;

And that they will forever warrant and defend the same, with the appurtenances unto the said St. John's Evangelical Lutheran Church and their assigns, against the lawful claims of all persons whatsoever.

In Witness whereof, The said Maggie Horch and George J. Horch who hereby releases his right of dower in the premises, have hereunto set their hands, this 27th day of April in the

The State of Ohio,
Franklin County, ss. }

Be it Remembered,
That on this 27 day of April A.D. 1906,
before me, the subscriber, a Justice
of the Peace, in and for said County,
personally came the above named
Maggie Horch and George J. Horch
the grantors in the foregoing deed,
and acknowledged the signing of the
same to be their voluntary act and
deed, for the uses and purposes
therein mentioned.

In Testimony
Whereof, I have hereunto subscri-
bed my name and affixed my offi-
cial seal, on the day and year
last aforesaid,

Joseph Foark
Justice of the Peace.

Transferred June - 6 - 1906.
Filed June - 6 - 1906 at 4:30 P.M.
Recorded June - 16 - 1906.

Jos. W. Nickham,
Recorder.
By Tunis McLaughlin Deputy.

WARRANTY DEED

VOL 2994 PAGE 200

COLUMBIAS STATE BOOK CO., CHL., O.
FORM L 12-B

Know all Men by these Presents

That Alvin A. Rings and Ruth Ann Rings, Husband and Wife 14540

UL 8 - 1969 At 115 P. M
JUL 10 1969 19 In Franklin County
JAMES A. SCHAEFER, Recorder
Recorder's Fee \$ 3.00

TRANSFERRED
JUL 8 1969
ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

APPROVED
FOR TRANSFER
C. L. McPHERSON
Franklin County Engineer

of the Township of Washington, County of Franklin
and State of Ohio Grantors, in consideration of the sum of
One Dollar and other good and valuable consideration

to them paid by St. John's Lutheran Church

of the Township of Washington, County of Franklin
and State of Ohio Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee, St. John's Lutheran Church

its successors ~~herein~~ and assigns forever, the
following Real Estate situated in the County of Franklin
in the State of Ohio, and in the Township of
Washington and bounded and described as follows:

PARCEL I

Being part of Survey No. 3004 in Virginia Military Lands and being all of the First Parcel as described in a deed from the Ladies Aid Society of St. Johns Lutheran Church to Earl B. McDowell and M. Maude McDowell and being more particularly described as follows: Beginning at a point in the center line of Avery Road at the northwesterly corner of said First Parcel, said point being S. 7° 47' E. a distance of 111.0 feet from an iron pin at the intersection of Avery Road and Rings Road; thence N. 81° 00' E. and along the Northerly line of said First Parcel parallel to the center line of Rings Road and passing an iron pin on line at 25.00 feet, a distance of 104.00 feet to an iron pin at the northeasterly corner of said First Parcel and in the westerly line of the St. John's Lutheran Church Property; thence S. 8° 12' E. and along the Westerly line of said Church Property; the easterly line of said First Parcel, a distance of 143.88 feet to an iron pin; thence S. 81° 00' W. and along the southerly line of said First Parcel and passing an iron pin on line at 74.94 feet a distance of 104.94 feet to a point in the center line of Avery Road; thence N. 7° 47' W. along the centerline of Avery Road; the westerly line of said First Parcel, a distance of 143.88 feet to the place of beginning, containing 0.345 acres.

PARCEL II

Being part of Survey No. 3004 Virginia Military Lands and also being all of the Second Parcel as described in a deed from the Ladies Aid Society of the St. John's Lutheran Church to Earl B. McDowell, Sr., and M. Maude McDowell and being more particularly described as follows: Beginning at an iron pin at the intersection of Avery Road and Rings Road, said iron pin being at the northwesterly corner of said Second Parcel; thence N. 81° 00' E. and along the centerline of Rings Road, the northerly line of said Second Parcel, a distance of 104.0 feet to a point; said point being the westerly corner of the St. John's Lutheran Church

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CITY OF DUBLIN
PLANNING

the Westerly line of the St. John's Lutheran Church, passing an iron pin on line at 30 feet, a distance of 111.0 feet to an iron pin; thence S. 81° 00' W. and along the southerly line of said Second Parcel, and parallel to the center line of Rings Road, passing an iron pin on line at 79.00 feet, a distance of 104.0 feet to a point in the center line of Avery Road, at the southwesterly corner of said Second Parcel; thence N. 7° 47' W. along the center line of Avery Road a distance of 111.00 feet to the place of beginning, containing 0.265 Acres.

This deed is executed and delivered by Grantors and accepted by Grantee, subject to all legal highways and subject to, and with the benefit of all restrictions, easements, conditions, limitations and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any.

TRANSFER TAX
PAID
\$16.⁷⁵ by *ADJ*
ARCH J. WARREN
FRANKLIN COUNTY AUDITOR

VOL 2994
PAGE 201

LAST TRANSFER: Deed Record Volume.

, Page

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, St. John's Lutheran Church
its successors ~~and~~ and assigns forever.

And the said Grantors, Alvin A. Rings and Ruth Ann Rings

for themselves and their heirs,
do hereby covenant with the said Grantee, St. John's Lutheran Church its

successors ~~and~~ and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever excepting taxes and assessments due at the June, 1969 collection and thereafter.

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, St. John's Lutheran Church

its successors ~~and~~ and assigns against the lawful claims of all persons whomsoever except as above noted.

In Witness Whereof the said Grantor s, Alvin A. Rings and Ruth Ann Rings

who hereby release their respective rights of dower in the premises, have herunto set their hands this 7th day of July in the year of our Lord one thousand nine hundred and Sixty-Nine (19 69)

Signed and acknowledged in presence of

Theodore L. Horst

H. Holly

Alvin A. Rings
Alvin A. Rings
Ruth Ann Rings
Ruth Ann Rings

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APR 01 2013

CITY OF DUBLIN
PLANNING

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The State of FRANKLIN County } ss.

Be it Remembered That on this 7th day of July A. D. 19 69 before me, the subscriber, a Notary Public in and for said county, personally came the above named Alvin A. Rings and Ruth Ann Rings

the Grantor s in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Theodore L. Horst
Theodore L. Horst, Notary Public
State of Ohio



TRANSFERRED
JAN 12 1976
ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

PARTNERSHIP
LIMITED Know All Men by These Presents
RECORDED VOL. 9 PAGE 849
FILED IN CLERK OF COURTS
DATE 10-9-73
THOMAS J. ENRIGHT, CLERK

That Rings Road Ltd., an Ohio Limited Partnership

of the City of Columbus, State of Ohio and County of Franklin, Grantor

Received JAN 12 1976 19... At 4:00 P.M.
Recorded JAN 14 1976 19... In Franklin County
JAMES A. SCHAEFER, Recorder

(NO DRAWING)
0-111-C
10.000Ac.
OUT OF
93
WASHINGTON

602 RECEIVED
13-05ARB
APR 0 2013

in consideration of One Dollar (\$1.00) and other good and valuable consid-
eration,

CITY OF DUBLIN
PLANNING

to it paid by St. John's Lutheran Church

DESCRIPTION OF PROPERTY
C. L. 157
FRANKLIN COUNTY, OHIO
R-1-1-76
SPLIT

whose address is Amlin, Ohio,

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell
and Convey to the said St. John's Lutheran Church

FILE COPY

100 successors
it's heirs and assigns forever,

the following described Real Estate,

Being a tract of land situated in Virginia Military Survey 3004, Washington Township, Franklin County, State of Ohio, said tract being part of the First Parcel as deeded to John L. Peltier and Mary A. Peltier and recorded in Deed Volume 1554, page 531, and also being part of that land deeded to Rings Road, Ltd. and recorded in Deed Volume 3378, page 206, in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a spike in the centerline of Rings Road (County Road 33) being South 82° 34' 00" West along the centerline of Rings Road a distance of 1389.64 feet from a spike found at its point of intersection with the centerline of Wilcox Road (County Road 40).

thence from said place of beginning South 7° 21' 25" East a distance of 1067.85 feet (passing over an iron pin at 40.00 feet) to an iron pin in the northerly boundary of property presently owned by Gladys P. Rings:

thence South 84° 25' 25" West along the Gladys P. Rings' Northerly boundary line a distance of 414.17 feet to a point in the easterly boundary of Miller Estates No. 2 (Plat Book 49, Page 43);

thence North 6° 58' 45" West along the easterly boundary of Miller Estates No. 2 and land presently owned by the Trustees of the Evangelical Lutheran St. John's Church a distance of 1054.46 feet to a spike in the centerline of Rings Road;

thence North 82° 34' 00" East along the centerline of Rings Road a distance of 407.00 feet to the place of beginning, containing 10.000 acres more or less

Subject to all legal right-of-way of previous record.

The above described tract of land was surveyed by Henry J. Kunze, Registered Surveyor No. 5219, of Kunze and Associates, Inc. in December, 1975.

TRANSFER TAX PAID \$4750 BY ARCH T. WARREN FRANKLIN COUNTY, OHIO

and all the Estate, Title and Interest of the said Rings Road Limited, an Ohio Limited Partnership

either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said

St. John's Lutheran Church

SUCCESSORS

it's Heirs and assigns forever.

And the said Rings Road Ltd., an Ohio Limited Partnership

for itself and it's successors and assigns Heirs, Executors, Administrators, do es hereby Covenant with the said St. John's Lutheran Church

it's SUCCESSORS Heirs/and assigns,

that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That it do es Warrant and Will

Defend the same against all claim or claims, of all persons whomsoever; excepting real estate taxes and assessments pro-rated to date of closing

