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MAR 03 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



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03/03/2015 4:09PM BXSTEWART TIT
Terry J. Brown
Franklin County Recorder

Conveyance
Mandatory- 42230
Permissive- 42230 <i>ELL</i>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that OHIO DISTRICT LUTHERAN CHURCH EXTENSION FUND, INC., an Ohio corporation, (the "Grantor"), who claims title by or through, Deed Volume 3378, Page 206, Franklin County Recorder's Office, for the consideration of Ten Dollars (\$10.00) received to the Grantor's full satisfaction of ST. JOHN LUTHERAN CHURCH, Dublin, Ohio, an Ohio corporation, not-for-profit (the "Grantee"), whose tax mailing address is 6135 Rings Road, Dublin, Ohio 43016, does hereby give, grant, bargain, sell and convey until the Grantee, its successors and assigns, its entire right, title and interest in the parcel of real property described as follows:

Situated in the City of Dublin, County of Franklin, and State of Ohio,

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 1170.50 feet from its point of intersection with the centerline of Wilcox Road (County Road 40);

thence from said place of beginning South 7° 26' 00" East a distance of 1075.00 (passing over an iron pin at 40.00 feet) to an iron pin;

thence South 84° 25' 25" West a distance of 220.68 feet to an iron pin;

thence North 7° 21' 25" West a distance of 1067.85 feet (passing over an iron pin at 1027.85 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 219.14 feet to the place of beginning, containing 5.408 acres, more or less.

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

The above described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219, of Kunze and Associates, Inc., in October, 1976.

Permanent Parcel No.: 273-005381-00

*Stewart Title Columbus 01032-15104
EOL*

*0-111-C
ALL OF
(213)
005381*

DESCRIPTION VERIFIED		BY: <i>RJD KAD</i>
		DATE: <i>03/03/2015</i>
		<i>03/03/2015</i>

together with all improvements now located thereon and all rights, privileges, easements and appurtenances thereto belonging but subject to all legal highways (collectively, the "Property").

To have and to hold the above-granted and bargained Property unto the Grantee, its successors and assigns, in fee simple forever.

This Limited Warranty Deed is made with limited warranty covenants subject, however, to (i) conditions, covenants, limitations, reservations or restrictions of record, (ii) zoning ordinances and regulations that affect the Property, and (iii) real estate taxes and assessments, both general and special, that are a lien upon the Property but not yet due or payable.

**Ohio District Lutheran Church
Extension Fund, Inc.**

By: *David R. Bowers*
David R. Bowers, Executive Director

STATE OF OHIO)
):ss
CUYAHOGA COUNTY)

BEFORE ME, a notary public in and for said County and State, personally appeared the above named David R. Bowers, Executive Director of Ohio District Lutheran Church Extension Fund, Inc. an Ohio Corporation, personally known to me, who acknowledged that he executed the foregoing instrument, and that the same is his free act and deed.

In testimony whereof, I have set my hand at Olmsted Falls, Ohio this 26th day of February, 2015.

David R. Button
Notary Public
DAVID R. BUTTON, Attorney
Notary Public, State of Ohio
My Commission Has No Expir. Date
O.R.C. Section 147.03