

# General Warranty Deed

T & R Properties, Inc. , a corporation organized and existing under  
the laws of the State of Ohio , for valuable consideration paid, grants, with general  
warranty covenants, to The Association of Powell Place Homeowners , whose  
tax-mailing address is P.O. Box 1656  
Powell, OH 43065  
the following REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

PROVISIONS CONTAINED IN ANY DEED OR OTHER INSTRUMENT  
FOR THE CONVEYANCE OF A DWELLING WHICH RESTRICT THE  
SALE, RENTAL OR USE OF THE PROPERTY BECAUSE OF RACE OR  
COLOR ARE INVALID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.

NOTE: The property noted on this legal description is restricted for open space  
only. No building structures large than 400 square feet are to be constructed without  
prior approval of the Grantor, T & R Properties, Inc.  
Parcel No.

Subject to taxes and assessments which are now or may hereafter become liens on said premises  
and except conditions and restrictions and easements, if any, contained in former deeds of record for  
said premises, subject to all of which this conveyance is made.

Prior Instrument Reference:  
Deed Record 547, Page 131 of the Deed Records of Delaware County, Ohio.

WITNESS its hand and corporate seal, this 22nd day of February 19 99 .

Signed and acknowledged in the presence of:

Cindie S. Rankin  
WITNESS Cindie S. Rankin  
Carly Nelson  
WITNESS CARLY NELSON  
T & R PROPERTIES, INC.  
By: P. Ronald Sabatino  
its President  
By: \_\_\_\_\_  
its \_\_\_\_\_  
State of Ohio County of Franklin SS.

Before me, a Notary Public, in and for said County personally appeared the above named

by P. Ronald Sabatino its President  
by \_\_\_\_\_ its \_\_\_\_\_  
who acknowledged that he did sign the foregoing instrument and that the same is the free act and  
deed of said corporation, and the free act and deed of P. Ronald Sabatino personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 22nd day  
of February A.D., 19 99 .

GATHERINE R. SAPORTO  
Notary Public, State of Ohio  
My Commission Expires March 18, 2003

9900024084  
ASSOCIATION OF POWELL PLACE  
HOMEOWNERS  
P.O. BOX 1656  
POWELL, OH 43065

9900024084  
Filed for Record in  
DELAWARE COUNTY, OHIO  
KAY E. CONKLIN  
On 07-20-1999 At 10:22 am.  
DEED 14.00  
Vol. 668 Pg. 119 - 119

Auditor's and Recorder's Stamps

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 7-20-99 Transfer Tax Paid  
TRANSFERRED OR TRANSFER NOT NECESSARY  
Delaware County Auditor By Kelly

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## EXHIBIT "A"

Situated in the Township of Liberty, County of Delaware, State of Ohio, being part of Farm Lot 38 in Section 4, Township 3, Range 19 of the United States Military Lands and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the north line of said Farm Lot 38 and the centerline of County Road 9 (Liberty Road);

thence South  $03^{\circ} 00' 30''$  East, along the said centerline of County Road 9, a distance of 380.30 feet to a railroad spike found being a northeasterly corner of an 87.5 acre tract now or formerly owned by BUS General Partnership, as described in Deed Book 488, Page 658;

thence North  $82^{\circ} 41' 39''$  West, along a northerly line of the said 87.5 acre tract, a distance of 494.87 feet to a cornerpost found;

thence North  $06^{\circ} 35' 36''$  East, along an eastern line of the said 87.5 acre tract, a distance of 371.88 feet to a cornerpost found, being on the said north line of Farm Lot 38, also being the southwest corner of a 4.621 acre tract now or formerly owned by Doris Morgan, as described in the Deed Book 436, Page 418;

thence South  $82^{\circ} 59' 58''$  East, along the said north line of Farm Lot 38, in the south line of the said 4.621 acre tract, (passing an iron pipe found at 400.86 feet) a total distance of 431.4 feet to the POINT OF BEGINNING;

containing 3.967 acres, more or less;

subject to all easements, restrictions and rights-of-way, if any, of record;

APPROVED  
FOR TRANSFER  
CHRIS BAUSERMAN  
DELAWARE COUNTY ENGINEER

