

ORDINANCE NO. 41-17

PASSED: May 8, 2017

ORDINANCE ACCEPTING A RECORDED DEED (1.25 acre property) FROM JOHN TRURO HOLDINGS, LLC.

**Whereas**, the Deed is Recorded as Instrument number 201703100033530 with the Franklin County Recorder; and

**Whereas**, the 2 (two) parcels included are parcel number 060-008860-00 and parcel number 060-008861-00; and

**Whereas**, the Prior Deed Reference for this Deed is Instrument number 200303070068688, Franklin County Recorder; and

NOW, THEREFORE BE IT RESOLOVED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, COUNTIES OF FRANKLIN, LICKING AND FAIRFIELD AND STATE OF OHIO, THAT:

SECTION 1. That the following recorded Deed (1.25 acres) from John Truro Holdings, LLC., be and is hereby accepted:

See Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

Doug Joseph  
Doug Joseph, President of Council

ATTEST: April L. Beggerow  
April L. Beggerow, Clerk of Council

APPROVED: Bradley L. McCloud DATE 5/9/17  
Bradley L. McCloud, Mayor

CERTIFICATE

I, April L. Beggerow, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 41-17 as passed by Council of said City on the 8<sup>th</sup>, day of May, 2017, and as recorded in the Record of Proceedings of said Council.

April L. Beggerow  
April L. Beggerow, Clerk of Council

Filed with Mayor: 5/9/17

Published: \_\_\_\_\_

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|                                                 |          |                                                                         |
|-------------------------------------------------|----------|-------------------------------------------------------------------------|
| Conveyance                                      |          | TRANSFERRED                                                             |
| Mandatory-                                      | 65.00    |                                                                         |
| Permissive-                                     | 65.00 JT |                                                                         |
| CLARENCE E. MINGO II<br>FRANKLIN COUNTY AUDITOR |          | MAR 10 2017<br>CLARENCE E. MINGO II<br>AUDITOR<br>FRANKLIN COUNTY, OHIO |

4257

**LIMITED WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **JOHN TRURO HOLDINGS, LLC**, an Ohio limited liability company ("Grantor"), for valuable consideration paid, hereby grants with limited warranty covenants to **THE CITY OF REYNOLDSBURG**, an Ohio political subdivision ("Grantee"), whose tax mailing address is 7232 E. Main Street, Reynoldsburg, Ohio 43068, all such right, title and interest of Grantor in and to the real property, with appurtenances thereunto belonging, situated in the City of Reynoldsburg, County of Franklin, and State of Ohio, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Permanent Parcel Nos.: 060-008860-00 and 060-008861-00 America Land Title Affiliates, LLC

Property Address: Truro Avenue, Reynoldsburg, Ohio File No. 5910

Prior Deed Reference: Instrument No. 200303070068688 of the Official Records of Franklin County, Ohio

Subject to conditions, covenants, easements, limitations, reservations and restrictions of record, if any, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

(signature appears on following page)

Grantor caused this Deed to be executed as of the 27<sup>th</sup> day of February, 2017.

**GRANTOR:**

**JOHN TRURO HOLDINGS, LLC,**  
an Ohio limited liability company

By: [Signature]  
Name: Alan A. Digger  
Title: General manager

STATE OF OHIO                    )  
                                                  ) SS  
COUNTY OF Franklin )

The foregoing instrument was acknowledged before me on this 27<sup>th</sup> day of February, 2017 by Alan A. Digger, the General manager of John Truro Holdings, LLC, an Ohio limited liability company, on behalf of said limited liability company.



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

[Signature]  
Notary Public  
Name: Natalie C. Timmons  
My commission expires: 9/4/2020

**This Instrument Prepared By:**

Lauren May, Esq.  
Hurtuk & Daroff Co., LLP  
Parkland Terrace  
6120 Parkland Boulevard, Suite 100  
Cleveland, Ohio 44124

EXHIBIT A

PARCEL I:

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

Beginning at an iron pin 106.6 feet South of the Southeast corner of Lot 12 of John S. Ayers' First Addition to Reynoldsburg, as said lot is delineated and described in Plat Book 10, Page 178, Recorder's Office, Franklin County, Ohio;

Thence due South 47 feet to an iron pin;

Thence in a Southeasterly direction 227 feet to an iron pin;

Thence in a Southwesterly direction 25 feet to an iron pin;

Thence West 186 feet to an iron pin;

Thence North 340 feet to an iron pin in the South line of land belonging to John S. Ayers;

Thence East 151 feet to the Place of Beginning, containing 1.25 acres, more or less.

O-106-E  
All of  
(060)  
008860

PARCEL II:

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

Beginning at an iron pin located at the Northwest corner of a 1-1/4 acre tract now owned by Grantees and conveyed to them by John S. Ayers and Mary Ayers, his wife, by deed dated September 30, 1927 and recorded in D.B. 918, Page 475;

Thence South on the West line of said 1-1/4 acre tract 340 feet to an iron pin at the Southwest corner of said 1-1/4 acre tract;

Thence in a Southwesterly direction 24 feet to an iron pin;

Thence North 342 feet to an iron pin;

Thence East 9 feet 7 inches to the Place of Beginning, containing 1/10th of an acre, more or less..

O-106-E  
All of  
(060)  
008861

