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Pages: 4 F: \$50.00 10:32 AM
Karen J. Riffe T20210001164
Union County Recorder DOC:DEED

TRANSFERRED
ANDREA L. WEAVER, UNION COUNTY CLERK

FEB 03 2021

This conveyance has been recorded and the Grantor
complied with Section 510.022 of the Revised Code.
FEE \$ 12,873.60 EXEMPT
T.S.

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **W&D Thomas Family, LLC**, an Ohio limited liability company, ("Grantor"), of Union County, Ohio, for valuable consideration paid, grants with limited warranty covenants to **Warner Road Jerome Propco LLC**, a Delaware limited liability company ("Grantee"), whose tax mailing address is **PO Box 1163, Midtown Station, New York, NY 10018**, the following real property:

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

Parcel No.: 15-00-28005-0000
Map #: 146-00-00-037.000
Street Address: Warner Rd., Plain City, OH, 43064

EXCEPTIONS TO WARRANTY: Covenants, conditions, reservations, restrictions, easements, rights-of-way, setback lines, taxes and assessments of record, if any.

PRIOR INSTRUMENT OF REFERENCE: Instrument No. 201410270007616,
Recorder's Office, Union County, Ohio.

Executed this 22 day of January, 2021.

W&D Thomas Family, LLC

BY: William M. Thomas, Jr.
William M. Thomas, Jr, Manager/Member

BY: Robert T. Thomas
Robert T. Thomas, Manager/Member

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came the above named William M. Thomas and Robert T. Thomas, Managers and Members of W&D Thomas Family, LLC, Grantor 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.

This is an acknowledgment certificate; not oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date written above, this 22 day of January, 2021.

Sandra H. Bresler

Notary Public



SANDRA H. BRESLER
Notary Public, State of Ohio
My Commission Expires 08/09/2025

This Instrument Prepared By:
CARLILE PATCHEN & MURPHY LLP
950 Goodale Blvd., Suite 200
Columbus, Ohio 43212
File No. 2020-066

EXHIBIT "A"

Situated in the State of Ohio, County of Union, and in the Township of Jerome and being part of United States Survey No 6596:

Beginning at a linear stone in the center of the New California Gravel Road and in the north line of said survey line North $84\frac{1}{4}^{\circ}$ East 150-80/100 rods to a stone and brick at the northwest corner of the Landon Bishop land; thence with the west line of the Bishop land South 5° East 144-80/100 rods to a stone and brick in the south line of said Survey; thence with said Survey line south $84\frac{1}{2}^{\circ}$ West 180-80/100 rods to a stone and brick at the southwest corner of said Survey, thence with the west line of said Survey North 6° West 40 rods to a stone in the center of the Warner Gravel road; thence with the center of said road North $65\frac{3}{4}^{\circ}$ East 70-20/100 rods to a stone in the center of the said New California Gravel Road; thence with the center of said road North $33\frac{3}{4}^{\circ}$ West 93 rods to the place of beginning and excepting there from fifty acres deed by Marina Davis to WW. Bickett in August 1894 and described as follows:

Situated in the County of Union in the State of Ohio and in the Township of Jerome in Survey No. 6596 and bounded and described as follows:

Fifty acres off the north side of the tract of land now owned by the grantor in survey number 6596 of the Virginia Military District said Fifty acres being bounded on the west by the center line of the New California Gravel Road on the North by the North line of said survey on the east by the land of London Bishop and the south by the remainder of the tract owned by the grantor the lines on the east and west being enough so that a line drawn between the south ends will enclose Fifty acres between the lines above mentioned leaving 77-82/100 acres, more or less remaining.

EXCEPTION THEREFROM THE FOLLOWING:

Situated in the Township of Jerome, County of Union, and State of Ohio:

Being a part of Virginia Military Survey #6596 and being more particularly described as follows: Commencing at a railroad spike found in the intersection of Co. Rd. 1 (Old 33) aka Industrial Parkway and Co. Rd. 4 (Weldon Rd.), reference to a plat recorded in Deed Book 300, page 517;

Thence along the center line of Co. Rd. 1, North $29^{\circ} 21' 26''$ West a distance of 2053.56 feet to a P.K. nail set at a point of curvature;

Thence continuing along the centerline of said Co. Rd. 1 on a 1° curve to the left, having a radius of 5729.577 feet, a chord bearing North $29^{\circ} 31' 25''$ West a chord distance of 33.24 feet to a railroad spike found at the Northwest corner of a 24.907 acre tract of land now or formerly owned by Daron Investment as described in Deed Book 300, page 515; said railroad spike also being THE TRUE PLACE OF BEGINNING of the herein described 51.004 acre tract of land;

Thence continuing along the centerline of Co. Rd. 1 on a 1° curve to the left having a radius of 5729.577 feet, a chord distance of 400.01 feet to a railroad spike set at a point of tangency;

Thence continuing along the centerline of Co. Rd. 1, North 33° 41' 26" West a distance of 1181.28 feet to a railroad spike set at the southwest corner of a 47 acre tract of land now or formerly owned by BancOhio Natl. Bank Trustee, as described in Deed Book 288, page 254;

Thence along the southerly line of said 47 acre tract North 84° 93' 21" East (passing over a 5/8" solid iron pin set at 33.90 feet) a total distance of 1950.51 feet to a 5/8" solid iron pin set at the southeast corner of the 47 acre tract, also being the West line of a 9.472 acre tract of land now or formerly owned by F. Donald Rothermich as described in Deed Book 292, page 749;

Thence along the Westerly line of the 9.472 acre tract, South 05° 25' 35" East a distance of 1414.22 feet to 5/8" solid iron pin found at the Northeast corner of the aforementioned 24.907 acre tract owned by Daron Investment also being the South line of Virginia Military Survey 6596 and North line of Virginia Military Survey 6420;

Thence continuing along the Northerly line of the 24.907 acre tract and the survey line common to Virginia Survey #6596 and Survey #6420, south 84° 27' 10" West (passing over a 5/8" solid iron pin found at 1182.01 feet) a total distance of 1214.87 feet to THE TRUE PLACE OF BEGINNING; CONTAINING 51.04 ACRES, more or less.

All iron pins set are 5/8" solid iron pins with yellow plastic caps stamped Stults and Associates.

Bearing are based on centerline bearing of Co. Rd. 1 (north 29° 21' 16" West) taken from a plat for Daron Investment in Deed Book 300. Page 517.

Final Acreage Conveyed is 26.70 Acres

NEW SURVEY AND DESCRIPTION
REQUIRED BEFORE NEXT TRANSFER

DATE 2-3-21 vyk
JEFF STAUCH UNION CO. ENG.