



GENERAL WARRANTY DEED*

Evergreen Land Company ⁽¹⁾, a corporation organized and existing under
the laws of the State of Ohio

for valuable consideration paid, grants, with general warranty covenants, to

Shepherd Land Holding Co. , whose tax-mailing address is
6295 Cosgray Rd., Dublin, Ohio 43016

the following **REAL PROPERTY**: Situated in the County of Union in the State
of Ohio and in the Township Of Jerome .(2)

Exhibit "A" attached hereto and made a part hereof, containing 20.281 Acres, more
or less.

This deed is executed by Grantors and accepted by Grantees subject to conditions,
restrictions, reservations and easements, if any, of record and except taxes and
assessments, if any, now a lien.

Prior Instrument Reference: Vol. 328 Page 709 of the Deed Records of Union
County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed
hereto by Allen S. Shepherd, III , its president, ~~and~~ ~~its secretary~~
thereunto duly authorized by resolution of its board of directors, this 31st day of Dec. 1997.

Signed and acknowledged in the presence of:

Stana Krivda
WITNESS
Dianne L. Strunkenburg
WITNESS
Dianne L. Strunkenburg

Evergreen Land Company (3)
by Allen S. Shepherd, III PRESIDENT
SECRETARY

State of Ohio County of Franklin SS.

BE IT REMEMBERED, That on this 31st day of December , 19 97 , before me,
the subscriber, a Notary Public in and for said state, personally came Allen S. ,
Shepherd, III , president, ~~and~~ ~~secretary~~ of the Grantor in the
foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and
deed, pursuant to authority of its board of directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on
this day and year aforesaid.

Stana Krivda

This instrument was prepared by Ronald F. Hartman, Attorney at Law

- 1. Name of Grantor.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps



STANA KRIVDA
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 22, 1999
900508

Assurance Title Agency, 2015 W. Fifth Ave., Columbus, Ohio 43212

* See Sections 5302.05 and 5302.06 Ohio Revised Code.

000507

DESCRIPTION OF A 20.281 ACRE TRACT
IN JEROME TOWNSHIP, UNION COUNTY, OHIO
FOR EVERGREEN LAND COMPANY

Situated in the State of Ohio, County of Union, Township of Jerome, in Virginia Military survey No. 1440 and being part of a 187.390 acre tract conveyed to Evergreen Land Company in Deed Book 328 on Page 709 in the Union County Recorder's Office, and being more particularly described as follows:

Point of Beginning being a monument found, said monument being the northeasterly corner of New California Hills - IA, as shown of record in Plat book 4 on Pages 59-60 in said Recorder's Office;

Thence North 43° 26' 44" West, through said 187.390 acre tract, a distance of 95.13 feet to an iron pin set;

Thence continuing through said 187.390 acre tract the following courses:

Along a curve to the right having a Delta of 55° 00' 00" and a Radius of 810.00 feet, a Chord Bearing of North 15° 54' 00" West and a Chord Distance of 748.03 feet to an iron pin set;

North 11° 36' 00" East a distance of 352.61 feet to an iron pin set, said iron pin being the southwest corner of New California Hills - III, as shown of record in Plat book 4 on Page 157 in said Recorder's Office;

Thence continuing along the subdivision line of New California Hills - III, as shown of record in Plat book 4 on Page 157 in said Recorder's Office the following courses:

South 78° 24' 00" East a distance of 182.35 feet to an iron pin set;

North 46° 36' 00" East a distance of 106.16 feet to an iron pin set;

North 32° 04' 13" East a distance of 201.97 feet to an iron pin set;

North 63° 49' 16" East a distance of 238.89 feet to an iron pin set;

South 33° 20' 03" East a distance of 455.93 feet to an iron pin set, said iron pin being the southeasterly corner of said New California Hills - III, said iron pin also being on the westerly line of New California Hills - I, as shown of record in Plat book 4 on Pages 65-66 in said Recorder's Office;

Thence continuing along the subdivision line of New California Hills - I, as shown of record in Plat book 4 on Pages 65-66 in said Recorder's Office the following courses:

South 34° 23' 26" West a distance of 108.45 feet to an iron pin set;

South 46° 40' 00" West a distance of 338.00 feet to an iron pin found, said iron pin being the southwesterly corner of said New California Hills I;

South 43° 24' 00" East a distance of 464.99 feet to an iron pin set, said iron pin being the northwesterly corner of a tract of land conveyed to the Board of Trustees of Jerome Township in Deed Book 320 on Page 640 in said Recorder's Office;

Thence continuing along the westerly property line of said Board of Trustees tract the following courses:

South 46° 51' 09" West a distance of 116.91 feet to an iron pin found;

MARY H. SNIDER, AUDITOR
This conveyance has been examined and the Grantor has complied with section 319.202 of the Revised Code.
FEE \$
EXEMPT
JAN 02 1998

TRANSFERRED

South 50° 08' 01" West a distance of 324.53 feet to an iron pin found;

South 46° 34' 25" West a distance of 304.58 feet to an iron pin found, said iron pin being on the northerly right-of-way line of New California Drive (60' R/W), said iron pin also being on the northeasterly subdivision line of New California Hills - IA, as shown of record in Plat book 4 on Page 59-60 in said Recorder's Office;

Thence North 43° 26' 44" West, along said northerly right-of-way line, a distance of 125.01 feet to the **Point of Beginning** and containing 20.281 acres of land more or less.

Bearings herein are based upon the bearing South 86° 37' 41" East being the south line of New California Hills - IA, as shown of record in Plat book 4 on Pages 59-60 in said Recorder's Office

Iron pins set consist of a 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "M-E ENG/S-6872".

This description was prepared by M-E Civil Engineering, Inc. Based upon information obtained from actual field surveys.

M-E Civil Engineering, Inc.

By Kevin L. Stacy
Kevin L. Stacy
Registered Surveyor No. 7531



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DESCRIPTION ACCEPTABLE
20.281 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
NOT REQUIRED
DATE 12-31-97
STEVE A. STOLTE
UNION COUNTY ENGINEER

BETHEL L. TEMPLE
RECORDER OF DEEDS - OHIO
98 JAN -2 AM 11:58
OK VOL 104 PAGE 506
18-00

000508