

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JEROME VILLAGE COMPANY, LLC**, an Ohio limited liability company, "Grantor", in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it paid by **CRH PLAIN CITY OWNER, LLC**, a Delaware limited liability company "Grantee," the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY with limited warranty covenants, to the said Grantee, the following described real property situated in Union County, Ohio, being an approximately 23.00 acre tract out of Union County Parcel No. 1400100020000 containing approximately 127.125 acres; said 23.00 acre tract described as follows:

See attached Exhibit "A".

Last Transfer: Official Record 669, Page 653 filed on March 15, 2006 in the Union County, Ohio Recorder's Office.

Original Parcel #: 1400100020000

Property Address: Harriott Road, Plain City, Ohio

Tax Mailing Address: 80 East Rich Street, Suite 120, Columbus, Ohio 43215

Together with all rights and appurtenances thereto, including, without limiting the generality of the foregoing.

TO HAVE AND TO HOLD the above granted and bargained real estate, with all rights and appurtenances thereunto belonging, unto Grantee, and Grantee's heirs and assigns forever.

The Grantor, for itself and its successors and assigns, hereby covenants with Grantee, Grantee's heirs and assigns that it is lawfully seized of the real estate aforesaid; that this real estate is free and clear from all encumbrances whatsoever, except (1) zoning ordinances; (2) the lien of taxes not now due and payable; (3) covenants, conditions, restrictions and easements of record including but not limited to (i) Declaration of Covenants, Restrictions and Agreements for Jerome Village Community Authority in the County of Union, Ohio, dated as of February 17, 2010, and recorded with the Union County, Ohio Recorder on February 26, 2010 in Volume 859, Page 275 and recorded with the Delaware County, Ohio Recorder on March 1, 2010 in Volume 954, Page 2026, as amended from time to time (the "Declaration"), establishing on the real property a "community development charge" as defined in that Declaration, (ii) the Declaration of Covenants, Restrictions and Agreements for Jerome Village Community Authority in the County of Union, Ohio, of record at _____ in the Union County, Ohio Recorder's Office related to the Community Center Charge, (iii) the Master Deed Declaration Restrictions and Bylaws, of record at OR 907 Page 572 in the Union County, Ohio Recorder's Office (the "Master Declaration"), and (iv) the Master

Residential Property Owners Association Deed Declaration, Restrictions and Bylaws, of record at OR 911, Page 922 Union County, Ohio Recorder's Office.

Grantee hereby expressly acknowledges and agrees that no portion of the property may be used for any purpose other than a multi-family for-lease residential project until the Turnover Date (as defined in the Master Declaration) without Grantor's prior written consent.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, Grantor has caused this deed to be duly executed on its behalf
this ____ day of July, 2022.

GRANTOR:

JEROME VILLAGE COMPANY, LLC,
an Ohio limited liability company

By: Nationwide Realty Investors, Ltd., its manager

By: _____

Name: _____

Its: **BRIAN J. ELLIS**
PRESIDENT & CHIEF OPERATING OFFICER

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me a Notary Public in and for said
State and County, this 12 day of July, 2022, by Brian J. Ellis,
President of Nationwide Realty Investors, Ltd., manager of JEROME VILLAGE
COMPANY, LLC, an Ohio limited liability company, on its behalf.



JANICE L. GRESKO
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Notary Public

This instrument prepared by:
Janice L. Gresko, Esq.
Nationwide Realty Investors, Ltd.
375 N. Front Street, Suite 200
Columbus, OH 43215

EXHIBIT A to the Deed
LEGAL DESCRIPTION

February 2, 2022

**DESCRIPTION OF A 23.000 ACRE TRACT
EAST OF EWING ROAD (80' R/W)
SOUTH OF BLANEY (100' R/W)
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3005, being 23.000 acres of land located in the remainder of that 164.868 acre tract of land described as Parcel I in a deed to Jerome Village Company, LLC, of record in Official Record 669, Page 653, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a 1" iron pin found in a monument box at the centerline intersection of U.S. Route 42 and Harriott Road (County Road 18), also being the northwesterly corner of said 164.868 acre tract; Thence South $36^{\circ} 50' 01''$ West, along the centerline of said State Route 42 and a northwesterly line of said 164.868 acre tract, a distance of 277.79 feet to a MAG nail set in the centerline of Proposed Blaney Road (100 feet in width);

Thence through said 164.868 acre tract the following courses;

1. South $53^{\circ} 09' 29''$ East, along the centerline of said proposed Blaney Road, a distance of 954.73 feet to a MAG nail set at the centerline of proposed Ewing Road (80.00 feet in width);
2. South $36^{\circ} 48' 14''$ West, along the centerline of said proposed Ewing Road, a distance of 82.18 feet to a MAG nail set;
3. South $53^{\circ} 11' 46''$ East, through the right-of-way of said proposed Ewing Road, a distance of 40.00 feet to an iron pin set in the southeasterly right-of-way line of proposed Ewing Road and the **TRUE PLACE OF BEGINNING**;

Thence continuing through said 164.868 acre tract, with new lines of division, along the easterly right-of-way line of proposed Ewing Road, the following courses;

1. With the arc of a non-tangent curve to the right, having a radius of 35.00 feet, a central angle of $85^{\circ} 50' 44''$, an arc length of 52.44 feet, the chord of which bears **North $79^{\circ} 43' 36''$ East**, a chord distance of 47.67 feet to an iron pin set at a point of reverse curvature in the southerly right-of-way line of said proposed Blaney Road;

Thence along said southerly right-of-way line the following courses;

1. With the arc of a curve to the left, having a radius of 1,040.00 feet, a central angle of $38^{\circ} 28' 12''$, an arc length of 698.29 feet, the chord of which bears **South $76^{\circ} 35' 08''$ East**, a chord distance of **685.24 feet** to an iron pin set at a point of tangency;
2. **North $84^{\circ} 10' 46''$ East**, a distance of **73.16 feet** to an iron pin set point in the easterly line of the proposed 23.000 acre tract of land;

Thence departing from said proposed right-of-way line and continuing through said 164.868 acre tract the following courses;

1. **South $5^{\circ} 49' 50''$ East**, a distance of **695.96 feet** to an iron pin set;
2. **South $84^{\circ} 10' 28''$ West**, a distance of **238.19 feet** to an iron pin set;
3. **South $5^{\circ} 49' 50''$ East**, a distance of **177.08 feet** to an iron pin set;
4. **South $84^{\circ} 10' 10''$ West**, a distance of **719.35 feet** to an iron pin set in a westerly line of said 164.868 acre tract, also being an easterly line of the remainder of a 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335;

Thence along the lines of said 164.868 and 164.395 acre tract the following courses;

1. **North $6^{\circ} 23' 55''$ West**, a distance of **128.00 feet** to a $5/8''$ iron pin found with a cap inscribed "Benchmark Surv. & Mapping";
2. **South $83^{\circ} 08' 29''$ West**, a distance of **190.92 feet** to an iron pin set;

Thence departing said existing boundary lines, continuing through said 164.868 acre tract, with new lines of division, the following courses;

1. **North $6^{\circ} 25' 28''$ West**, a distance of **549.50 feet** to an iron pin set in the previously mentioned southeasterly right-of-way line of proposed Ewing Road;
2. **North $36^{\circ} 48' 14''$ East**, along said southeasterly right-of-way line, a distance of **572.48 feet** to the **PLACE OF BEGINNING** and containing **23.000 acres** of land.

Iron pins set consist of a $5/8''$ x 30" rebar with a plastic cap inscribed "Jon Adcock S-8461".

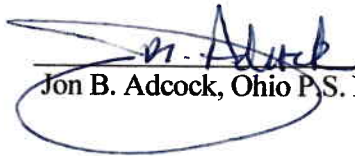
Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.



*Focused
on
Excellence*

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is based on a field survey performed in January, 2022.

The above described 23.000 acre tract of land is situated entirely in Union County Auditor's Parcel No. 14-0010002.0000.

 7/21/22
Jon B. Adcock, Ohio P.S. No. 8461 Date

