

**GENERAL WARRANTY DEED
(Sections 5302.05 and 5302.06 Ohio Revised Code)**

Ansmil LLC, an Ohio limited liability company, fka Ansmil Limited Partnership, an Ohio limited partnership, of Fairfield County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to the Board of Education of the Hilliard City School District, whose tax mailing address is 5323 Cemetery Road, Hilliard, Ohio 43026, the real property located in the State of Ohio, County of Franklin, City of Hilliard:

Being the 0.512 acre tract more fully described in the attached Exhibit A.

Split from Parcel No. 050-008257

Known as: Davidson Road

Subject to real estate taxes and assessments; zoning ordinances; public right-of-way; and restrictions, conditions, and easements of record.

Prior Instrument Reference: O.R. 32225, Pages G-17 and I-05, Franklin County Recorder's Office.

Executed this ___ day of _____, 2019.

Ansmil, LLC

By: _____
Daniel Brock Smith, Member-Manager

STATE OF OHIO :
 :SS
COUNTY OF FRANKLIN :

The foregoing instrument was acknowledged before me this _____ day of September, 2019, by Daniel Brock Smith, Member Manager of Ansmil, LLC, an Ohio limited liability company, on behalf of said limited liability company.

Notary Public

This instrument prepared by:
Gordon P. Shuler Attorney at Law, LLC
580 South High Street, Suite 150
Columbus, Ohio 43215
Telephone: 614-221-1795

EXHIBIT A

March 06, 2019

DESCRIPTION OF A 0.512 ACRE TRACT ALONG LEAP ROAD, SOUTH OF DAVIDSON ROAD CITY OF HILLIARD, FRANKLIN, CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Hilliard, in Virginia Military Survey No. 3002 and being a portion of an original 103.92 acre tract of land conveyed, as Parcel Four, to Ansmil Limited Partnership by deeds of record in Official Record 32225 Page G 17 (Und. 1/2 interest) and Official Record 32225, Page I 05 (Und. 1/2 interest), all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. 0005 Reset found at the centerline intersection of Davidson Road (variable width) with Leap Road (variable width), and at the northeast corner of a 2.107 acre tract of land conveyed to City of Hilliard, for Davidson Road right-of-way purposes, by deed of record in Official Record 26982, Page A 09, said monument being S 84° 03' 15" E a distance of 2,218.25 feet from Franklin County Monument No. 6652 Reset found in the centerline of Davidson Road and N 23° 37' 07" W a distance of 2,053.36 feet from Franklin County Monument No. 0006 found in the centerline of Leap Road;

thence S 23° 37' 07" E along the centerline of Leap Road and along the northeasterly line of said 2.107 acre tract a distance of 72.62 feet to a point at the southeast corner of said 2.107 acre tract and at the northeast corner of that portion of Leap Road as dedicated by the plat entitled Leap Road Dedication and Easements, of record in Plat Book 110, Pages 53 & 54;

thence S 66° 22' 57" W along a southerly line of said 2.107 acre tract and along the north line of said Leap Road dedication a distance of 35.00 feet to a 3/4" I.D. iron pipe previously set at a southwest corner of said 2.107 acre tract, at a corner of said Leap Road dedication and at a point of curvature;

thence northwesterly along a portion of the curved southwesterly line of said 2.107 acre tract, along the curved northeasterly line of said Leap Road dedication and with a curve to the left, data of which is: radius = 50.00 feet, and delta = 36° 54' 35", arc length = 32.21 feet, a chord distance of 31.66 feet bearing N 42° 04' 25" W to a MAG nail set at the northeast corner of a 7.000 acre tract of land conveyed to Board of Education of the Hilliard City School District by deed of record in Instrument 200006300129445 and at the northwest corner of said Leap Road dedication;

thence S 05° 57' 01" E crossing a portion of said original 103.92 acre tract, along a portion of the east line of said 7.000 acre tract and along the west line of said Leap Road dedication a distance of 16.41 feet to a MAG nail set at the true place of beginning of the tract herein intended to be described;

thence S 23° 37' 07" E crossing a portion of said original 103.92 acre tract and along the westerly right-of-way line of Leap Road a distance of 377.51 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence crossing a portion of said original 103.92 acre tract the following three (3) courses;

1. westerly and with a curve to the right, data of which is: radius = 350.00 feet, and delta = 13° 32' 16", arc length = 82.70 feet, a chord distance of 82.51 feet bearing S 69° 58' 25" W to a drill hole set at the point of tangency;
2. S 76° 44' 33" W a distance of 15.00 feet to a 3/4" I.D. iron pipe set;
3. S 84° 02' 59" W a distance of 19.67 feet to a 3/4" I.D. iron pipe set in the east line of said 7.000 acre tract;

thence N 05° 57' 01" W crossing a portion of said original 103.92 acre tract and along a portion of the east line of said 7.000 acre tract a distance of 381.68 feet to the true place of beginning;

containing 22,289 square feet (= 0.512 acre) of land more or less and being subject to all easements and restrictions of record. Of said 0.512 acre, 0.052 acre is within the public right-of-way bike path as recorded in Instrument No. 200902200022989.