

CONVEYANCE TAX
EXEMPT
I DB
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

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Terry J. Brown
Franklin County Recorder

APR 28 2015

DEED OF GIFT

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

THIS DEED OF GIFT made this 14 day of April 2014, by and between CHARLES P.

GILBERT, also known as CHARLES PHILIP GILBERT, party of the first part, Grantor; and
CHARLES PHILIP GILBERT, Trustee, in trust for the CHARLES PHILIP GILBERT TRUST,
dated April 14, 2014, party of the second part, Grantee;

WITNESSETH:

That for and in consideration of love and affection, the receipt of which is hereby
acknowledged, the said party of the first part does hereby give and convey, with General
Warranty of Title, unto the said Trustee, with powers hereinafter set out, party of the second
part, any and all right, title, and interest which the party of the first part may possess in that
certain lot or parcel of land, together with improvements thereon, located in the County of
Franklin, City of Grove City, State of Ohio, and more particularly described as follows:

Being in Virginia Military Survey #5745

Beginning at a spike in the center line of Home Road and being south 85 deg.,
37' east 342.73 feet from an iron pin found in the center line of the road at south
west corner of the Frank and Minnie Haag tract as shown of record in Decd
Book 1912, at Page 88, among the Recorder's Office, Franklin County, Ohio;

Thence north 15 deg., 00' East (passing a iron pin at 20.35 feet and being
parallel to the west line of the Frank and Minnie Haag Track) 906.30 feet to an
iron pin;

Thence along a south line of the tract now or formerly owned by Ida Bosworth,
south 85 deg., 54' East, 335.03 feet to a stone;

Thence along a east line of Bosworth tract, south 14 deg., 59' West (passing a
spike in an old post base at 887.2 feet) 908.1 feet to an iron pin found in the
center line of Home Road;

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3907 Carolyn Avenue
Fairfax, VA 22031

Prepared by & return to:
M.H. Lawrence, P.C., VB#30251
4000 Legato Road, Suite 400
Fairfax, Virginia 22033

Thence along a center line of the road, North 85 deg., 37' West 334.77 feet to the place of beginning, containing 6.854 acres;

EXCEPTING therefrom the following 1.956 acre tract as conveyed to the State of Ohio by Deed Book 2791, Page 338 and bounded and described as follows:

Being a parcel of land lying on the Lt. and Rt. sides of the centerline of a survey, made by the Department of Highways, and recorded in Book 35, Page 88,89 of the records of Franklin County and being located within the following described points in the boundary thereof:

Commencing at a point in a Southwest corner of VMS Tract 6839, the Southeast corner of VMS Tract 5745 and the North line of VMS Tract 1388; thence Northerly along the common line between VMS Tract 5745 and VMS Tract 6839, N 13 deg. 20' 12" E for a distance of 800.36 feet to a point at Station 282+33.90 in the centerline of a survey made in 1961 by Ohio Department of Highways for FRA-270-6.09S; thence westerly upon and along said centerline of survey N 75 deg. 46" 58" W for a distance of 189.67 feet to a point at Station 280+44.23, said point being in the grantor's easterly property line, said point also being the point of beginning of this parcel; thence S 14 deg. 01' 33" W along the grantors easterly property line for a distance of 190.00 feet to a point in the proposed southerly Limited Access Right of Way line for a distance of 351.30 feet to a point in the grantor's westerly property line, thence N. 12 deg. 10'35" E along grantors westerly property line for a distance of 221.95 feet, crossing the centerline of the survey at Station 276+87.01 at a distance of 220.14 feet to a point in the grantor's northwest property line for a distance of 363.31 feet to a point in the grantor's northwest property corner; thence 586 deg. 25'35" E along the grantors northerly property line for a distance of 363.31 feet to a point the grantor's northeast property corner; thence S 14 deg. 01' 33" W along the grantor's easterly property line for a distance of 68.92 feet to the point of beginning.

Being a part of the same premises conveyed to the grantor herein by deed as recorded in the records of Franklin County, Ohio in Deed Book 2569, Page 151.

It is understood that the above described parcel contains 1.956 acres, more or less, inclusive of the present road which occupies 0.000 acres, more or less.

Description for this parcel based on a survey made by G.W. Gruebmeier.

Further less and excepting the following 0.230 acre tract as conveyed by Charles P. Gilbert to the City of Grove City by Instruments Number 200012280261048 and Bounded and Described as follows:

Situated in the State of Ohio, County of Franklin City of Grove City, Virginia Military Survey Number 5745 and being out of that tract as conveyed to Charles P. Gilbert of record in Official record 625C09, (all references refer to records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a point in the centerline of Home Road, the southeasterly corner of that tract as conveyed to Kirk Williams Company, Inc. of record in Deed Book 3360, Page 579, said point being South 86 deg.24'51" East, a distance of 435.67 feet from the intersection of said centerline with the centerline of Charles Drive;

Thence North 14 deg.08'28" East, with the easterly line of said Kirk Williams Company Tract, a distance of 30.52 feet to an iron pin set;

Thence South 86 deg.24'51" East, across Gilbert tract, a distance of 334.30 feet to an iron pin set in the westerly line of that tract as conveyed to William L. Redifer, Sr. of record in Deed Book 3406, Page 711;

Thence South 14 deg.07'28" West, with said westerly line a distance of 30.52 feet to the southwesterly corner thereof, being the centerline of said Home Road;

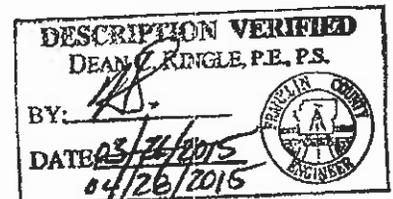
Thence North 86 deg.24'51" West, With said centerline, a distance of 334.31 feet to the point of beginning and containing 0.230 acre of land more or less, inclusive of the present road which occupies 0.154 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings herein are based on North 34 deg.14'00" East of the centerline of US 62 (North Broadway) as shown on the State of Ohio Department of Transportation Plan FRA-62-7.06 Sheet 14.

Parcel ID: 040-008688-00

Map Routing #: 040-0029C-073-00



The above-described land is conveyed subject to all easements and restrictions of record that legally affect the title to said property.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and his successors in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and

conditions and for such consideration, or no consideration, as Grantee may in the discretion of Grantee deems advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by Grantee, or his successors in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust, and (iii) if such instrument is executed by successor(s) in trust to Grantee that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee provided such successor(s) in trust certify in said instrument that such successor(s) in trust have been properly appointed.



WITNESS the following signature and seal:

Charles P. Gilbert (SEAL)
CHARLES PHILIP GILBERT

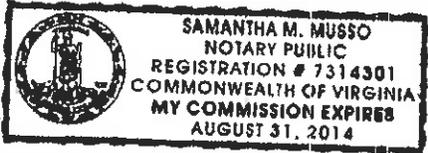
COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that CHARLES PHILIP GILBERT, whose name is signed to the foregoing Deed bearing date on the 14th day of April, 2014, has personally appeared before me in the jurisdiction aforesaid and acknowledge the same.

GIVEN under my hand and seal this 14th day of April, 2014.

[Signature]
Notary Public

My commission expires: 8.31.14
My registration number: 7314301



PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

**PREPARED BY: M. H. LAWRENCE, P.C., VB#30251
4000 LEGATO ROAD, SUITE 400
FAIRFAX, VIRGINIA 22033**



Our Office

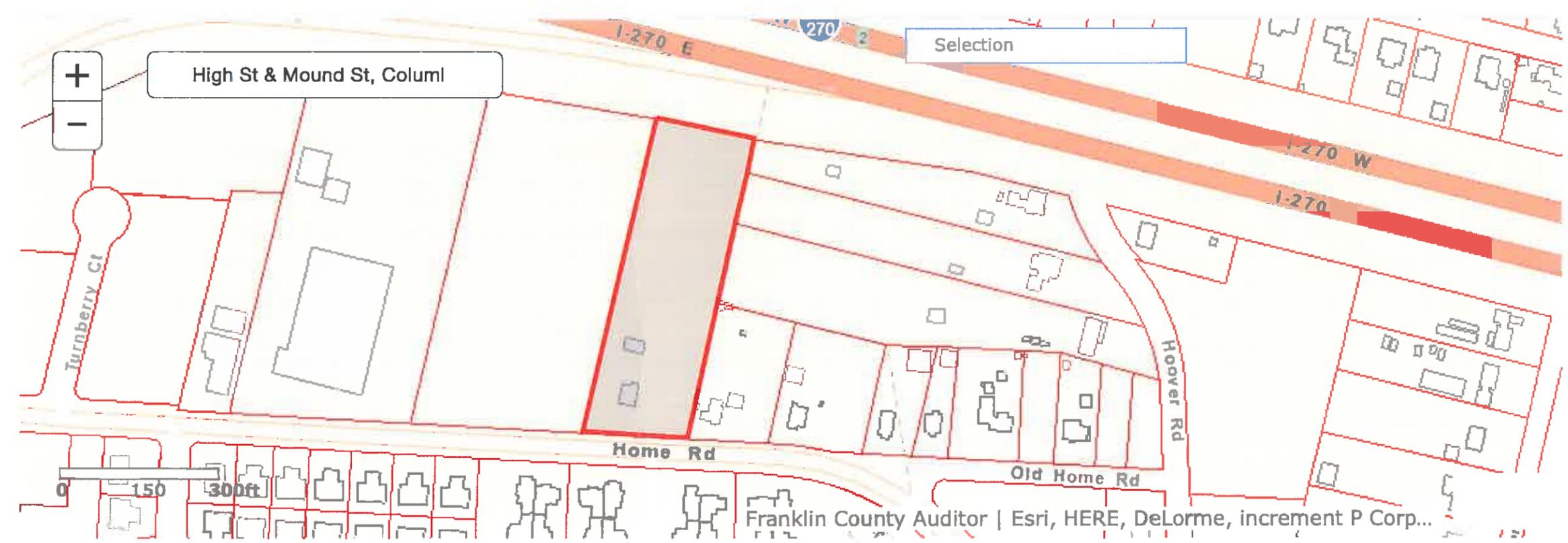
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Current Parcel List

Results [Click rows to view property details](#) Displaying 1 - 9 of 9

Parcel ID	Site Address	Owner 1	Owner 2
... 040-008688-00	HOME RD	GILBERT CHARLES P TR	
... 040-008689-00	2550 HOME RD	2550 HOME ROAD LLC	
... 040-008690-00	2540 HOME RD	GALLAUGHER RONALD E	GALLAUGHER CAMELIA H
... 040-009977-00	2545 PINE MARSH DR	BOGGS JO ANN	
... 040-009985-00	2555 PINE MARSH DR	WILLIAMS TERRY L	WILLIAMS KAREN S
... 040-010151-00	3082 PINE MANOR BL	MEADE HAROLD E TR	MEADE GLENNA R TR
... 160-001608-00	2317 HOOVER RD	HALL BRIAN L	
... 160-001366-00	2285 HOOVER RD	WEESE RONALD M	WEESE CHRISTINE M
... 160-000961-00	2273 HOOVER RD	WEESE RONALD M	WEESE CHRISTINE M

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