

Received By:
Grove City Development
Date: 04/07/2022

TRANSFERRED

MAR 14 2011

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

3122

| | |
|---|------------------|
| Conveyance | |
| Mandatory- | 245,00 <i>48</i> |
| Permissive- | 245,00 <i>48</i> |
| CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR | |



201103140035342

Pgs: 2 \$28.00 T20110017410
03/14/2011 3:34PM MEPFIRST AMER
Daphne Hawk
Franklin County Recorder

GENERAL WARRANTY DEED

EDDY GOMER, married, dba JJASE Family LTD, for valuable consideration paid, grant with general warranty covenants, to GULAM J. MUKHDOMI and ABIDA T. MUKHDOMI, husband and wife, for their joint lives, with the remainder to the survivor of them, whose tax-mailing address is 4215 Gantz Rd., Grove City, OH 43123, the following described real property:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 8231, AND BEING A PART OF A 2.863 ACRE TRACT CONVEYED BY DEED TO JIM POESNISCH ENTERPRISES, INC., AS RECORDED IN DEED BOOK 3375, PAGE 322, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF SAID 2.863 ACRE TRACT SAID IRON PIN ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF STRINGTOWN ROAD, A DISTANCE OF 45 FEET FROM THE CENTERLINE OF SAID STRINGTOWN ROAD;

THE NEXT THREE (3) COURSES BORDER WITH SAID 2.863 ACRE TRACT:

THENCE SOUTH 6 DEG. 06' 55" WEST, A DISTANCE OF 755.21 FEET TO AN IRON PIN;

THENCE SOUTH 8 DEG. 26' 20" WEST, A DISTANCE OF 10 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID 2.863 ACRE TRACT;

THENCE NORTH 81 DEG. 23' 40" WEST, A DISTANCE OF 50.04 FEET TO AN IRON PIN, THIS BEING THE TRUE PLACE OF BEGINNING FOR THIS DESCRIPTION;

THE NEXT TWO (2) COURSES BORDER WITH SAID 2.863 ACRE TRACT:

THENCE NORTH 81 DEG. 33' 40" WEST, A DISTANCE OF 178.90 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID 2.863 ACRE TRACT;

THENCE NORTH 7 DEG. 12' 53" EAST, A DISTANCE OF 135.00 FEET TO AN IRON PIN;

THENCE CROSSING SAID 2.863 ACRE TRACT SOUTH 81 DEG. 33' 40" EAST, A DISTANCE OF 176.31 FEET TO AN IRON PIN;

THENCE WITH A LINE PARALLEL TO AND 50 FEET FROM THE EAST LINE OF SAID 2.863 ACRE TRACT, SOUTH 6 DEG. 06' 55" WEST, A DISTANCE OF 135.08 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION AND CONTAINING 0.550 ACRES, MORE OR LESS, SUBJECT, HOWEVER, TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD ALONG WITH THE RIGHT OF ACCESS TO AND FROM STRINGTOWN ROAD FROM SAID 0.550 ACRE TRACT BY WAY OF A 44 FOOT EASEMENT ALONG THE EAST LINE OF SAID 2.863 ACRE TRACT, AS RECORDED IN DEED BOOK 3375, PAGE 318, AND THE RIGHT OF INGRESS AND EGRESS BY WAY OF A 6 FOOT STRIP BEING A PART OF THE 2.863 ACRE TRACT BELONGING TO SAID JIM POENISCH ENTERPRISES, INC., SAID RIGHT OF INGRESS AND EGRESS TO REMAIN IN EFFECT TO THEE GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER OR AS SUCH TIME THE AREA OF SAID 6 FOOT STRIP AND SAID 44 FOOT EASEMENT IS DEDICATED AS A PUBLIC STREET.

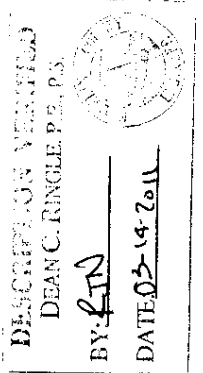
0-032-F
ALL OF
(040)
002099

SUBJECT TO all easements, conditions, restrictions and limitations of record and all legal highways, and excepting from the warranty hereof taxes and assessments due and payable June, 2011 and thereafter.

Parcel No. 040-002099-00
Prior Deed Reference: ~~201103140035340~~

SANDRA E. GOMER, wife of Grantor EDDY GOMER, hereby relinquishes all rights of dower herein.

EXECUTED this 24th day of February, 2011.



[Signature]
EDDY GOMER dba JJASE Family LTD
[Signature]
SANDRA E. GOMER

STATE OF OHIO)
) SS
COUNTY OF Franklin)

BE IT REMEMBERED, that on this 24th day of February, 2011, before me, the subscriber, a Notary Public in and for said County and State, personally came **EDDY GOMER, dba JJASE Family LTD, and SANDRA E. GOMER, husband and wife**, and acknowledged the signing of the foregoing instrument, and that the same is their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.

[Signature]
Notary Public



Kimberly A. Lee, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This instrument prepared by: Scott A. Liberman, Esq., Altick & Corwin Co., L.P.A., One South Main Street, Suite 1700, Dayton, Ohio 45402.

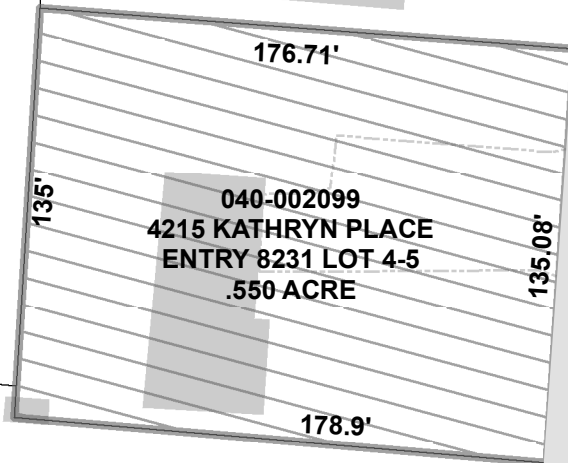
040-002098
1989 STRINGTOWN RD
ENTRY 8231
1.688 ACRES

040-002099
4215 KATHRYN PLACE
ENTRY 8231 LOT 4-5

040-015808
GANTZ RD
ENTRY 8231 LOT 4-5
1.872 ACRES

040-001278
GANTZ RD
ENTRY 8231
1.471 ACRES

040-004536
GANTZ RD
ENTRY 8231 LOT 4-5
0.770 ACRES



Rumfield Drive

040-001284
1913-923 KENDALL PL
ENTRY 8231
7.147 AC LOT 4-5

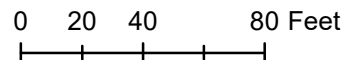
040-001280
1993 STRINGTOWN PK
ENTRY 8231 LOT 4-5

Gantz Road

Disclaimer

4215 Gantz Road

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



Adjacent Property Owners

| Parcel ID | Owner Name | Owner Address | Tax Mailing Address |
|-------------------|-------------------------|--|---|
| 040-012305 | CLAFFEY ENTERPRISES LLC | 19734 FLORENCE CHAPEL PK CIRCLEVILLE OH 43113 | CLAFFEY ENTERPRISES LLC4203 GANTZ RD GROVE CITY OH, 43123-2993 |
| 040-001278 | MUKHDOMI PROPERTIES LLC | 4207 GANTZ RD GROVE CITY OH 43123 | MUKHDOMI PROPERTIES LLC4207 GANTZ RD GROVE CITY OH, 43123-2993 |
| 040-001280 | KATHRYN PLACE LP | 735 ARBUCKLE AVE WOODMERE NY 11598 | KATHRYN PLACE LP 3895 STONERIDGE LN DUBLIN OH, 43017-2152 |
| 040-001284 | GROVE CITY PARTNERS LLC | 1911 KENDALL PL GROVE CITY OH 43123 | NATIONAL TAX SEARCH LLC 130 S JEFFERSON ST STE 300 CHICAGO IL, 60661-5763 |
| 040-004536 | PRESTIGE HOTELS LLC | 970 S JEFFERSON AVE COOKEVILLE TN 38501 | PRESTIGE HOTELS LLC 970 S JEFFERSON AVE COOKEVILLE TN, 38501-4018 |
| 040-015808 | PRESTIGE HOTELS LLC | 970 S JEFFERSON AVE COOKEVILLE TN 38501 | PRESTIGE HOTELS LLC 970 S JEFFERSON AVE COOKEVILLE TN, 38501-4019 |

4215 gantz road Grove city was under Residential Zoning for long time, then became residential/commercial for some time and then commercial. There is big Apartment complexes and Residential areas around this building. Nobody wants to rent for commercial purposes