

Approved By JW May 03, 2022

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Anne Evans, unmarried, Howard Evans, Jr., aka Howard L. Evans, Jr. and Deborah Evans, aka Deborah S. Evans, husband and wife, and David King, aka David A. King and Deborah King, husband and wife**, of Licking County, and the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Jersey 1820 LTD, an Ohio Limited Liability Company**, whose tax mailing address is, **625 Eastgate Pkwy Gahanna, OH 43230**, the following real property:

Tract 1:
Being situated in Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Record Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putman Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence North 86 degrees 55 minutes 52 seconds West along the centerline of Worthington Road a distance of 992.04 feet to a point and being the true place of beginning;

thence from the place of beginning South 03 degrees 24 minutes 02 seconds West a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 45.00 feet) to a 3/4 inch iron pipe set;

thence North 86 degrees 55 minutes 52 seconds West a distance of 330.00 feet to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East along the easterly boundary of Dale & Linny Ramsey (O.R. 550 P. 442) a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 390.36 feet) to a point in the centerline of Worthington Road;

thence South 86 degrees 55 minutes 52 seconds East along the centerline of Worthington Road a distance of 330.00 feet to the place of beginning containing 3.298 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in December, 1995. Bearing Basis assumed.

Parcel No.: 082-106920-00.005 (Incorrectly conveyed as Parcel No. 082-106920-00.004 in deed recorded as Instrument No. 200411160040976)
Property Address: 3.298 acres Worthington Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040976; OR Volume 319, Page 653

Tract 2:
Being situated in Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Record Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:
Beginning at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putman Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence North 86 degrees 55 minutes 52 seconds West along the centerline of Worthington Road a distance of 332.04 feet to a point and being the true place of beginning;

thence from the place of beginning South 03 degrees 24 minutes 02 seconds West a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 45.00 feet) to a 3/4 inch iron pipe set;

thence North 86 degrees 55 minutes 52 seconds West a distance of 330.00 feet to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 390.36 feet) to a point in the centerline of Worthington Road;

thence South 86 degrees 55 minutes 52 seconds East along the centerline of Worthington Road a distance of 330.00 feet to the place of beginning containing 3.298 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in December, 1995. Bearing Basis assumed.

Parcel No.: 082-106920-00.004 (Incorrectly conveyed as Parcel No. 082-106920-00.005 in deed recorded as Instrument No. 200411160040975)

Property Address: 3.298 acres Worthington Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040975; OR Volume 763, Page 585

Tract 3:

Being situated in Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Record Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putman Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence North 86 degrees 55 minutes 52 seconds West along the centerline of Worthington Road a distance of 662.04 feet to a point and being the true place of beginning;

thence from the place of beginning South 03 degrees 24 minutes 02 seconds West a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 45.00 feet) to a 3/4 inch iron pipe set;

thence North 86 degrees 55 minutes 52 seconds West a distance of 330.00 feet to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 390.36 feet) to a point in the centerline of Worthington Road;

thence South 86 degrees 55 minutes 52 seconds East along the centerline of Worthington Road a distance of 330.00 feet to the place of beginning containing 3.298 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in December, 1995. Bearing Basis assumed.

Parcel No.: 082-106920-00.003

Property Address: 3.298 acres Worthington Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040977; OR Volume 763, Page 582

Tract 1:

Being situated in Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey, Township Licking County, State of Ohio and being part of that land of record in Official Records Volume 319, Page 653 in the Licking

County Recorder's Office and being more particularly described as follows:

Beginning at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putnam Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18;

thence from the place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 435.35 feet to a point;

thence North 86 degrees 55 minutes 52 seconds West a distance of 335.33 feet (passing over a 3/4 inch iron pipe set at 30.00 feet) to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East a distance of 435.36 feet (passing over a 3/4 inch iron pipe set at 390.36 feet) to a point in the centerline of Worthington Road;

thence South 86 degrees 55 minutes 52 seconds East along the centerline of Worthington Road a distance of 332.04 feet to the place of beginning containing 3.335 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in December, 1995. Bearing Basis assumed.

Parcel No.: 082-106920-00.002

Property Address: 3.335 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040978; OR Volume 763, Page 591

Tract 2:

Being situated in the northwest quarter of Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of the land of record in Official Records Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putnam Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 435.35 feet to a point and being the true place of beginning;

thence from the true place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 250.00 feet to a point;

thence North 86 degrees 55 minutes 52 seconds West a distance of 1327.33 feet (passing over a 3/4 inch iron pipe set at 30.00 feet) to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East along the easterly boundary of Dale and Linny Ramsey (O.R. 550 P. 442) a distance of 250.00 feet to a 3/4 inch iron pipe set;

thence South 86 degrees 55 minutes 52 seconds East a distance of 1325.33 feet (passing over a 3/4 inch iron pipe set at 1295.33 feet) to the place of beginning-containing 7.612 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in January, 1996. Bearing Basis assumed.

Parcel No.: 082-106920-00.009

Property Address: 7.612 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040974; OR Volume 772, Page 189

Tract 3:

Being situated in the northwest quarter of Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of the land of record in Official Records Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putnam Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 685.53 feet to a point and being the true place of beginning;

thence from the true place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 250.00 feet to a point;

thence North 86 degrees 55 minutes 52 seconds West a distance of 1329.11 feet (passing over a 3/4 inch iron pipe set at 30.00 feet) to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East along the east line of Cole Estates (P.B 11 P. 33) and along the easterly boundary of Dale and Linny Ramsey (O.R. 550 P. 442) a distance of 250.00 feet to a 3/4 inch iron pipe set;

thence South 86 degrees 55 minutes 52 seconds East a distance of 1327.33 feet (passing over a 3/4 inch iron pipe set at 1297.33 feet) to the place of beginning-containing 7.623 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in January, 1996. Bearing Basis assumed.

Parcel No.: 082-106920-00.000

Property Address: 7.623 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: 200411160040973; OR Volume 772, Page 183

Tract 4:

Being situated in the northwest quarter of Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Records Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows;

Beginning for reference at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putnam Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 935.35 feet to a point and being the true place of beginning;

thence from the true place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 250.00 feet to a point;

thence North 86 degrees 55 minutes 52 seconds West a distance of 1331.01 feet (passing over a 3/4 inch iron pipe set at 30.00 feet) to a 3/4 inch iron pipe set;

thence North 03 degrees 24 minutes 02 seconds East along the east line of Cole Estates (P.B. 11 P. 33) a distance of 250.00 feet to a 3/4 inch iron pipe set;

thence South 86 degrees 55 minutes 52 seconds East a distance of 1329.11 feet (passing over a

3/4 inch iron pipe set at 1299.11 feet) to the place of beginning-containing 7.634 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in January, 1996. Bearing Basis assumed.

Parcel No.: 082-106920-00.008

Property Address: 7.634 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040972; OR Volume 772, Page 180

Tract 5:

Being situated in the northwest quarter of Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Records Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putman Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 1185.53 feet to a point and being the true place of beginning;

thence from the true place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 250.00 feet to a point;

thence North 86 degrees 55 minutes 52 seconds West a distance of 1332.71 feet (passing over a 3/4 inch iron pipe set at 30.00 feet) to a 3/4 inch iron pipe set;

thence North 03 degrees 00 minutes 37 seconds East along the easterly boundary of Mildred L. Shaffer (O.R. 713 P. 468) a distance of 27.98 feet to an iron pipe found;

thence North 03 degrees 24 minutes 02 seconds East along the east line of Cole Estates (P.B. 11 P. 33) a distance of 222.02 feet to a 3/4 inch iron pipe set;

thence South 86 degrees 55 minutes 52 seconds East a distance of 1331.01 feet (passing over a 3/4 inch iron pipe set at 1301.01 feet) to the place of beginning-containing 7.644 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in January, 1996. Bearing Basis assumed.

Parcel No.: 082-106920-00.006

Property Address: 7.644 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040971; OR Volume 772, Page 177

Tract 6:

Being situated in the northwest quarter of Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Records Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows;

Beginning for reference at a RR Spike found in the centerline intersection of Worthington Road

(State Route 161) and Putman Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 1435.35 feet to a point and being the true place of beginning;

thence from the true place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 250.00 feet to a point;

thence North 86 degrees 55 minutes 52 seconds West a distance of 1332.90 feet (passing over a 3/4 inch iron pipe set at 30.00 feet) to a 3/4 inch iron pipe set;

thence North 03 degrees 00 minutes 37 seconds East along the easterly boundary of Mildred L. Shaffer (O.R. 713 P. 468) a distance of 250.00 feet to a 3/4 inch iron pipe set;

thence South 86 degrees 55 minutes 52 seconds East a distance of 1332.71 feet (passing over a 3/4 inch iron pipe set at 1302.71 feet) to the place of beginning-containing 7.649 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in January, 1996. Bearing Basis assumed.

Parcel No.: 082-106920-00.007

Property Address: 7.649 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040970; OR Volume 772, Page 186

Tract 7:

Being situated in Section eighteen (18), Range fifteen (15), Township two (2), Quarter Township three (3), United States Military Lands, Jersey Township, Licking County, State of Ohio and being part of that land of record in Official Records Volume 319, Page 653 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning for reference at a RR Spike found in the centerline intersection of Worthington Road (State Route 161) and Putman Road (Township Road 92), being the northeast corner of the northwest quarter of Section 18; thence South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 1685.35 feet to a point and being the true place of beginning;

thence from the true place of beginning South 02 degrees 58 minutes 01 seconds West along the centerline of Putman Road a distance of 155.00 feet to a point;

thence North 87 degrees 17 minutes 24 seconds West along the northerly of David R. Fannon (D.V. 794 P. 83) a distance of 330.00 feet (passing over a 3/4 inch iron pipe set at 18.94 feet) to a 3/4 inch iron pipe set;

thence South 03 degrees 09 minutes 45 seconds West along the westerly boundaries of said Fannon and Mary Leichliter (D. V. 685 P. 455) a distance of 662.77 feet to a 3/4 inch iron pipe set;

thence North 87 degrees 08 minutes 05 seconds West along the northerly boundary of Ronald K. Slagle (O.R 32 P. 567) a distance of 1001.26 feet to a 3/4 inch iron pipe set;

thence North 03 degrees 00 minutes 37 seconds East along the easterly boundary of Mildred L. Shaffer (O.R. 713 P. 468) a distance of 823.39 feet to a 3/4 inch iron pipe set;

thence South 86 degrees 55 minutes 52 seconds East a distance of 1332.90 feet (passing over a 3/4 inch iron pipe set at 1302.90 feet) to the place of beginning -containing 20.087 acres, more or less.

Subject to all legal right-of-way of previous record.

The above description was prepared from a survey made by me, Samuel W. Vance, Registered Surveyor No. 6553 in January, 1995. Bearing Basis assumed.

Parcel No.: 082-106920-00.001

Property Address: 20.087 acres Putnam Road, Pataskala, Ohio 43062

Prior Deed Reference: Instrument No. 200411160040969; OR 762, Page 86

Executed by my hand this 26 day of April, 2021^{22nd}

Anne Evans
Anne Evans

David King
David King

Deborah King
Deborah King

STATE OF OHIO)
) SS.
COUNTY OF FRANKLIN)

This is an acknowledgement clause; no oath or affirmation was administered to the signer(s).

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Anne Evans, David King and Deborah King, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Columbus, Ohio, this 26 day of April, 2021^{22nd}



TREVOR D MARBLE
Notary Public
State of Ohio
My Comm. Expires
November 22, 2026

Trevor D Marble
Notary Public

This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Market Street
Washington CH, Ohio 43160
2021-1-17188

Executed by my hand this 25 day of APRIL, ~~2021~~^{near} 2022

Howard Evans, Jr.
Howard Evans, Jr.

Deborah Evans
Deborah Evans

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

This is an acknowledgement clause; no oath or affirmation was administered to the signer(s).

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Howard Evans, Jr. and Deborah Evans, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at San City Arizona, Ohio, this 25 day of APRIL, ~~2021~~^{near} 2022

[Signature]
Notary Public



This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Market Street
Washington CH, Ohio 43160
2021-1-17188