

TRANSFERRED

Andrea L. Weaver, Union County Auditor

DATE 9/14/23 *CU*

This conveyance has been examined and the Grantor complied with Section 389.202 of the Revised Code.

FEE \$ 15,920.00 EXEMPT

Order Number: 22835622-TCM

Take Title - C

①

GENERAL WARRANTY DEED

Jon E. Hjelm and Kathy K. Hjelm, husband and wife, for valuable consideration paid, grants, with general warranty covenants to **Epcon Ryan Parkway, LLC**, an Ohio limited liability company, whose tax mailing address is 500 Stonehenge Parkway, Dublin, Ohio 43017 the following real property:

“See Exhibit “A” attached hereto and made a part hereof...”

Parcel Number: 17-0012046.0000; 17-0012043.0000; 17-0012033.1000


Map Number: 1260000086000; 1260000087000 & 1260000064001

Property Address: 8400 Ryan Parkway & 1.00 acres Ryan Parkway & 7.800 acres Ryan Parkway, Plain City, Ohio 43064

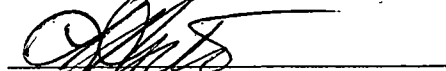
Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Official Record 279, Page 420 and Official Record 907, Page 558, Recorder’s Office, Union County, Ohio.

Executed this 1st day of September, 2023.



Jon E. Hjelm



Kathy K. Hjelm

State of Florida
County of Lee ss:

The foregoing instrument was acknowledged before me by Jon E. Hjelm and Kathy K. Hjelm, this 1st day of September, 2023.



Tera Ross-Greene
Comm.: HH 136074
My Commission Expires:
Aug. 17, 2025



Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law

File No : 22835622-JUT

EXHIBIT A**PARCEL 1:**

Real estate situated in the County of Union, in the State of Ohio, and in the Township of Jerome and bounded and described as follows:

Being part of Survey No. 2991, and bounded and described as follows:

Beginning at an iron pin in the center of the California and Frankfort Road, and southwest corner to the lands of G. E. and Debby Smith; thence with the west line of said Smith land, North 4° 45' West 166.40 poles to a large post, northwest corner to the said Smith land and in the South line of the Frederick land; thence with the South line of the said Frederick land, South 84° 45' West 51.16 poles to a large stone, northeast corner to lands of Eli Fox; thence with said Fox's East line South 4° 47' East 166.28 poles to an iron pin in the center of said Road; thence with the center of said road, North 84° 55' East 51.32 poles to the beginning.

Containing 53.15 acres, more or less.

The foregoing description is furnished by W. P. Beightler, Surveyor, who surveyed the property and certified to the correctness of the survey, February 28, 1923.

EXCEPTING THEREFROM THE FOLLOWING:

Real Estate situated in the County of Union, in the State of Ohio, and in the Township of Jerome and bounded and described as follows:

Being a part of Virginia Military Survey No. 2991 and being more particularly described as follows:

From the intersection of the centerlines of Union County Road 16 (Brock Road) and Union County Road 2 (Hyland and Croy Road) proceed S. 84° 55' W. with said centerline of Union County Road 16 a distance of 1623 feet to a cement nail at the point of beginning; thence continuing S. 84° 55' W. with said centerline of Union County Road 16 a distance of 786.78 feet to a cement nail at the southeast corner of a 31.00 acre tract owned by Harley and Ruth A. Harris; thence N. 5° 01' W. with the east line of said Harris tract (passing over an iron pin at 25.00 feet) a distance of 1075.00 feet to an iron pin; thence N. 84° 55' E. a distance of 787.72 feet to an iron pin; thence S. 4° 58' E. (passing over an iron pin at 1050.00 feet) a distance of 1075.00 feet to the point of beginning. Containing 19.428 acres, but subject to all legal rights of way, easements, conditions and restrictions of record.

A survey of this property was made by David R. Dreger, Registered Surveyor No. 5254, on May 19, 1966. **Leaving after said exception 33.722 acres, more or less.**

EXCEPTING THEREFROM THE FOLLOWING:**Tract I:**

Situated in Survey Number 2991 of the Virginia Military Lands, Jerome Township, Union County, State of Ohio and being part of an original 33.720 acre tract of land conveyed to Jon E. and Kathy K. Hjelm by deed of record in Official Record 279, Page 420 and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Brock Road (County Road 16-A) with the centerline of Hyland-Croy Road (County Road 2-E);

Thence along the centerline of Brock Road South 83° 50' 14" West a distance of 1303.80 feet to a survey nail found at the grantors southeasterly corner;

Thence along the grantors easterly line and the westerly line of a 171.678 acre tract of land conveyed to Jerome Village Company LLC by deed of record in O.R. 669, Page 653, North 06° 00' 55" West a distance of 40.00 feet to an iron pin set and the True Point of Beginning;

Thence South 83° 50' 14" West a distance of 35.26 feet to an iron pin set at the point of curvature for a curve to the right;

Thence along a curve to the right having a radius of 35.00 feet, a delta angle of 45° 01' 04", a chord bearing North 73° 39' 14" West at 26.80 feet for an arc distance of 27.50 feet to an iron pin set in the grantors westerly line;

Thence along the grantors westerly line and the easterly line of a 19.378 acre tract of land conveyed to Jerome Village Company LLC by deed of record in O.R. 866, Page 33, North 06° 03' 56" West a distance of 333.13 feet to an iron pin set;

Thence along a curve to the right having a radius of 35.00 feet, a delta angle of 27° 41' 08", a chord bearing North 69° 59' 40" East at 16.75 feet for an arc distance of 16.91 feet to a point;

Thence North 83° 50' 14" East a distance of 44.09 feet to an iron pin set in the grantors easterly line and in the westerly line of said 171.678 acre tract;

Thence along the westerly line of said 171.687 acre tract and the grantors easterly line South 06° 00' 55" East a distance of 347.40 feet to the Point of Beginning and containing 0.478 acres, more or less, and being subject to all legal easements, agreements and rights of way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed the week of November 17, 2005, and revisited in January, 2011.

The bearings in this description are based upon the Ohio State Plane Coordinate System - North Zone as established by GPS observations.

Iron pins set are 5/8" x 30" rebar topped by an orange plastic identification cap stamped "Benchmark Surveying & Mapping".

Tract II:

Situated in Survey Number 2991 of the Virginia Military Lands, Jerome Township, Union County, State of Ohio and being part of an original 33.720 acre tract of land conveyed to Jon E. and Kathy K. Hjelm by deed of record in Official Record 279, Page 420 and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Brock Road (County Road 16-A) with the centerline of Hyland-Croy Road (County Road 2-E);

Thence along the centerline of Brock Road South 83° 50' 14" West a distance of 1303.80 feet to a survey nail found at the grantors southeasterly corner;

Thence along the grantors easterly line and the westerly line of a 171.678 acre tract of land conveyed to Jerome Village Company LLC by deed of record in O.R. 669, Page 653, North 06° 00' 55" West a distance of 437.40 feet (passing iron pins set at 40.00 feet and 387.40 feet) to an iron pin set and the True Point of Beginning;

Thence South 83° 50' 14" West a distance of 50.79 feet to the point of curvature for a curve to the right;

Thence along a curve to the right having a radius of 35.00 feet, a delta angle of 15° 54' 56", a chord bearing North 88° 12' 18" West at 9.69 feet for an arc distance of 9.72 feet to an iron pin set in the grantors westerly line;

Thence along the grantors westerly line and the easterly line of a 19.378 acre tract of land conveyed to Jerome Village Company LLC by deed of record in O.R. 866, Page 33, North 06° 03' 56" West a distance of 634.27 feet to a 5/8 inch diameter iron pin found;

Thence North 06° 00' 55" West a distance of 338.83 feet to a 5/8 inch diameter iron pin found;

Thence South 73° 55' 29" East a distance of 21.63 feet to the point of curvature of a curve to the left;

Thence along a curve to the left having a radius of 505.00 feet, a delta angle of 04° 55' 42", a chord bearing South 76° 23' 20" East at 43.43 feet for an arc distance of 43.44 feet to a 5/8 inch diameter iron pin found in the grantors easterly line and in the westerly line of said 171.678 acre tract of land;

Thence along the westerly line of said 171.687 acre tract and the grantors easterly line South 06° 00' 55" East a distance of 951.57 feet to the Point of Beginning and containing 1.342 acres, more or less, and being subject to all legal easements, agreements and rights of way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed the week of November 17, 2005, and revisited in January, 2011.

The bearings in this description are based upon the Ohio State Plane Coordinate System - North Zone as established by GPS observations.

Iron pins set are 5/8" x 30" rebar topped by an orange plastic identification cap stamped "Benchmark Surveying & Mapping".

Tract III:

Situated in Survey Number 2991 of the Virginia Military Lands, Jerome Township, Union County, State of Ohio and being part of an original 33.720 acre tract of land conveyed to Jon E. and Kathy K. Hjelm by deed of record in Official Record 279, Page 420 and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Brock Road (County Road 16-A) with the centerline of Hyland-Croy Road (County Road 2-E);

Thence along the centerline of Brock Road South 83° 50' 14" West a distance of 1303.80 feet to a survey nail found at the grantors southeasterly corner;

Thence along the grantors easterly line and the westerly line of a 171.678 acre tract of land conveyed to Jerome Village Company LLC by deed of record in O.R. 669, Page 653, North 06° 00' 55" West a distance of 437.40 feet (passing iron pins set at 40.00 feet and 387.40 feet) to an iron pin set;

Thence South 83° 50' 14" West a distance of 50.79 feet to the point of curvature for a curve to the right;

Thence along a curve to the right having a radius of 35.00 feet, a delta angle of 15° 54' 56", a chord bearing North 88° 12' 18" West at 9.69 feet for an arc distance of 9.72 feet to an iron pin set in the grantors westerly line;

Thence along the grantors westerly line and the easterly line of a 19.378 acre tract of land conveyed to Jerome Village Company LLC by deed of record in O.R. 866, Page 33, North 06° 03' 56" West a distance of 634.27 feet to a 5/8 inch diameter iron pin found at the True Point of Beginning;

Thence along the grantors southerly line and the northerly line of said 19.378 acre tract South 83° 51' 24" West a distance of 786.72 feet to a 10 inch diameter wooden post found in the easterly line of a 17.693 acre tract of land conveyed to Mary Jo Edwards, Trustee of the Mary

Jo Edwards Revocable Trust by deed of record in Deed Volume 326, Page 508;

Thence along the easterly line of said 17.693 acre tract and the grantors westerly line North 06° 10' 56" West a distance of 315.01 feet (passing a 5/8 inch diameter iron pin found at 1.04 feet) to a 3/4 inch diameter iron pipe found;

Thence continuing along the easterly line of said 17.693 acre tract and the grantors westerly line North 05° 55' 44" West a distance of 137.67 feet to a 5/8 inch diameter iron pin found;

Thence North 84° 10' 31" East a distance of 400.37 feet to an iron pin set at the point of curvature of a curve to the right;

Thence along a curve to the right having a radius of 595.00 feet, an arc length of 227.43 feet, a chord bearing South 84° 52' 29" East for a distance of 226.04 feet, and a delta angle of 21° 54' 00" to a 5/8 inch diameter iron pin found;

Thence South 73° 55' 29" East a distance of 178.37 feet to a 5/8 inch diameter iron pin found;

Thence South 06° 00' 55" East a distance of 338.83 feet to the Point of Beginning and containing 7.781 acres, more or less, and being subject to all legal easements, agreements and rights of way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed the week of November 17, 2005, and revisited in January, 2011.

The bearings in this description are based upon the Ohio State Plane Coordinate System - North Zone as established by GPS observations.

Iron pins set are 5/8" x 30" rebar topped by an orange plastic identification cap stamped "Benchmark Surveying & Mapping".

Leaving, after said exceptions, 24.121 acres, more or less.

PARCEL 2:

Being situated in the State of Ohio, County of Union, Township of Jerome, V.M.S. No. 2991, and being off the west side of the J. T. Edwards, Jr., et al. 40.91 acre parcel (Ref. Deed Volume 259, Page 123) and being more particularly described as follows:

From a railroad spike on the centerline of County Road #16 (Brock Rd.) on the southwest corner of the J. T. Edwards et al.. 1.033 acre parcel (Ref. Deed Volume 272, Page 870), same said point is the southeast corner of the John V. Johnson 28.343 acre parcel (Ref. Deed Volume 222, Page 385); thence N. 04° 16' 26" W. along the west line of said J. T. Edwards et al's two parcels 2,063.90 feet to an iron pin, the true point of beginning; thence continue N. 04° 16' 26" W. along said J. T. Edwards Jr., et al. 40.91 acre parcel west line, 400.00 feet to an iron pin; thence N. 85° 45' 38" E. 108.90 feet to an iron pin; thence S. 04° 16' 26" E. 400.00 feet to an iron pin; thence S. 85° 45' 38" W. 108.90 feet to an iron pin, the point of beginning, containing 1.000 acre, as surveyed by John Circle, Surveyor 4340, of Worthington, Ohio, on August 29, 1978.

PARCEL 3:

Situated in Survey Number 2991 of the Virginia Military Lands, Jerome Township, Union County, State of Ohio and being part of an original 171.678 acre tract of land conveyed to Jerome Village Company, LLC by deed of record in Official Record 669, Page 653 and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Brock Road (County Road 16-A) with the centerline of Hyland-Croy Road (County Road 2-E);

Thence along the centerline of Brock Road South $83^{\circ} 50' 14''$ West a distance of 1303.80 feet to a survey nail found;

Thence North $06^{\circ} 00' 55''$ West a distance of 1388.97 feet to an iron pin set in the grantors westerly line and in the easterly line of a 33.720 acre tract of land conveyed to Jon E. and Kathy K. Hjelm by deed of record in O.R. 279, Page 420, said point also being the True Point of Beginning;

Thence continuing along the grantors westerly line and the easterly line of said Hjelm tract North $06^{\circ} 00' 55''$ West a distance of 28.28 feet to an iron pin set;

Thence continuing along the grantors westerly line and the easterly line of said Hjelm tract North $06^{\circ} 07' 03''$ West a distance of 644.38 feet to a 3/4 inch diameter iron pipe found;

Thence continuing along the grantors westerly line and the southerly line of a 1.000 acre tract conveyed to Jon E. and Kathy K. Hjelm by deed of record in O.R. 279, Page 420, North $83^{\circ} 58' 29''$ East a distance of 108.80 feet to a 3/4 inch diameter iron pipe found;

Thence continuing along the grantors westerly line and the easterly line of said Hjelm tract North $05^{\circ} 57' 40''$ West a distance of 399.97 feet to a 3/4 inch diameter iron pipe found in the southerly line of a 29.925 acre tract of land conveyed to Daniel J. Minor by deed of record in O.R. 365, Page 607;

Thence along the grantors northerly line and the southerly line of said Minor tract North $83^{\circ} 54' 29''$ East a distance of 245.97 feet to an iron pin set;

Thence South $05^{\circ} 54' 00''$ East a distance of 1052.93 feet to an iron pin set;

Thence along a curve to the right having a radius of 505.00 feet, an arc length of 360.03 feet, a chord bearing South $80^{\circ} 43' 23''$ West for a distance of 352.45 feet, and a delta angle of $40^{\circ} 50' 51''$ to the Point of Beginning and containing 7.801 acres, more or less, and being subject to all legal easements, agreements and rights of way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed the week of November 17, 2005.

The bearings in this description are based upon the Ohio State Plane Coordinate System - North Zone as established by GPS observations.

Iron pins set are 5/8" x 30" rebar topped by an orange plastic identification cap stamped "Benchmark Surveying & Mapping".

For Informational Purposes only:

Commonly Known As: 8400 Ryan Parkway, Plain City, OH 43064, 1.00 acres Ryan Parkway, Plain City, OH 43064, 7.801 acres Ryan Parkway, Plain City, OH 43064

Tax Parcel ID: 17-0012046.0000, 17-0012043.0000 and 17-0012033.1000

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
DATE 9-13-23
JEFF STAUCH, UNION CO. ENG.
ALL PARCELS