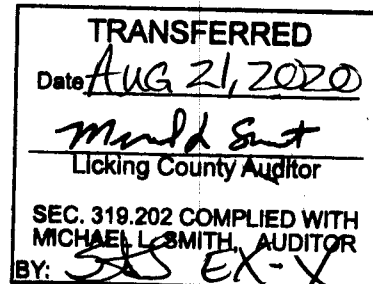


202008240021709
Pg: 12 \$114.00 T20200018823
8/24/2020 3:12 PM BXSCHAILLER C
Bryan A. Long Licking County Recorder



**QUIT CLAIM DEED
KNOW ALL MEN BY THESE PRESENTS**

That the Licking County Land Reutilization Corporation, an Ohio Corporation Not for Profit for valuable consideration paid, grants to the City of Newark, Ohio, whose tax mailing address is 40 West Main Street, Newark, Ohio 43055, the following real property:

SEE EXHIBIT "A, B, C, D, E, F"

Property Address: 126 S. 4th Street, Newark, Ohio
Auditor's Parcel No.: 054-215412-00.000
Prior Reference: Instrument #202002180003877 in the Office of the Recorder of Licking County, Ohio

Property Address: 128 S. 4th Street, Newark, Ohio
Auditor's Parcel No: 054-205842-00.000
Prior Reference: Instrument #201811080023768 in the Office of the Recorder of Licking County, Ohio

Property Address: 136 S. 4th Street, Newark, Ohio
Auditor's Parcel No.: 054-212640-00.000
Prior Reference: Instrument #201610030021570 in the Office of the Recorder of Licking County, Ohio

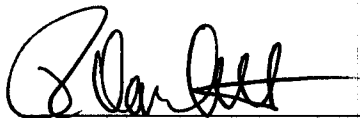
Property Address: 282 Elmwood Avenue, Newark, Ohio
Auditor's Parcel No; 054-278178-00.000
Prior Reference: Instrument #201608040016516 in the Office of the Recorder of Licking County, Ohio

Property Address: 290 Elmwood Avenue, Newark, Ohio
Auditor's Parcel No: 054-278184-00.000
Prior Reference: Instrument #201608040016511 in the Office of the Recorder of Licking County, Ohio

Property Address: 213 Mt. Vernon Road, Newark, Ohio
Auditor's Parcel No: 054-265044-00.000
Prior Reference: Instrument #201610180022897 in the Office of the Recorder of Licking County, Ohio.

Witness his hand this 17th day of August, 2020.

Licking County Land Reutilization Corporation



By: Roy VanAtta, Executive Director

State of Ohio,
Licking County, ss

Before me, a Notary Public, in and for said County and State, personally appeared Roy VanAtta and acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Newark,
Ohio, this 17th day of August, 2020.



WESLEY K. UNTIED, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


Notary Public

02121013903015012000



02121013903015013000



02121013903015014000



02121191302246004000



02121191302246002000



02121191302246003000



0212119082A130008000



0212119082A150002000

This instrument prepared by: Wesley K. Untied, Schaller, Campbell and Untied, 32 North Park Place
Newark OH 43055, 740-349-8505

EXHIBIT A

DESCRIPTION
0.075 ACRE PARCEL

Situated in the 4th Quarter, Township 2N, Range 12W, USML, City of Newark, County of Licking, State of Ohio, and being part of Lot 644 of the Resurvey of Phillips Addition to Newark, Plat Book 3, Page 15 and being all of the Helen Linn parcel, as recorded in Volume 812 at Page 230 of the Deed Records, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Beginning at an iron pin set at the northwest corner of Lot 645 of said Resurvey of Phillips addition to Newark, said point also being the northwest corner of the Licking County Reutilization Corporation parcel, as recorded in Instrument Number 201811080023786, said point being the **True Point of Beginning** for the parcel herein described;

Thence, North 19° 47' 26" West, 27.00 feet, along the easterly Right of Way line of South 4th Street, (66 feet in width), to an iron pin set at the southwest corner of the Scott and Misty Lowry parcel, as recorded in Instrument Number 201403050003892;

Thence, North 70° 03' 29" East, 121.00 feet, along southerly line of said Lowry parcel, to an iron pin set on the westerly line of an Alley, (16.50 feet in width);

Thence, South 19° 47' 26" East, 27.00 feet, along the westerly line of said Alley, to an iron pin set at the northeast corner of said Licking County Reutilization Corporation parcel, said point also being the northeast corner of said Lot 645;

Thence, South 70° 03' 29" West, 121.00 feet, along the northerly line of said Licking County Reutilization Corporation parcel, to the **True Point of Beginning**.

Containing 0.075 Acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" dia. x 30" long, rebar with Orange ID Cap.

Bearings are based on State Plane Grid, South Zone NAD83(2011).

PN 54-215412-00.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in January 2020, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd Willis 1-08-2020
Property Address: 126 S. 4th St., Newark, Ohio

Auditor's Parcel No.: #054-215412-00.000

Prior Ref: Instrument #202002180003877 in the Office of the Recorder of Licking County, Ohio.

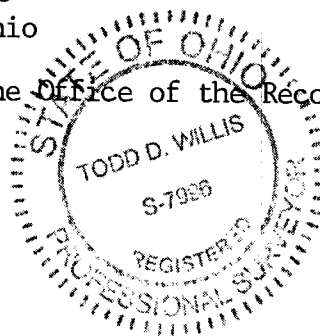


EXHIBIT "B"

Situated in the County of Licking, in the State of Ohio, and in the City of Newark, and bounded and described as follows:

Being in Lot Number 645 in the Phillips Addition to the City of Newark, according to the recorded plat thereof as shown in Plat Book 3, page 15, of the Licking County Plat Records.

Subject to all valid and existing zoning laws, ordinances and regulations, to all valid and existing building and other restrictions and conditions of record and to any valid and existing easements of record, including any easements for highway purposes.

Property Address: 128 S. 4th Street, Newark, Ohio

Auditor's Parcel No: 054-205842-00.000

Prior Reference: Instrument #201811080023786 in the Office of the Recorder of Licking County, Ohio.

EXHIBIT "C"

Situated in the City of Newark in the County of Licking and the State of Ohio.

Being Inlot No. 646 in the Phillips Addition to the City of Newark, Ohio, as shown upon the Plat of said Addition in Vol. 3, page 15, of the Plat Records of Licking County, Ohio.

Subject to all building restrictions and conditions and easements of record, together with all zoning restrictions.

Property Address: 136 S. 4th Street, Newark, Ohio

Auditor's Parcel No.: 054-212640-00.000

Prior Reference: Instrument #201610030021570 in the Office of the Recorder of Licking County, Ohio.

EXHIBIT D

DESCRIPTION
0.114 ACRES

Situated in 4th Quarter, Township 2N, Range 12W, United States Military Lands, City of Newark, County of Licking, State of Ohio, and being part of Lots 2375 and 2378 of John McCune's Addition, as recorded in in Plat Book 2, Page 246, of the Plat Records and being all of the Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016516, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a 3/4" O.D. iron pipe found at the southwest corner of said Lot 2375, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 20° 26' 52" West, 42.10 feet, along the easterly Right of Way line of Elmwood Avenue to an iron pin set at the southwest corner of the Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016511;

Thence, North 68° 42' 27" East, 112.81 feet, along the south line of said Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016511, to an iron pin set on the west line of the Erik Bruns parcel, as recorded in Instrument Number 201509230020558;

Thence, South 20° 16' 23" East, 45.94 feet, along the west line of said Bruns parcel, to an iron pin set on the northerly line of the Shelley R. Hearld parcel, as recorded in Instrument Number 200607240021388;

Thence, South 70° 39' 39" West, 112.68 feet, along the north line of said Hearld parcel and along the northerly line of a 10 Foot Alley, to the **True Point of Beginning**.

Containing 0.114 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Parcel Number 054-278178-00.000

Bearings are based on State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

This Description is based on a survey made under the direct supervision of Todd D. Willis in June 2020, Reg. Surveyor No. 7996.

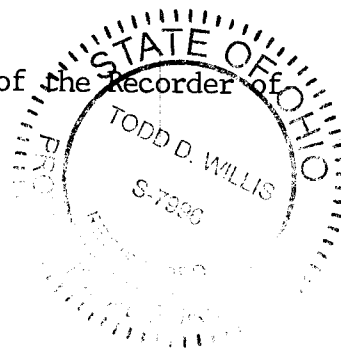
Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd Willis 6-16-2020

Property Address: 282 Elmwood Ave., Newark, OH

Auditor's Parcel No.: 054-278178-00.000

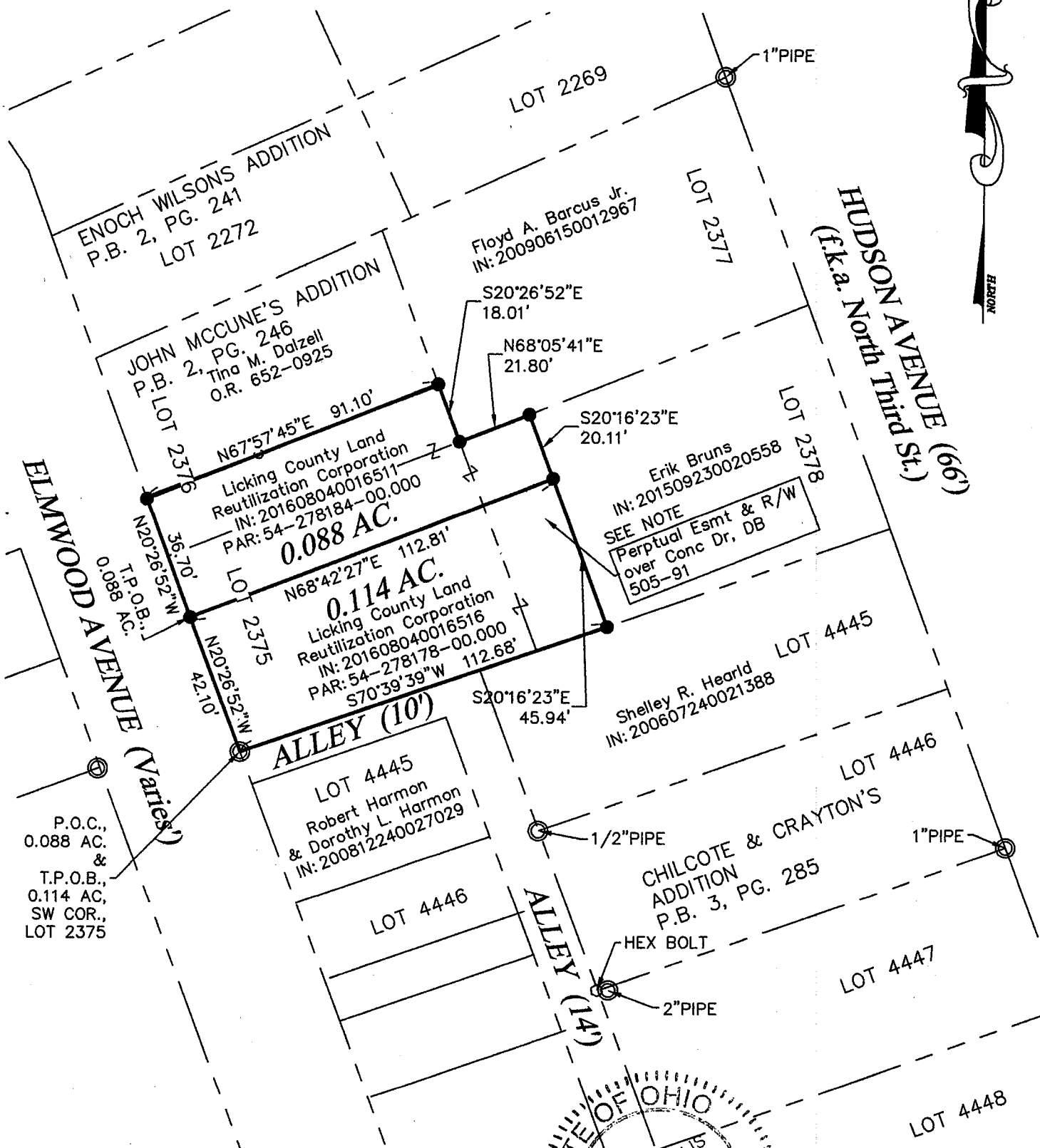
Prior Instrument: Inst. #201608040016516 in teh Office of the Recorder of Licking County, Ohio.



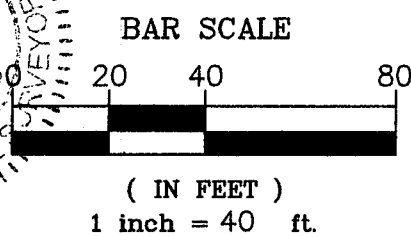
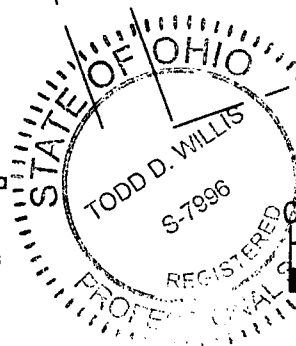
PLAT OF SURVEY
2-LICKING COUNTY LAND REUTILIZATION
CORPORATION PARCELS

EXHIBIT D-2

SITUATED IN 4TH QTR., TWP 2N, RNG 12W, U.S.M.L.,
0.114 AC. PARCEL—PART OF LOTS 2375 AND 2378,
0.088 AC. PARCEL—PART OF LOTS 2375, 2376 AND 2378,
JOHN MCCUNE ADDITION, P.B. 2, PG. 246,
CITY OF NEWARK, LICKING COUNTY, OHIO



NOTE: Both Licking County Land Reutilization deeds reference a perpetual easement and right-of-way over a certain concrete drive in Deed Book 505, Pg 91. There is no mention of this potential appurtenance in the adjoining owners deeds. There is no concrete drive currently located on the parcel being used as access to an adjoiner.



I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis
6-16-2020

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030

- LEGEND
- 5/8" Dia. Iron Pin Found
 - ⊙ 3/4" O.D. Iron Pipe Found unless otherwise noted
 - Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap

BASIS OF BEARINGS
Ohio State Plane Grid, South Zone, NAD83(2011)
PROJ. NO. 20132

EXHIBIT E

DESCRIPTION
0.088 ACRES

Situated in 4th Quarter, Township 2N, Range 12W, United States Military Lands, City of Newark, County of Licking, State of Ohio, and being part of Lots 2375, 2376 and 2378 of John McCune's Addition, as recorded in in Plat Book 2, Page 246, of the Plat Records and being all of the Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016511, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a 3/4" O.D. iron pipe found at the southwest corner of said Lot 2375;

Thence, North 20° 26' 52" West, 42.10 feet, along the easterly Right of Way line of Elmwood Avenue to an iron pin set at the southwest corner of the Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016516 parcel, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 20° 26' 52" West, 36.70 feet, continuing along the easterly Right of Way line of Elmwood Avenue, to an iron pin set at the southwest corner of the Tina M. Dalzell parcel, as recorded in Volume 692 at Page 925 of the Official Records;

Thence, North 67° 57' 45" East, 91.10 feet, along the south line of said Dalzell parcel, to an iron pin set on the west line of the Floyd A. Barcus Jr., parcel as recorded in Instrument Number 200906150012967;

Thence, South 20° 26' 52" East, 18.01 feet, along the west line of said Barcus parcel, to an iron pin set at the southwest corner of said Barcus parcel;

Thence, North 68° 05' 41" East, 21.80 feet, along the southerly line of said Barcus parcel, to an iron pin set at the northwest corner of the Erik Bruns parcel, as recorded in Instrument Number 201509230020558;

Thence, South 20° 16' 23" East, 20.11 feet, along the west line of said Bruns parcel, to an iron pin set at the northeast corner of the Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016516;

Thence, South 68° 42' 27" West, 112.81 feet, along the north line of said Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201608040016516, to the **True Point of Beginning**.

Containing 0.088 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Parcel Number 054-278184-00.000

Bearings are based on State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996"

This Description is based on a survey made under the direct supervision of Todd D. Willis in June 2020, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis

6-16-2020

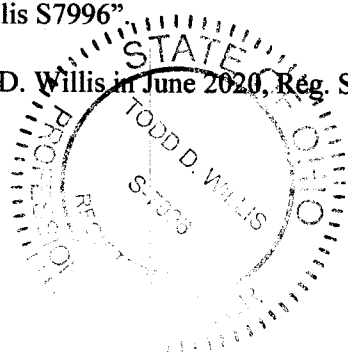
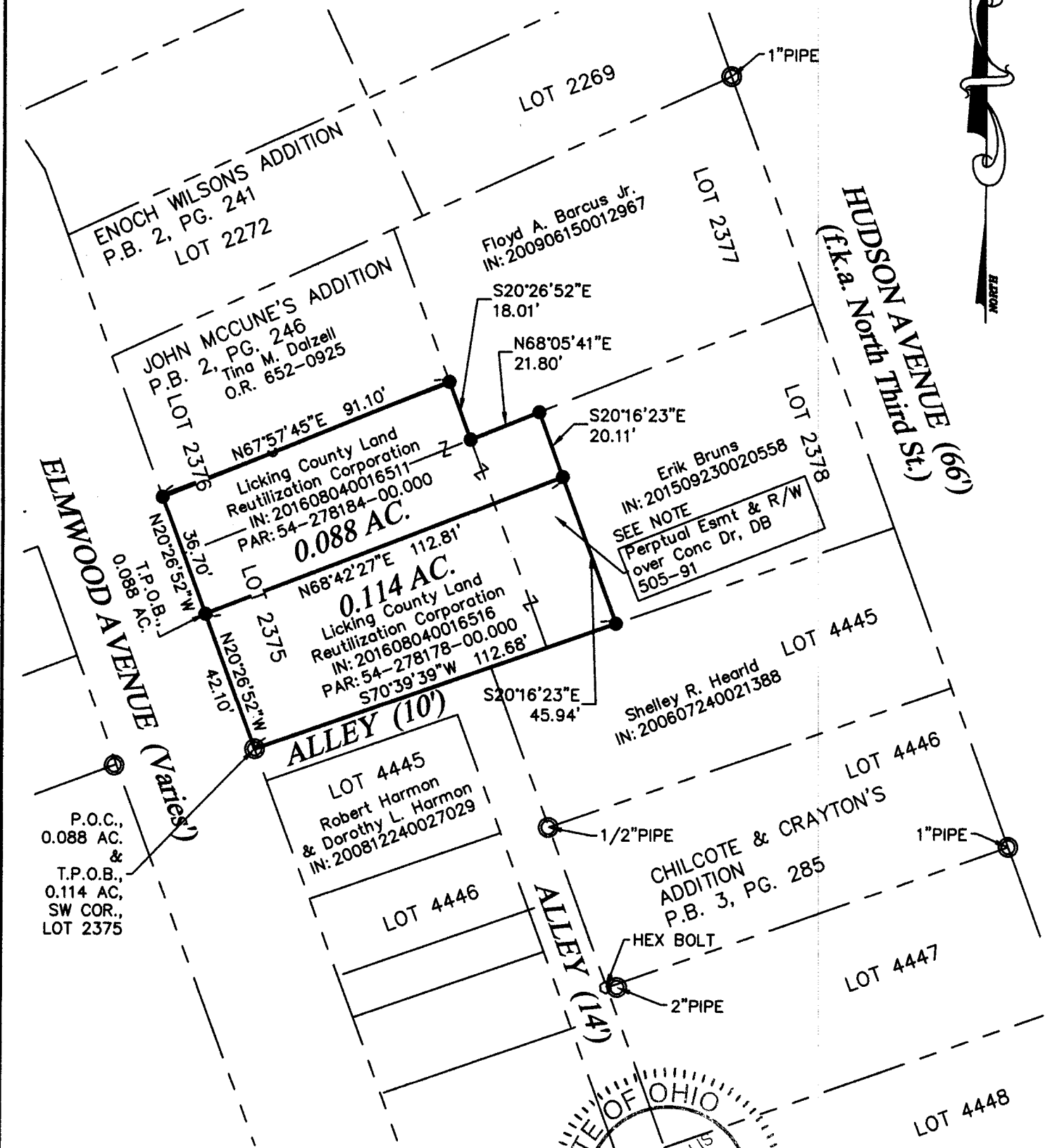


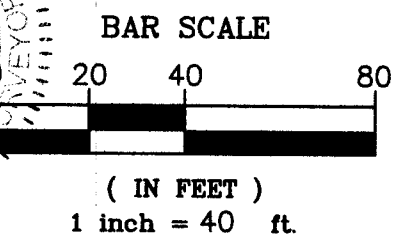
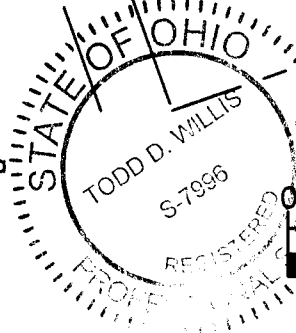
EXHIBIT E-2

PLAT OF SURVEY
2-LICKING COUNTY LAND REUTILIZATION
CORPORATION PARCELS

SITUATED IN 4TH QTR., TWP 2N, RNG 12W, U.S.M.L.,
0.114 AC. PARCEL—PART OF LOTS 2375 AND 2378,
0.088 AC. PARCEL—PART OF LOTS 2375, 2376 AND 2378,
JOHN MCCUNE ADDITION, P.B. 2, PG. 246,
CITY OF NEWARK, LICKING COUNTY, OHIO



NOTE: Both Licking County Land Reutilization deeds reference a perpetual easement and right-of-way over a certain concrete drive in Deed Book 505, Pg 91. There is no mention of this potential appurtenance in the adjoining owners deeds. There is no concrete drive currently located on the parcel being used as access to an adjoiner.



LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found unless otherwise noted
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap

BASIS OF BEARINGS

Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 20132

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis
6-16-2020

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030

EXHIBIT . F

DESCRIPTION
0.176 ACRES

Situated in 4th Quarter, Township 2N, Range 12W, United States Military Lands, City of Newark, County of Licking, State of Ohio, and being part of Lot 2, James Hayes Addition, as recorded in in Plat Book 2, Page 130, of the Plat Records and also known as Lot 234 according to the renumbering of Lots in the City of Newark as shown in Volume 52, Page 7, of the Deed Records and part of Lot 752 of Smythe, Eddy & Hoovers Addition, as recorded in Plat Book 2, Page 150 of the Plat Records, and being all of the Licking County Land Reutilization Corporation parcel, as recorded in Instrument Number 201610180022897, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at an iron pin set at the southeast corner of said Lot 234, said point also being the intersection of the westerly Right of Way line of Mt. Vernon Road (60 feet in width) and the northerly Right of Way line of Chestnut Street (50 feet in width);

Thence, North 19° 53' 16" West, 39.72 feet, along the westerly Right of Way line of Mt. Vernon Road to an iron pin set at the northeast corner of the Ashly C. Clark parcel, as recorded in Instrument Number 200605220014581, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, South 69° 22' 05" West, 196.38 feet, along the north line of said Clark parcel, and along the north line of the Judith A. Casto parcel, as recorded in Instrument Number 202004160008435, and along the north line of the Mark E. Vest parcel, as recorded in Instrument Number 201109210017682, to an iron pin set on the easterly line of an Alley (16 feet in width);

Thence, North 19° 46' 57" West, 39.02 feet, along the easterly line of said Alley, to a 5/8" dia. rebar found at the southwest corner of the Sax 3 LLC., parcel as recorded in Instrument Number 201910070021670;

Thence, North 69° 22' 05" East, 196.30 feet, along the south line of said Sax 3 LLC., parcel to an iron pin set on the westerly Right of Way line of said Mt. Vernon Road, said line being 1.00 feet southerly and parallel with the north line of said Lot 234;

Thence, South 19° 53' 16" East, 39.02 feet, along the westerly Right of Way line of said Mt. Vernon Road, to the **True Point of Beginning**.

Containing 0.176 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Parcel Number 054-265044-00.000

Bearings are based on State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

This Description is based on a survey made under the direct supervision of Todd D. Willis in June 2020, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

Todd D. Willis 6-16-2020

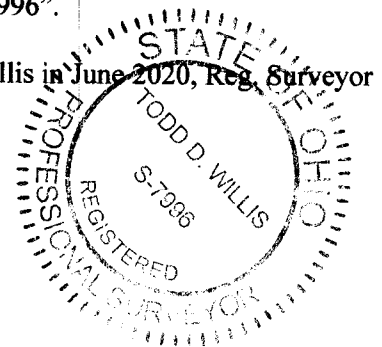


Exhibit "F"
Page 2

Property Address: 213 Mt. Vernon Road, Newark, Ohio

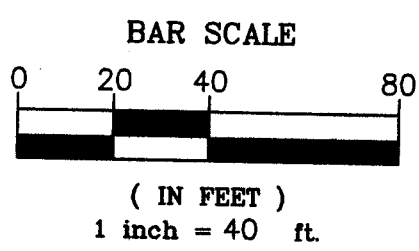
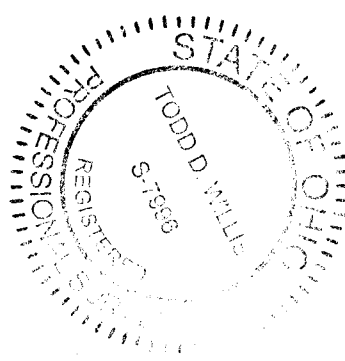
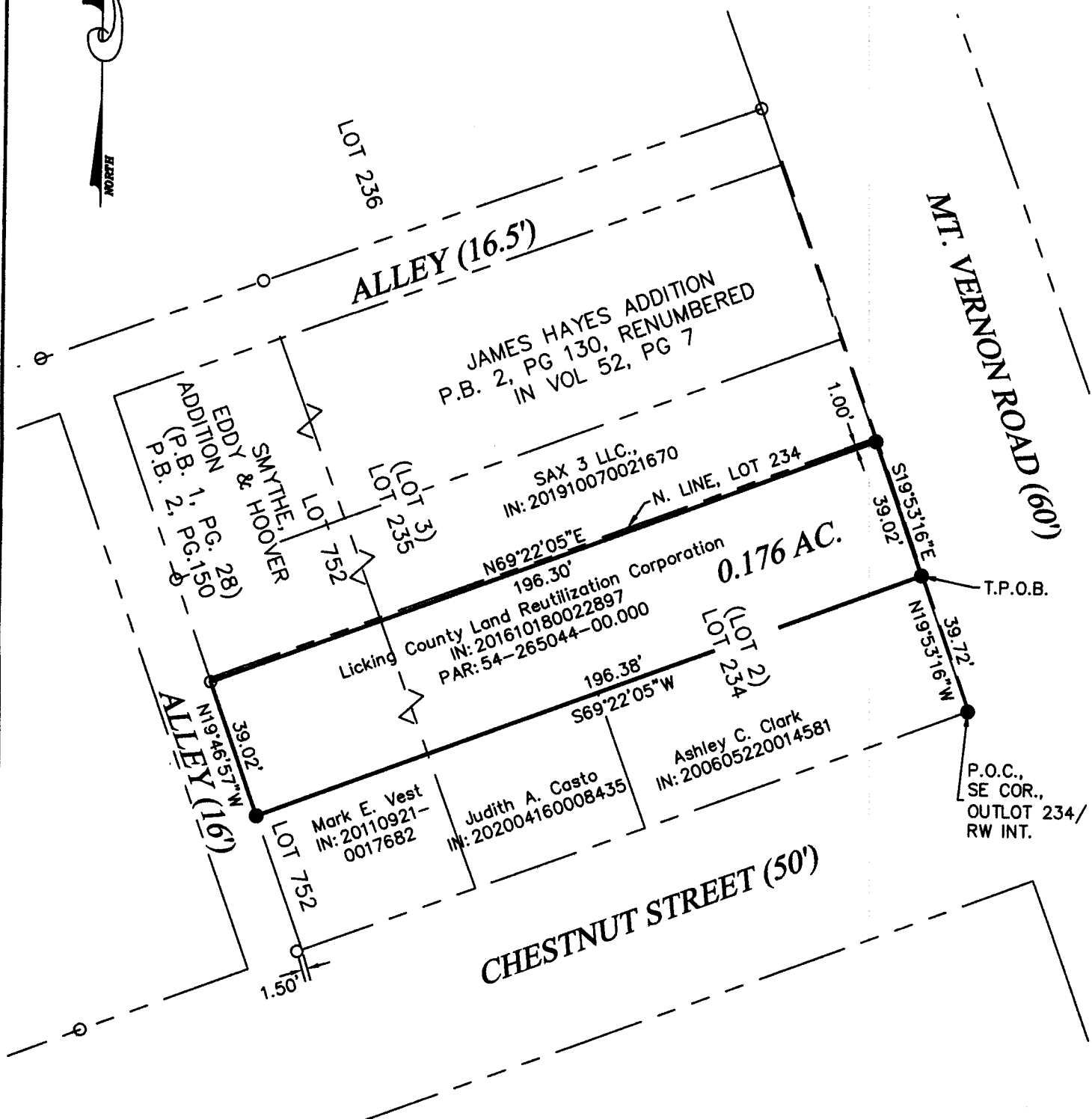
Auditor's Parcel No.: #054-265044-00.000

Prior Reference: Instrument #201610180022~~7~~897 in the Office of the Recorder of
Licking County, Ohio.

PLAT OF SURVEY
LICKING COUNTY LAND
REUTILIZATION CORPORATION
PARCEL

EXHIBIT F-3

SITUATED IN THE 4TH QTR., TWP 2N, RNG 12W, USML,
PART OF LOT 2, JAMES HAYES ADDITION, P.B. 2, PG. 130, RENUMBERED LOT 234 IN VOL.
52, PG 7, AND PART OF LOT 752, SMYTHE, EDDY AND HOOVER ADDITION, P.B. 2, PG. 150
CITY OF NEWARK, LICKING COUNTY, OHIO



- LEGEND
- 5/8" Dia. Iron Pin Found
 - ⊙ 3/4" O.D. Iron Pipe Found
 - Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap

BASIS OF BEARINGS
Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 20128

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

Todd D. Willis 6-16-2020

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030