

4883
TRANSFERRED
SEC. 319.202 O.R.C.
HAS BEEN COMPLIED WITH
11/06/2025
Conv Fee:\$600.00
Consideration:\$300,000.00
GREENE COUNTY AUDITOR

E-RECORDING
2025017742
Filed for Record in GREENE County, Ohio
Joe Kennedy, Recorder
11/06/2025 09:53 AM
DEED
Recording Fees: \$42.00
3 Pages

GENERAL WARRANTY DEED

Antioch College Corporation, an Ohio not-for-profit Corporation, for valuable consideration paid, grants, with general warranty covenants, to **Windsor Development, LLC, an Ohio limited liability company**, whose tax mailing address is: **71 Seldom Seen Road, Powell, OH 43065**, the following Real Property:

See attached Exhibit "A"

Parcel ID No. F19-1-8-426

Property Address: 0 E. Center College Street, Yellow Springs, OH 45387

Subject to all easements, covenants, conditions, restrictions, rights-of-way and reservations of record and all zoning and legal highways.

PRIOR INSTRUMENT REFERENCE: Official Record Volume 3053, Page 191 of Greene County, Ohio.

Saving and excepting all taxes and assessments due and payable with the January 2026, installment and thereafter, all of which the grantee herein assumes and agrees to pay.

EXECUTED THIS 31st day of October, 2025.

Antioch College Corporation

BY: Jane Fernandes
Jane Fernandes
President

STATE OF OHIO

COUNTY OF GREENE

The foregoing instrument was acknowledged before me this 31st day of October, 2025 by Jane Fernandes, President of Antioch College Corporation.

Dennis R Terry
NOTARY PUBLIC

My Commission Expires: _____



DENNIS R TERRY
Notary Public - State of Ohio
Commission Expires Jan 2, 2028

THIS INSTRUMENT PREPARED BY:

Arthur R. Treinen, Attorney at Law
6824 Stagge Road
Loveland, OH 45140
(513)314-1910
HST-44836

INTERNET IMAGE

EXHIBIT "A"

Situate in the State of Ohio, County of Greene, Village of Yellow Springs and being Lot Numbered EIGHT A (8A) Replat of Lot 8 Antioch College Corp. Plat, as recorded in Plat Cabinet 40, Pages 47A of the Plat Records of Greene County, Ohio.

Parcel ID No. F19-1-8-426

HST-44836

Description Check

Greene County Engineer's Tax Map Dept.

XX Legally Sufficient As Described

 Legally Sufficient With Corrections Noted

 Legally INSUFFICIENT, New Survey Required

Date: 10/28/2025 By: STH

PAR ID Dist F19 BK 1 PG 8 PAR 426 PAM 11-05-2025

HOME SERVICES TITLE, LLC
4060 EXECUTIVE DRIVE
DAYTON, OH 45430