

29883
TRANSFERRED
SEC. 319.202 O.R.C.
HAS BEEN COMPLIED WITH
09/26/2023
Conv Fee:\$1,010.00
Consideration:\$505,000.00
DAVID GRAHAM
GREENE COUNTY AUDITOR

E-RECORDING
2023013384
Filed for Record in GREENE County, Ohio
Eric C. Sears, Recorder
09/26/2023 11:02 AM
DEED
Recording Fees: \$34.00
2 Pages

DESCRIPTION CHECK
Greene County Engineer's Tax Map Dept
☒ Legally Sufficient As Described
☐ Legally Sufficient With Corrections Noted
☐ Legally Insufficient, New Survey Required
By: PM _____ Date: 09/26/2023
PAR ID: DIST F19 BK 1 PG 9 PAR 294, 295

General Warranty Deed

*Antioch College Corporation, an Ohio non-profit corporation, of Greene County, OH for valuable consideration paid, grant(s) with general warranty covenants, to 117 E. North College, LLC, an Ohio limited liability company, whose tax-mailing address is 10510 Springboro Pk., Miamisburg, OH 45342 the following **REAL PROPERTY**:*

Situated in Section 20, Town 4, Range 8 B.M.R.S., in the Village of Yellow Springs, County of Greene and State of Ohio and being described as follows:

Being all of Lot Numbers 2A and 3A in the Replat of Lots 2 and 3 in the Antioch College Corp. Plat and of Part Lot 364 in the Original Plat of Yellow Springs as recorded in Plat Cabinet 38, Page 300B-301A of the Greene County, Ohio Records.

Tax ID No.: F19000100090029400, F19000100090029500

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTERESTS PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Book 3053 Page 191 of the Deed Records of Greene County, Ohio.

The undersigned has hereunto set her hand(s) this 22nd day of September, 2023.

Antioch College Corporation, an Ohio non-profit corporation

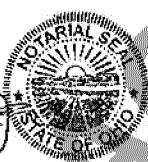
BY: Jane Fernandes
Jane Fernandes, its President

State of Ohio

County of Greene ss:

The foregoing instrument was acknowledged before me on this 22nd day of September, 2023, by Jane Fernandes, in her capacity, as Vice President of Antioch College Corporation, an Ohio non-profit corporation.

Denise M. Hooper
NOTARY PUBLIC



DENISE M HOOPER
Notary Public, State of Ohio
My Commission Expires 3-8-2026

This instrument was prepared by: Anne E. Ross Taylor, Esq./Jeffrey W. Gammell, Esq., Gammell, Ross & Hoshor, LLC, 7925 Paragon Rd., Dayton, OH 45459.