

As Introduced

**134th General Assembly
Regular Session
2021-2022**

S. B. No. 332

**Senator O'Brien
Cosponsor: Senator Hottinger**



A BILL

To authorize the conveyance of state-owned land.

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BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. (A) The Governor may execute a Governor's Deed in the name of the State conveying to the City of St. Marys, Ohio ("Grantee"), and its successors and assigns, all of the State's right, title, and interest in the following described real estate:

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Situated in the County of Auglaize in the State of Ohio and in the City of St. Marys and being bounded and described as follows:

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All of Out Lot Fifty-seven (57), Out Lot Fifty-six (56) and one hundred thirty-eight (138) feet off the West end of Block Forty (40) of the East Addition to said City.

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Parcel Number: K3204900100

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Prior Instrument Reference: Deed Volume 106, Page 455 and Deed Volume 128, Page 64

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The foregoing legal description may be corrected or modified by the Department of Administrative Services to a final

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form if such corrections or modifications are needed to 18
facilitate recordation of the deed. 19

(B) (1) The conveyance includes improvements and chattels 20
situated on the real estate, and is subject to all easements, 21
covenants, conditions, leases, and restrictions of record: all 22
legal highways and public rights-of-way; zoning, building, and 23
other laws, ordinances, restrictions, and regulations; and real 24
estate taxes and assessments not yet due and payable. The real 25
estate shall be conveyed in an "as-is, where-is, with all 26
faults" condition. 27

(2) The deed for the conveyance of the real estate may 28
contain restrictions, exceptions, reservations, reversionary 29
interests, and other terms and conditions the Director of 30
Administrative Services determines to be in the best interest of 31
the State. 32

(3) Subsequent to the conveyance, any restrictions, 33
exceptions, reservations, reversionary interests, or other terms 34
and conditions contained in the deed may be released by the 35
State or the Ohio Adjutant General's Department without the 36
necessity of further legislation. 37

(C) Consideration for the conveyance of the real estate 38
described in division (A) of this section shall be at a price 39
acceptable to the Director of Administrative Services and the 40
Ohio Adjutant General. 41

The Director of Administrative Services shall offer the 42
real estate to the City of St. Marys, Ohio through a real estate 43
purchase agreement. If the City of St. Marys, Ohio does not 44
accept the offer to purchase or complete the purchase of the 45
real estate within the time period provided in the real estate 46

purchase agreement, the Director of Administrative Services may 47
use any reasonable method of sale considered acceptable by the 48
Ohio Adjutant General to determine an alternate grantee willing 49
to complete the purchase within three years after the effective 50
date of this section. The Ohio Adjutant General's Department 51
shall pay all advertising costs, additional fees, and other 52
costs incident to the sale of the real estate. 53

(D) The real estate described in division (A) of this 54
section shall be sold as an entire tract and not in parcels. 55

(E) Except as otherwise specified above, the Grantee shall 56
pay all costs associated with the purchase, closing and 57
conveyance, including surveys, title evidence, title insurance, 58
transfer costs and fees, recording costs and fees, taxes, and 59
any other fees, assessments, and costs that may be imposed. 60

The proceeds of the sale shall be deposited into the state 61
treasury to the credit of the Armory Improvements Fund (Fund 62
5340) under section 5911.10 of the Revised Code. 63

(F) Upon receipt of a fully executed purchase agreement as 64
described in division (C) of this section, the Director of the 65
Department of Administrative Services, with the assistance of 66
the Attorney General, shall prepare a Governor's Deed to the 67
real estate described in division (A) of this section. The 68
Governor's Deed shall state the consideration and shall be 69
executed by the Governor in the name of the State, countersigned 70
by the Secretary of State, sealed with the Great Seal of the 71
State, presented in the Department of Administrative Services 72
for recording, and delivered to the Grantee. The Grantee shall 73
present the Governor's Deed for recording in the Office of the 74
Auglaize County Recorder. 75

(G) This section shall expire three (3) years after its effective date. 76
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Section 2. (A) The Governor may execute one or more Governor's Deeds in the name of the State conveying to the selected Purchaser or Purchasers, their heirs, successors and assigns, to be determined in the manner provided in division (C) of this section, all of the State's right, title, and interest in the following described real estate: 78
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PARCEL NO. ONE: 84

Situate in the Township of Pease, County of Belmont, and State of Ohio, and known as and being a part of the Southeast Quarter of Section 33, Township 3, and Range 2, being more particularly described as follows: 85
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Beginning at a six-inch concrete monument (found) at the Southwest corner of Lot Number One (1) in the Hamilton and Krehlik Subdivision, Plat of which is of record in Cabinet C, Slide 326, Record of Plats, Belmont County, Ohio (the westerly line of said Lot bears North 7° 01' 21" East), said Southwest corner being common to lands of William A. Hamilton (Deed Volume 626, Page 859) and Barbara Hess (Deed Volume 628, Page 880). Thence from this place of beginning, and with the Hamilton and Hess common lines, the following two (2) courses and distances: 89
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(1) North 72° 57' 17" West 370.23 feet to a 5/8 inch iron pin (set); and (2) North 1° 24' 30" East 554.54 feet to a railroad spike (set) in County Road No. 30, passing on line a 5/8 inch iron pin (set) at 524.54 feet; thence, through lands of Hamilton, the following three (3) courses and distances: (1) South 89° 18' 34" West, along said road, 18.84 feet to a point; (2) South 3° 38' 35" West 543.06 feet to a 3/4 inch iron pin (set), passing on line a 5/8 inch iron pin (set) at 30.07 feet; 98
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and (3) North 89° 35' 45" West 454.99 feet to a mine roof bolt 106
(found) at the Southeast corner of tract containing 2.757 acres, 107
conveyed to Robert M. Meager and Donna J. Meager by deed of 108
record in Volume 587, Page 113, Record of Deeds, Belmont County, 109
Ohio; thence, with the southerly line of said tract, common to 110
lands of Hamilton, South 61° 07' 51" West 471.89 feet to a mine 111
roof bolt (found) at the Southwest corner of said tract, which 112
Southwest corner is common to lands of Hamilton and the tract 113
containing 2.687 acres, conveyed to Sandra Yeager by deed dated 114
November 7, 1986, of record in Volume 637, Page 17, Record of 115
Deeds, Belmont County, Ohio; thence, with the southerly line of 116
said 2.687 acre tract, common to lands of Hamilton, South 74° 117
01' 24" West 299.73 feet to a 5/8 inch iron pin (set); thence, 118
through lands of Hamilton, the following three (3) courses and 119
distances: (1) South 56° 13' 57" East 641.52 feet to a 3/4 inch 120
iron pin (set); (2) South 14° 30' 17" East 1048.79 feet to a 3/4 121
inch iron pin (set); and (3) North 31° 42' 25" East 1803.77 feet 122
to a 2-inch inside diameter iron pipe (found) at the Southeast 123
corner of said Lot Number One (1) in said Subdivision referred 124
to above, passing on line 5/8 inch iron pins (set) at 660.25 125
feet and 1463.85 feet, said Southeast corner being common to 126
lands of Hamilton and lands of Michael Krehlik and Golda Krehlik 127
(Deed Volume 317, Page 341); thence, with the southerly line of 128
said Lot, common to lands of Hamilton, North 83° 00' 28" West 129
195.41 feet to the place of beginning, containing 29.293 acres, 130
more or less. Now known as Outlot 536 in the Village of 131
Bridgeport, Ohio. 132

Subject to all legal highways. 133

Being a part of the same premises conveyed and transferred 134
to the Grantor herein by deed dated October 17, 1945, of record 135
in Volume 350, Page 258, and by Certificate of Transfer dated 136

June 19, 1985, of record in Volume 626, Page 859, Record of 137
Deeds, Belmont County, Ohio, being a part of Tract One, as 138
described in said Certificate of Transfer. 139

Giving and granting to the Grantees herein, their heirs 140
and assigns, a right-of-way and easement 20.00 feet in width, 141
for purposes of ingress and egress to and from the above- 142
described real estate, to be used for roadway purposes, in 143
common with others, the center line of said easement being more 144
particularly described as follows: 145

Beginning at a point on the southerly line of tract 146
containing 2.687 acres, conveyed to Sandra Yeager by deed dated 147
November 7, 1986, of record in Volume 637, Page 17, Record of 148
Deeds, Belmont County, Ohio, which point bears North 74° 01' 24" 149
East 42.01 feet from an 8 1/2 inch by 9 inch stone, marking the 150
southwesterly corner of said tract. Thence from this place of 151
beginning South 56° 13' 57" East 100.00 feet. 152

Reserving to the Grantor herein, his heirs and assigns, 153
right-of-way and easement 20.00 feet in width, to be used for 154
roadway purposes, for ingress and egress, in common with others, 155
the center line of which is more particularly described as 156
follows: 157

Beginning at a point in the center of County Road No. 30, 158
which point bears South 89° 18' 34" West 10.00 feet from the 159
northwesterly corner of tract containing 5.221 acres, conveyed 160
to Barbara Hess by deed dated September 20, 1985, of record in 161
Volume 628, Page 880, Record of Deeds, Belmont County, Ohio. 162
Thence from this place of beginning South 2° 27' 13" West 548.66 163
feet to a point, from which a 5/8 inch iron pin marking the 164
southwesterly corner of said Hess tract bears South 72° 57' 17" 165
East 20.77 feet; thence South 12° 43' 48" West 185.22 feet to a 166

point; thence South 7° 33' 38" West 398.83 feet to a point; 167
thence South 8° 30' 16" East 99.31 feet to a point; thence South 168
62° 01' 38" East 268.85 feet to a point on the southeasterly 169
line of the tract containing 29.293 acres, hereinabove described 170
and hereby conveyed, from which point a 5/8 inch iron pin on 171
said line bears South 31° 42' 25" West 365.44 feet. 172

The foregoing descriptions were prepared after actual 173
survey of the premises by Don S. Kyer, Professional Surveyor No. 174
6948, 67745 Homeside Addition, St. Clairsville, OH 43950, on or 175
about July 26, 1986. 176

All iron pins set as boundary markers in the survey of the 177
above described real estate are solid rebar, identified by a cap 178
inscribed "Don S. Kyers, 6948". All bearings in the foregoing 179
descriptions are based on the recorded bearing of the westerly 180
line of Lot Number One (1) in the Hamilton and Krehlik 181
Subdivision, Plat of which is of record in Cabinet C, Slide 326, 182
Record of Plats, Belmont County, Ohio. 183

Excepting all coal, minerals and mining rights heretofore 184
conveyed and granted; subject to all easements and rights-of-way 185
heretofore granted and appearing of record. 186

Prior instrument reference: Vol. 641, Page 401, Belmont 187
County Deed Records. 188

PARCEL NO. TWO: 189

Situated in the Township of Pease, County of Belmont State 190
of Ohio, and known as and being a part of the Southeast Quarter 191
of Section 33, Township 3 and Range 2, being more particularly 192
described as follows: 193

Beginning at a railroad spike (set) in the center of 194
County Road No. 30, which spike marks the Northwest corner tract 195

containing 5.221 acres, conveyed to Barbara Hess deed of record 196
in Volume 628, Page 880, Record of Deeds, Belmont County, Ohio, 197
which corner is also common to lands of William A. Hamilton 198
(Deed Volume 626, Page 859), which spike a 6 inch concrete 199
monument (found) marking the Southwest corner of Lot Number One 200
(1) in the Hamilton Krehlik Subdivision, Plat of which is of 201
record in Cabinet C, Slide 326, Record of Plats, Belmont County, 202
Ohio, bears the following two (2) courses and distances: (1) 203
South 1° 24' 30" West 554.54 feet; and (2) North 72° 57' 17" 204
West 370.23 feet (the westerly line of said Lot bears North 7° 205
01' 21" East). 206

Thence, from this place of beginning, and with the 207
westerly line of Hess, common to the lands of Hamilton, South 1° 208
24' 30" West 554.54 feet to the Southwest corner of the Hess 209
tract marked by an iron pin (set), passing on line and iron pin 210
(set) at 30.00 feet; thence, leaving said westerly line, North 211
3° 36' 12" East 552.10 feet to a point on the northly line of 212
the Hess tract in said road, passing on line an iron pin (set) 213
at 522.23 feet; thence, with said northerly line, common to 214
lands of Hamilton, North 80° 57' 43" West 21.33 feet to the 215
place of beginning, containing 0.135 acre, more or less. Subject 216
to all legal highways. Now known as Outlot 542 in the Village of 217
Bridgeport Ohio. 218

Grantees are acquiring the above described premises as an 219
adjoining land owner to increase the size of their present 220
building site and for public road frontage, and not as an 221
additional building site. 222

Being a part of the same premises conveyed to the Grantor 223
herein by deed dated September 20, 1985, of record in Volume 224
628, Page 880, Record of Deeds, Belmont County, Ohio. 225

The foregoing description was prepared after actual survey 226
of the premises by Don S. Kyer, Professional Surveyor No. 6948, 227
67745 Homeside Addition, St. Clairsville, Ohio 43950, on or 228
about July 26, 1986. 229

All iron pins set as boundary markers in the survey of the 230
above described real estate are solid rebar, identified by a cap 231
inscribed "Don S. Kyer, 6948". All bearings in the foregoing 232
description are based on the recorded bearing of the westerly 233
line of Lot Number One (1) in the Hamilton and Krehlik 234
Subdivision, Plat of which is of record in Cabinet C. Slide 326, 235
Record of Plats, Belmont County, Ohio. 236

Being also a part of the same premises conveyed to Thomas 237
A. Hess (who is also known as Thomas Hess) by deed dated March 238
30, 1987, of record in Volume 640, Page 2, Record of Deeds, 239
Belmont County, Ohio. 240

Excepting all coal, minerals and mining rights heretofore 241
conveyed and granted; subject to all easements and rights of way 242
heretofore granted and appearing of record. 243

Prior instrument reference: Vol. 641, Page 405, Belmont 244
County Deed Records. 245

Subject to a right of way and easement 20.00 feet in 246
width, over and across the following described real estate: 247

Situated in the Township of Pease, County of Belmont, and 248
State of Ohio, and known as and being a part of the Southeast 249
Quarter of Section 33, Township 3, and Range 2, being more fully 250
described as follows: 251

Beginning at a mine roof bolt (found) at the Southwest 252
corner of a 2.757 acre tract conveyed to Robert M. Meager Jr. 253
and J. Meager by deed dated July 31, 1979, in Volume 587, Page 254

113, Record of Deeds, said bolt also being the Southeast corner 255
of the herein described tract, from which a 6 inch diameter 256
concrete monument (found) at the Southwest corner of Lot 1, 257
Hamilton and Krehlik Subdivision, as recorded in Cabinet C, 258
Slide 326, Plat Records of Belmont County, Ohio, bears the 259
following two (2) courses and distances: (1) North 61° 07' 51" 260
East along Meager's South line 471.89 feet; thence leaving said 261
line (2) South 81° 41' 15" East 857.70 feet, the West line of 262
said Lot bears North 7° 01' 21" East; thence from said place of 263
beginning South 74° 01' 28" West along the South line of the 264
herein described tract 352.14 feet to the Southwest corner 265
thereof, marked by a 8 1/2 inch 9 inch marked stone (found) six 266
inches below ground surface; thence North 29° 47' 57" West along 267
a line in common with Hamilton and Griffin 303.81 feet to a 268
railroad spike (set) in the center of Kirkwood Heights Road, 269
passing on line a 5/8 inch iron pin (set) at 273.81 feet, said 270
spike also being the Northwest corner of the herein described 271
tract; thence, leaving said line and along said road, the 272
following three (3) courses and distances: (1) North 74° 57' 38" 273
East 237.69 feet to a railroad spike (set); thence (2) North 68° 274
57' 26" East 91.87 feet to a railroad spike(set); thence (3) 275
North 58° 04' 01" East 106.96 feet to a railroad spike (set) at 276
the Northwest corner of Meager's aforesaid tract, said spike 277
also being the Northeast corner of the herein described tract; 278
thence, leaving said road, South 14° 42' 26" East along Meager's 279
West line 328.72 feet, passing on line a mine roof bolt (found) 280
at 82.61 feet, to the place of beginning, containing 2.687 281
acres, more or less. 282

The above description was prepared from the results of a 283
survey in June, 1985, by Don S. Kyer, P.S. No. 6948. 284

Being the same premises conveyed to Sandra Yeager, the 285

Grantor herein, by deed dated November 7, 1986, of record in	286
Volume 637, Page 17, Record of Deeds, Belmont County, Ohio.	287
The center line of the right-of-way and easement herein	288
granted is more particularly described as follows:	289
Beginning at a point on the northerly line of said tract	290
containing 2.687 acres, conveyed to Sandra Yeager by said deed	291
dated November 7, 1986, of record in Volume 637, Page 17, Record	292
of Deeds, Belmont County, Ohio, said point being also in the	293
center of County Road No. 30 and bears North 74° 57' 38" East	294
30.91 feet from the northwesterly corner of said tract. Thence	295
from this place of beginning South 31° 50' 08" East 306.17 feet	296
to a point on the southerly line of said tract, from which point	297
an 8 1/2 inch by 9 inch stone, marking the southwesterly corner	298
of said tract, bears South 74° 01' 24" West 42.01 feet.	299
All bearings in this description are based on those given	300
in said deed of record in Volume 637, Page 17, Record of Deeds,	301
Belmont County, Ohio.	302
The foregoing description was prepared after actual survey	303
of the premises by Don S. Kyer, Professional Surveyor No. 6948,	304
67745 Homeside Addition, St. Clairsville, Ohio 43950, on or	305
about July 26, 1986.	306
Prior Instrument Reference: Vol. 638, Page 403, Deed	307
Records of Belmont County, Ohio.	308
Also subject to a deed of easement to Ohio Power Company	309
in Deed Vol. 801, Pg. 485, of the Deed Records of Belmont	310
County, Ohio.	311
Prior Instrument References:	312
Vol. 641, Page 401	313

Vol. 641, Page 405	314
Vol. 638, Page 403	315
Vol. 801, Page 485	316
The foregoing legal descriptions may be corrected or	317
modified by the Department of Administrative Services to a final	318
form if such corrections or modifications are needed to	319
facilitate recordation of the deed or deeds.	320
(B) (1) The conveyance or conveyances include improvements	321
and chattels situated on the real estate, and are subject to all	322
easements, covenants, conditions, leases, and restrictions of	323
record; all legal highways and public rights-of-way; zoning,	324
building, and other laws, ordinances, restrictions, and	325
regulations; and real estate taxes and assessments not yet due	326
and payable. The real estate shall be conveyed in an "as-is,	327
where-is, with all faults" condition.	328
(2) The deed or deeds for conveyance of the real estate	329
may contain restrictions, exceptions, reservations, reversionary	330
interests, and other terms and conditions the Director of	331
Administrative Services determines to be in the best interest of	332
the State.	333
(3) Subsequent to the conveyance, any restrictions,	334
exceptions, reservations, reversionary interests, or other terms	335
and conditions contained in the deed may be released by the	336
State or the Department of Administrative Services without the	337
necessity of further legislation.	338
(4) The deed or deeds may contain restrictions prohibiting	339
the grantee or grantees from occupying, using, or developing, or	340
from selling, the real estate such that the use or alienation	341
will interfere with the quiet enjoyment of neighboring state-	342

owned land or state-occupied land. 343

(C) The Director of Administrative Services shall conduct 344
a sale of the real estate by sealed bid auction or public 345
auction, and the real estate shall be sold to the highest bidder 346
at a price acceptable to the Director of Administrative 347
Services. The Director of Administrative Services shall 348
advertise the sealed bid auction or public auction by 349
publication in a newspaper of general circulation in Belmont 350
County, once a week for three consecutive weeks before the date 351
on which the sealed bids are to be opened. The Director of 352
Administrative Services shall notify the successful bidder in 353
writing. The Director of Administrative Services may reject any 354
or all bids. 355

The purchaser shall pay ten percent of the purchase price 356
to the Department of Administrative Services within five 357
business days after receiving notice the bid has been accepted. 358
When the deposit has been received, the Department of 359
Administrative Services and purchaser shall enter into a real 360
estate purchase agreement, in the form prescribed by the 361
Department of Administrative Services. The purchaser shall pay 362
the balance of the purchase price to the Department of 363
Administrative Services within sixty days after receiving notice 364
the bid has been accepted. Payment shall be made by bank draft 365
or certified check made payable to the Treasurer of State. A 366
purchaser who does not complete the conditions of the sale as 367
prescribed in this division shall forfeit the ten percent of the 368
purchase price paid to the state as liquidated damages. If a 369
purchaser fails to complete the purchase, the Director of 370
Administrative Services may accept the next highest bid, subject 371
to the foregoing conditions. If the Director of Administrative 372
Services rejects all bids, the Department of Administrative 373

Services may repeat the sealed bid auction, or may use an alternative sale process. 374
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The Department of Administrative Services, Multi-Agency Radio Communication System Program Office shall pay advertising and other costs incident to the sale of the real estate. 376
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(D) The real estate described in division (A) of this section may be conveyed as an entire tract or as multiple parcels. 379
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(E) Except as otherwise specified above, the Purchaser shall pay all costs associated with the purchase, closing and conveyance, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed. 382
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The proceeds of the sale shall be deposited into the state treasury to the credit of the MARCS Administration Fund (Fund 5C20) under section 4501.29 of the Revised Code. 387
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(F) Upon execution of the real estate purchase agreement, the Director of the Department of Administrative Services, with the assistance of the Attorney General, shall prepare a Governor's Deed or Governor's Deeds to the real estate described in division (A) of this section. The Governor's Deed or Governor's Deeds shall state the consideration and shall be executed by the Governor in the name of the State, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Department of Administrative Services for recording, and delivered to the Purchaser or Purchasers. The Purchaser or Purchasers shall present the Governor's Deed or Governor's Deeds for recording in the Office of the Belmont County Recorder. 390
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(G) This section shall expire three (3) years after its 403
effective date. 404

Section 3. (A) The Governor may execute a Governor's Deed 405
in the name of the State conveying to the City of Columbus, 406
Ohio, a municipal corporation ("Grantee"), and its successors 407
and assigns, to be determined in the manner provided in division 408
(C) of this section, all of the State's right, title, and 409
interest in the following described real estate: 410

Situate in the State of Ohio, County of Franklin, City of 411
Columbus, being in Virginia Military Survey Number 2668, being 412
part of Lot 1 of M.L. Sullivant's Land of record in Plat Book 413
11, Page 21, being part of Lot 6, Lot 9, Lot 10, Lot 11 and a 414
vacated portion of Doren Avenue of A.J. Ryan's Subdivision 415
(Destroyed by fire) of record in Plat Book 2, Page 41, and being 416
part of a 24 acre tract as conveyed to the State of Ohio in Deed 417
Book 103, Page 174 and being part of a 22 acre tract as conveyed 418
to the State of Ohio in Deed Book 103, Page 178, all references 419
to Recorder's Office, Franklin County, Ohio and being more 420
particularly bounded as follows: 421

Being a parcel of land lying on the left side of the 422
centerline of right-of-way and construction of Sullivant Avenue 423
made by E.P. Ferris & Associates, Inc., and being located within 424
the following described points in the boundary thereof: 425

COMMENCING at a 3/8" by 8" mag spike with a 1" diameter 426
head, with a 1.5" diameter brass washer stamped "EP FERRIS 427
SURVEYOR 8342" set, being on the intersection of the centerline 428
of Ryan Avenue with Sullivant Avenue (60') centerline, being the 429
southeasterly corner of said 22 acre tract, also being on the 430
northeasterly corner of a tract conveyed to Devin Frazee in 431
Instrument Number 201903110027316, said mag spike set being said 432

Sullivant Avenue centerline Station 186+27.41 and Ryan Avenue 433
centerline Station 300+00, and being the TRUE POINT OF BEGINNING 434
of the parcel herein intended to be described; 435

Thence along the centerline of said Sullivant Avenue, 436
along the southeasterly lines of said Lot 6, Lot 9, Lot 10, and 437
Lot 11 of said A.J. Ryan's Subdivision, along the southeasterly 438
lines of said 22 acre and said 24 acre tract, along the 439
northwesterly lines of said tract conveyed to Devin Fraze, along 440
the northwesterly line of a tract conveyed to Derek Carter in 441
Instrument Number 200504220075318, along the northwesterly line 442
of a tract as conveyed to RF Properties, LLC in Instrument 443
Number 201209060131325, along the northwesterly line of a tract 444
conveyed to Arnold L. Baker in Instrument Number 445
201810050136076, along the northwesterly line of a tract 446
conveyed to Jane Mercer in Deed Book 293, Page 567, and along 447
the northwesterly line of a tract conveyed to Bruce P. Morgan in 448
Official Record Volume 18425, Page C20, South 76 degrees 37 449
minutes 57 seconds West, 2,139.82 feet to a 3/8" by 8" mag spike 450
with a 1" diameter head, with a 1.5" diameter brass washer 451
stamped "EP FERRIS SURVEYOR 8342" set, being the southwesterly 452
corner of said 24 acre tract, said mag spike set being said 453
Sullivant Avenue centerline Station 164+87.59; 454

Thence across said Sullivant Avenue right-of-way, along 455
the westerly line of said 24 acre tract, North 04 degrees 04 456
minutes 36 seconds West, 30.40 feet to an iron pin set, being on 457
the northwesterly right-of-way line of said Sullivant Avenue, 458
also being on the southeasterly corner of Lot 16 of Buckingham 459
Heights of record in Plat Book 14, Page 4, as conveyed to Hill- 460
Wiedemann, LCC in Instrument Number 200107060154017, said iron 461
pin being 30.00 feet left of said Sullivant Avenue centerline 462
Station 164+92.50; 463

Thence along the northwesterly right-of-way line of said 464
Sullivant Avenue, across said 24 acre and said 22 acre tract, 465
across said Lot 6, Lot 9, Lot 10, Lot 11, and said vacated Doren 466
Avenue of said A.J. Ryan's Subdivision, North 76 degrees 37 467
minutes 57 seconds East, 2,137.41 feet to a 3/8" by 8" mag spike 468
with a 1" diameter head, with a 1.5" diameter brass washer 469
stamped "EP FERRIS SURVEYOR 8342" set, being on the easterly 470
line of said 22 acre tract, also being on the centerline of 471
right-of-way of Ryan Avenue, said mag spike set being 30.00 feet 472
left of said Sullivant Avenue centerline Station 186+29.91 and 473
said Ryan Avenue centerline Station 300+30.10; 474

Thence along the centerline of said Ryan Avenue, along the 475
easterly line of said 22 acre tract, across said Sullivant 476
Avenue right-of-way, South 08 degrees 36 minutes 55 seconds 477
East, 30.10 feet to a 3/8" by 8" mag spike with a 1" diameter 478
head, with a 1.5" diameter brass washer stamped "EP FERRIS 479
SURVEYOR 8342" set, being on the intersection of the centerline 480
of said Ryan Avenue with said Sullivant Avenue centerline, being 481
the southeasterly corner of said 22 acre tract, also being on 482
the northeasterly corner of said tract conveyed to Devin Frazee, 483
and being the TRUE POINT OF BEGINNING; 484

Subject to all legal rights-of-way, easements, and 485
restrictions, if any, of previous record. 486

The above-described parcel contains 1.473 acres, of which 487
1.473 acres are contained within Franklin County Auditor's 488
Parcel Number 010-066929, of which 1.473 acres in the present 489
road occupied, resulting in a net take of 0.000 acres from 490
Parcel Number 010-066929. 491

The bearings in this description are based on the Ohio 492
State Plane Coordinate System, South Zone, (NAD 83, 2011 493

Adjustment). Said bearings originated from a field traverse 494
which was referenced to said coordinate system by GPS 495
observations of selected stations in the Ohio Departments of 496
Transportation Virtual Reference Station network. The portion of 497
the centerline of right-of-way of Sullivant Avenue having a 498
bearing of North 76 degrees 37 minutes 57 seconds East, 499
designated "basis of bearing". 500

The stationing referenced herein is based on an arbitrary 501
station where the centerline of Sullivant Avenue intersects with 502
the centerline of South Ogden Avenue, being Station 104+84.61. 503

Iron pins set are 5/8" x 30" rebar with yellow plastic cap 504
stamped "EP FERRIS SURVEYOR 8342" on top. 505

Mag spikes set are 3/8" x 8" spikes with a 1" diameter 506
head with a 1.5" diameter brass washer stamped "EP FERRIS 507
SURVEYOR 8342" on top. 508

This description was prepared by Matthew Lee Sloat, Ohio 509
Registered Professional Surveyor 8342, and is based on field 510
surveys conducted by E.P. Ferris and Associates, Inc. in 511
December 2020 under the direct supervision of Matthew Lee Sloat, 512
Ohio Registered Professional Surveyor 8342. 513

The foregoing legal description may be corrected or 514
modified by the Department of Administrative Services to a final 515
form if such corrections or modifications are needed to 516
facilitate recordation of the deed. 517

(B) (1) The conveyance includes improvements and chattels 518
situated on the real estate, and is subject to all easements, 519
covenants, conditions, leases, and restrictions of record: all 520
legal highways and public rights-of-way; zoning, building, and 521
other laws, ordinances, restrictions, and regulations; and real 522

estate taxes and assessments not yet due and payable. The real 523
estate shall be conveyed in an "as-is, where-is, with all 524
faults" condition. 525

(2) The deed for the conveyance of the real estate may 526
contain restrictions, exceptions, reservations, reversionary 527
interests, and other terms and conditions the Director of 528
Administrative Services determines to be in the best interest of 529
the State. 530

(3) Subsequent to the conveyance, any restrictions, 531
exceptions, reservations, reversionary interests, or other terms 532
and conditions contained in the deed may be released by the 533
State or the Department of Developmental Disabilities without 534
the necessity of further legislation. 535

(C) The Director of Administrative Services shall offer 536
the real estate to the City of Columbus, Ohio through a real 537
estate purchase agreement. Consideration for the conveyance of 538
the real estate described in division (A) of this section shall 539
be One and 00/100 Dollar (\$1.00). If the City of Columbus, Ohio 540
does not complete the purchase of the real estate within the 541
time period provided in the real estate purchase agreement, the 542
Director of Administrative Services may use any reasonable 543
method of sale considered acceptable by the Department of 544
Developmental Disabilities to determine an alternate grantee 545
willing to complete the purchase for consideration acceptable to 546
the Department of Developmental Disabilities within three (3) 547
years after the effective date of this section. The Department 548
of Developmental Disabilities shall pay all advertising costs, 549
additional fees, and other costs incident to the sale of the 550
real estate to an alternate grantee. 551

(D) The real estate described in division (A) of this 552

section shall be sold as an entire tract and not in parcels. 553

(E) Except as otherwise specified above, the Grantee shall 554
pay all costs associated with the purchase, closing and 555
conveyance, including surveys, title evidence, title insurance, 556
transfer costs and fees, recording costs and fees, taxes, and 557
any other fees, assessments, and costs that may be imposed. 558

The proceeds of the sale shall be deposited into the state 559
treasury to the credit of the Mental Health Facilities 560
Improvement Fund (Fund 7033) for the benefit of the Department 561
of Developmental Disabilities, or another fund designated by the 562
Director of the Office of Budget and Management. 563

(F) (1) Upon execution of the real estate purchase 564
agreement, the Director of the Department of Administrative 565
Services, with the assistance of the Attorney General, shall 566
prepare a Governor's Deed to the real estate described in 567
division (A) of this section. The Governor's Deed shall state 568
the consideration and shall be executed by the Governor in the 569
name of the State, countersigned by the Secretary of State, 570
sealed with the Great Seal of the State, presented in the 571
Department of Administrative Services for recording, and 572
delivered to the Grantee. The Grantee shall present the 573
Governor's Deed for recording in the Office of the Franklin 574
County Recorder. 575

(2) The Governor's Deed may contain a restriction stating 576
that prior to any subsequent sale or transfer of the real estate 577
described in division (A) of this section, the Grantee shall 578
offer the real estate described in division (A) of this section 579
to the State of Ohio at the same purchase price provided in 580
division (C) of this section and at the sole option and 581
discretion of the Director of Administrative Services and 582

Director of Developmental Disabilities. 583

(G) This section shall expire three (3) years after its 584
effective date. 585

Section 4. (A) Notwithstanding division (A) (5) of section 586
123.01 of the Revised Code, the Director of Administrative 587
Services may execute a perpetual easement in the name of the 588
State with the City of Columbus, Ohio, a municipal corporation, 589
and its successors and assigns, for traffic control purposes 590
burdening the following described real estate: 591

Situate in the State of Ohio, County of Franklin, City of 592
Columbus, being in Virginia Military Survey Number 2668, being 593
part of Lot 1 of M.L. Sullivant's Land of record in Plat Book 594
11, Page 21, and being part of a 24 acre tract as conveyed to 595
the State of Ohio in Deed Book 1 03, Page 174, all references to 596
Recorder's Office, Franklin County, Ohio and being more 597
particularly bounded as follows: 598

Being a parcel of land lying on the left side of the 599
centerline of right-of-way and construction of Sullivant Avenue 600
made by E.P. Ferris & Associates, Inc., and being located within 601
the following described points in the boundary thereof: 602

COMMENCING at a 3/8" by 8" mag spike with a 1" diameter 603
head, with a 1.5" diameter brass washer stamped "EP FERRIS 604
SURVEYOR 8342" set, being in the centerline of Sullivant Avenue 605
(60'), being said Sullivant Avenue centerline Station 186+27.41; 606

Thence along said centerline, South 76 degrees 37 minutes 607
57 seconds West, 1,497.53 feet to a point, being on the 608
southeasterly line of said 24 acre tract, said point being said 609
Sullivant Avenue centerline Station 171+29.88; 610

Thence across said Sullivant Avenue right-of-way, across 611

said 24 acre tract, North 13 degrees 22 minutes 03 seconds West, 612
30.00 feet to a 5/8" x 30" rebar with yellow plastic cap stamped 613
"EP FERRIS SURVEYOR 8342" set, being on the northwesterly right- 614
of-way line of said Sullivant A venue, said rebar set being 615
30.00 feet left of said Sullivant Avenue centerline Station 616
171+29.88 and 47.74 feet right of Townsend Avenue (Private) 617
centerline Station 500+35.07, and being the TRUE POINT OF 618
BEGINNING of the parcel herein intended to be described; 619

Thence along the northwesterly right-of-way line of said 620
Sullivant Avenue, across said 24 acre tract, South 76 degrees 37 621
minutes 57 seconds West, 110.91 feet to a 5/8" x 30" rebar with 622
yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, said 623
rebar set being 30.00 feet left of said Sullivant Avenue 624
centerline Station 170+18.97 and 62.58 feet left of said 625
Townsend Avenue centerline Station 500+23.72; 626

Thence continuing across said 24 acre tract, North 13 627
degrees 22 minutes 03 seconds West, 8.00 feet to a 5/8" x 30" 628
rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" 629
set, said rebar set being 38.00 feet left of said Sullivant 630
Avenue centerline Station 170+ 18.97 and 63.40 feet left of said 631
Townsend Avenue centerline Station 500+31.67; 632

Thence continuing across said 24 acre tract, North 76 633
degrees 37 minutes 57 seconds East, 110.91 feet to a 5/8" x 30" 634
rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" 635
set, said rebar set being 38.00 feet left of said Sullivant 636
Avenue centerline Station 171+29.88 and 46.92 feet right of said 637
Townsend Avenue centerline Station 500+43.03; 638

Thence continuing across said 24 acre tract, South 13 639
degrees 22 minutes 03 seconds East, 8.00 feet to the POINT OF 640
TRUE BEGINNING; 641

Subject to all legal rights-of-way, easements, and 642
restrictions, if any, of previous record. 643

The above described parcel contains 0.020 acres, of which 644
0.020 acres are contained within Franklin County Auditor's 645
Parcel 010-066929, of which 0.000 acres are in the present road 646
occupied, resulting in a net take of 0.020 acres from Parcel 647
Number 010-066929. 648

The bearings in this description are based on the Ohio 649
State Plane Coordinate System, South Zone, (NAD 83, 2011 650
Adjustment). Said bearings originated from a field traverse 651
which was referenced to said coordinate system by GPS 652
observations of selected stations in the Ohio Departments of 653
Transportation Virtual Reference Station network. The portion of 654
the centerline of right-of-way of Sullivant Avenue having a 655
bearing of North 76 degrees 37 minutes 57 seconds East, 656
designated "basis of bearing". 657

All monuments found are in good condition unless otherwise 658
noted. 659

Iron pins set are 5/8" x 30" rebar with yellow plastic cap 660
stamped "EP FERRIS SURVEYOR 8342" on top. 661

Mag spikes set are 3/8" x 8" spikes with a 1" diameter 662
head with a 1.5" diameter brass washer stamped "EP FERRIS 663
SURVEYOR 8342" on top. 664

The stationing referenced herein is based on an arbitrary 665
station where the centerline of Sullivant Avenue intersects with 666
the centerline of South Ogden Avenue, being Station 104+84.61. 667

This description was prepared by Matthew Lee Sloat, Ohio 668
Registered Professional Surveyor 8342, and is based on field 669
surveys conducted by E.P. Ferris and Associates, Inc. in 670

December 2020 under the direct supervision of Matthew Lee Sloat, 671
Ohio Registered Professional Surveyor 8342. 672

The foregoing legal description may be corrected or 673
modified by the Department of Administrative Services to a final 674
form if such corrections or modifications are needed to 675
facilitate recordation of the perpetual easement. 676

(B) The perpetual easement shall state the obligations of, 677
and the duties to be observed and performed by the City of 678
Columbus, Ohio, with regard to the perpetual easement, and 679
require the City of Columbus, Ohio to assume perpetual 680
responsibility for operating, maintaining, repairing, renewing, 681
reconstructing, and replacing the traffic control devices, 682
signals, poles, pedestals, cabinets, control boxes, detectors, 683
beacons, ADA ramps, sidewalks, paths, and pavement markings upon 684
the real estate described in division (A) of this section. 685

(C) Consideration for the granting of the perpetual 686
easement shall be Two Thousand Three Hundred Forty and 00/100 687
Dollars (\$2,340.00). 688

(D) The Director of the Department of Administrative 689
Services, shall prepare the perpetual easement. The perpetual 690
easement shall state the consideration and the terms and 691
conditions for the granting of the perpetual easement. The 692
perpetual easement shall be executed by the Director of the 693
Department of Administrative Services in the name of the State, 694
be kept in the records of the Department of Administrative 695
Services, and delivered to the City of Columbus, Ohio. The City 696
of Columbus, Ohio, shall present the perpetual easement for 697
recording in the Office of the Franklin County Recorder. The 698
City of Columbus, Ohio, shall pay the costs associated with 699
recording the perpetual easement. 700

(E) This section shall expire three (3) years after its effective date. 701
702

Section 5. (A) The Governor may execute a Governor's Deed in the name of the State conveying to the City of Columbus, Ohio, a municipal corporation ("Grantee"), and its successors and assigns, to be determined in the manner provided in division (C) of this section, all of the State's right, title, and interest in the following described real estate: 703
704
705
706
707
708

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Virginia Military Survey No. 2666, part of Lot 1 of M.L. Sullivant's Land Plat, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 11, Page 21, Franklin County Recorder's Office, and part of the 24 Acres and 123 Poles conveyed to the Trustees of Ohio State Asylum for Idiots as shown of record in Deed Book 103, Page 174 and being more particularly described as follows: 709
710
711
712
713
714
715
716

Beginning at a point being the southeast corner of Lot 16 of Buckingham Heights (P.B. 14, Page 4), being thirty (30) feet north of the centerline of Sullivant Avenue (60' feet wide) and being on the west line of said Lot 1; 717
718
719
720

Thence, along part of the west line of said Lot 1, along the east line of said Lot 16 and along the east line of a sixteen (16) foot wide Alley as shown on said Buckingham Heights, North 03° 56' 07" West, 450.00 feet to a point; 721
722
723
724

Thence, across said Lot 1 the following four (4) courses: 725

1) North 76° 37' 57" East, 303.18 feet to a point; 726

2) South 06° 54' 31" East, 276.20 feet to a point; 727

3) North 81° 51' 28" East, 221.46 feet to a point; 728

4) South 07° 49' 00" East, 150.00 feet to a point on the 729
north right of way line of said Sullivant Avenue; 730

Thence, across said Lot 1, along the north right of way 731
line of said Sullivant Avenue, South 76°37' 57" West, 551.88 732
feet to the place of beginning CONTAINING 4.029 ACRES (175,491 733
SF). Iron pipes set are 30" x 1" O.D. with a plastic plug 734
inscribed "MYERS P.S. 6579" unless otherwise noted. The bearings 735
are based on the Ohio State Plane Coordinate System, South Zone, 736
NAD 83 (NSRS 2011 Adjustment). Said bearings were derived from 737
GPS Observations of selected stations in Ohio Department of 738
Transportation Virtual Reference Station Network. The north 739
right of way line for Sullivant Avenue, between the monuments 740
shown hereon, have a bearing of South 76°37' 57" West, is 741
designated as the basis of bearings for this survey. 742

The foregoing legal description may be corrected or 743
modified by the Department of Administrative Services to a final 744
form if such corrections or modifications are needed to 745
facilitate recordation of the deed. 746

(B) (1) The conveyance includes improvements and chattels 747
situated on the real estate, and is subject to all easements, 748
covenants, conditions, leases, and restrictions of record: all 749
legal highways and public rights-of-way; zoning, building, and 750
other laws, ordinances, restrictions, and regulations; and real 751
estate taxes and assessments not yet due and payable. The real 752
estate shall be conveyed in an "as-is, where-is, with all 753
faults" condition. 754

(2) The deed for conveyance of the real estate may contain 755
restrictions, exceptions, reservations, reversionary interests, 756
and other terms and conditions the Director of Administrative 757
Services determines to be in the best interest of the State. 758

(3) Subsequent to the conveyance, any restrictions, 759
exceptions, reservations, reversionary interests, or other terms 760
and conditions contained in the deed may be released by the 761
State or the Department of Developmental Disabilities without 762
the necessity of further legislation. 763

(C) The Director of Administrative Services shall offer 764
the real estate to the City of Columbus, Ohio through a real 765
estate purchase agreement. Consideration for the conveyance of 766
the real estate described in division (A) of this section shall 767
be Three Hundred Sixty-Three Thousand and 00/100 Dollars 768
(\$363,000.00). If the City of Columbus, Ohio does not complete 769
the purchase of the real estate within the time period provided 770
in the real estate purchase agreement, the Director of 771
Administrative Services may use any reasonable method of sale 772
considered acceptable by the Department of Developmental 773
Disabilities to determine an alternate grantee willing to 774
complete the purchase for a consideration acceptable to the 775
Department of Developmental Disabilities within three (3) years 776
after the effective date of this section. The Department of 777
Developmental Disabilities shall pay all advertising costs, 778
additional fees, and other costs incident to the sale of the 779
real estate to an alternate grantee. 780

(D) The real estate described in division (A) of this 781
section shall be sold as an entire tract and not in parcels. 782

(E) Except as otherwise specified above, the Grantee shall 783
pay all costs associated with the purchase, closing and 784
conveyance, including surveys, title evidence, title insurance, 785
transfer costs and fees, recording costs and fees, taxes, and 786
any other fees, assessments, and costs that may be imposed. 787

The proceeds of the sale shall be deposited into the state 788

treasury to the credit of the Mental Health Facilities 789
Improvement Fund (Fund 7033) for the benefit of the Department 790
of Developmental Disabilities, or another fund designated by the 791
Director of the Office of Budget and Management. 792

(F) Upon execution of the real estate purchase agreement, 793
the Director of the Department of Administrative Services, with 794
the assistance of the Attorney General, shall prepare a 795
Governor's Deed to the real estate described in division (A) of 796
this section. The Governor's Deed shall state the consideration 797
and shall be executed by the Governor in the name of the State, 798
countersigned by the Secretary of State, sealed with the Great 799
Seal of the State, presented in the Department of Administrative 800
Services for recording, and delivered to the Grantee. The 801
Grantee shall present the Governor's Deed for recording in the 802
Office of the Franklin County Recorder. 803

(G) This section shall expire three (3) years after its 804
effective date. 805

Section 6. (A) The Governor may execute a Governor's Deed 806
in the name of the State conveying to the selected Purchaser or 807
Purchasers, their heirs, successors and assigns, to be 808
determined in the manner provided in division (C) of this 809
section, all of the State's right, title, and interest in the 810
following described real estate: 811

Situate in the Township of Harrison, County of Montgomery 812
and State of Ohio, and being a part of the 31.08 acre tract in 813
the northeast quarter of Section 3, Town 2, Range 6 East, 814
described in the deed from Henrietta Schoettlendrier to Sophia 815
Hahn, dated March 14, 1903, and recorded in Deed Book 253, Page 816
151, Montgomery County records, bounded and described as 817
follows: 818

Beginning at a point in the north line of said Section 3 819
and eleven and 0/10 (11.0) feet east of the northwest corner of 820
said northeast quarter, being also one hundred (100) feet 821
measured at right angles east of the centerline of State Route 822
25; thence south 1° 45' east with the east line of a 0.554 acre 823
tract conveyed to the State of Ohio by deed dated June 17, 1941, 824
and recorded in Deed Book 966, Page 207, Montgomery County 825
records, two hundred forty-two (242) feet to an iron pin; thence 826
north 88° 15' east one hundred eighty (180) feet to an iron pin; 827
thence north 1° 45' west two hundred forty-two (242) feet to an 828
iron pin in the north line of said Section 3 and in the center 829
of the Stop Light Road; thence with the north line of said 830
Section 3, south 88° 15' west one hundred eighty (180) feet to 831
the place of beginning, containing one (1) acre. 832

Montgomery County Parcel No.: E21 01003 0083 833

Prior Instrument Reference: Montgomery County Recorder 834
Deed Book 1435, Page 88 835

The foregoing legal description may be corrected or 836
modified by the Department of Administrative Services to a final 837
form if such corrections or modifications are needed to 838
facilitate recordation of the deed. 839

(B) (1) The conveyance includes improvements and chattels 840
situated on the real estate, and is subject to all easements, 841
covenants, conditions, leases, and restrictions of record; all 842
legal highways and public rights-of-way; zoning, building, and 843
other laws, ordinances, restrictions, and regulations; and real 844
estate taxes and assessments not yet due and payable. The real 845
estate shall be conveyed in an "as-is, where-is, with all 846
faults" condition. 847

(2) The deed for conveyance of the real estate may contain 848
restrictions, exceptions, reservations, reversionary interests, 849
and other terms and conditions the Director of Administrative 850
Services determines to be in the best interest of the State. 851

(3) Subsequent to the conveyance, any restrictions, 852
exceptions, reservations, reversionary interests, or other terms 853
and conditions contained in the deed may be released by the 854
State or the Department of Public Safety without the necessity 855
of further legislation. 856

(C) The Director of Administrative Services shall conduct 857
a sale of the real estate by sealed bid auction or public 858
auction, and the real estate shall be sold to the highest bidder 859
at a price acceptable to the Director of Administrative Services 860
and the Department of Public Safety. The Director of 861
Administrative Services shall advertise the sealed bid auction 862
or public auction by publication in a newspaper of general 863
circulation in Montgomery County, once a week for three 864
consecutive weeks before the date on which the sealed bids are 865
to be opened. The Director of Administrative Services shall 866
notify the successful bidder in writing. The Director of 867
Administrative Services may reject any or all bids. 868

The purchaser shall pay ten percent of the purchase price 869
to the Department of Administrative Services within five 870
business days after receiving notice the bid has been accepted. 871
When the deposit has been received, the Department of 872
Administrative Services and purchaser shall enter into a real 873
estate purchase agreement, in the form prescribed by the 874
Department of Administrative Services. The purchaser shall pay 875
the balance of the purchase price to the Department of 876
Administrative Services within sixty days after receiving notice 877

the bid has been accepted. Payment may be made by bank draft or 878
certified check made payable to the Treasurer of State. A 879
purchaser who does not complete the conditions of the sale as 880
prescribed in this division shall forfeit the ten percent of the 881
purchase price paid to the state as liquidated damages. If a 882
purchaser fails to complete the purchase, the Director of 883
Administrative Services may accept the next highest bid, subject 884
to the foregoing conditions. If the Director of Administrative 885
Services rejects all bids, the Department of Administrative 886
Services may repeat the sealed bid auction, or may use an 887
alternative sale process that is acceptable to the Department of 888
Public Safety. 889

The Department of Public Safety shall pay advertising and 890
other costs incident to the sale of the real estate. 891

(D) The real estate described in division (A) of this 892
section shall be sold as an entire tract and not in parcels. 893

(E) Except as otherwise specified above, the purchaser 894
shall pay all costs associated with the purchase, closing and 895
conveyance, including surveys, title evidence, title insurance, 896
transfer costs and fees, recording costs and fees, taxes, and 897
any other fees, assessments, and costs that may be imposed. 898

The proceeds of the sale of the real estate shall be 899
deposited into the state treasury to the credit of the Public 900
Safety - Highway Purposes (Fund 5TM0) under section 4501.06 of 901
the Revised Code. 902

(F) Upon execution of the real estate purchase agreement, 903
the Director of the Department of Administrative Services, with 904
the assistance of the Attorney General, shall prepare a 905
Governor's Deed to the real estate described in division (A) of 906

this section. The Governor's Deed shall state the consideration 907
and shall be executed by the Governor in the name of the State, 908
countersigned by the Secretary of State, sealed with the Great 909
Seal of the State, presented in the Department of Administrative 910
Services for recording, and delivered to the Purchaser. The 911
Purchaser shall present the Governor's Deed for recording in the 912
Office of the Montgomery County Recorder. 913

(G) This section shall expire 3 years after its effective 914
date. 915

Section 7. (A) The Governor may execute a Governor's Deed 916
in the name of the State conveying to the selected Purchaser or 917
Purchasers, their heirs, successors and assigns, to be 918
determined in the manner provided in division (C) of this 919
section, all of the State's right, title, and interest in the 920
following described real estate: 921

All that part of Lot 13, Ellwood Farms Subdivision, 922
Section 2 R9E, T7N, Monclova Township, Lucas County, Ohio, 923
bounded and described as follows: 924

Commencing at the intersection of the easterly line of Lot 925
13, Ellwood Farms Subdivision, extended northwardly, and the 926
centerline of Ohio Route 2, which point is designated as Station 927
266 plus 61.80 on the plans of Luc-2-3.02; thence southwardly 928
along the easterly line of said Lot 13 extended, at an angle of 929
116 degrees 13 minutes measured from the centerline of Ohio 930
Route 2 from East to Southwest for a distance of 33.44 feet to a 931
point on a line which is 30 feet southeast of and parallel to 932
the centerline of Ohio Route 2, which point is designated as 266 933
plus 47.10 on the plans of said Luc-2-3.02 and is the POINT OF 934
BEGINNING; thence southwardly on the easterly line of said Lot 935
13 a distance of 304.79 feet; thence southwestwardly along a 936

line parallel to the centerline of Ohio Route 2 and at an angle 937
of 116 degrees 13 minutes measured counter-clockwise from the 938
last described line, for a distance of 171.88 feet; thence 939
northwardly along a line parallel to the easterly line of said 940
Lot 13 and at an angle of 63 degrees and 47 minutes measured 941
counter-clockwise from the last described line, for a distance 942
of 304.79 feet, more or less, to a point on a line 30 feet 943
southeast of and parallel to the centerline of Ohio Route 2; 944
thence northeastwardly along a line 30 feet southeast of and 945
parallel to the centerline of Ohio Route 2 for a distance of 946
171.88 feet, more or less, to the POINT OF BEGINNING; containing 947
1.079 acres of land, more or less, of which the present roadway 948
occupies 0.079 acres, more or less. 949

Lucas County Parcel No. 38-46134 950

Prior Instrument Reference: Deed Volume 1764, Page 84. 951

The foregoing legal description may be corrected or 952
modified by the Department of Administrative Services to a final 953
form if such corrections or modifications are needed to 954
facilitate recordation of the deed. 955

(B) (1) The conveyance includes improvements and chattels 956
situated on the real estate, and is subject to all easements, 957
covenants, conditions, leases, and restrictions of record; all 958
legal highways and public rights-of-way; zoning, building, and 959
other laws, ordinances, restrictions, and regulations; and real 960
estate taxes and assessments not yet due and payable. The real 961
estate shall be conveyed in an "as-is, where-is, with all 962
faults" condition. 963

(2) The deed for conveyance of the real estate may contain 964
restrictions, exceptions, reservations, reversionary interests, 965

and other terms and conditions the Director of Administrative Services determines to be in the best interest of the State.

(3) Subsequent to the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the State or the Department of Public Safety without the necessity of further legislation.

(C) The Director of Administrative Services shall conduct a sale of the real estate by sealed bid auction or public auction, and the real estate shall be sold to the highest bidder at a price acceptable to the Director of Administrative Services and the Department of Public Safety. The Director of Administrative Services shall advertise the sealed bid auction or public auction by publication in a newspaper of general circulation in Lucas County, once a week for three consecutive weeks before the date on which the sealed bids are to be opened. The Director of Administrative Services shall notify the successful bidder in writing. The Director of Administrative Services may reject any or all bids.

The purchaser shall pay ten percent of the purchase price to the Department of Administrative Services within five business days after receiving notice the bid has been accepted. When the deposit has been received, the Department of Administrative Services and purchaser shall enter into a real estate purchase agreement, in the form prescribed by the Department of Administrative Services. The purchaser shall pay the balance of the purchase price to the Department of Administrative Services within sixty days after receiving notice the bid has been accepted. Payment may be made by bank draft or certified check made payable to the Treasurer of State. A

purchaser who does not complete the conditions of the sale as 996
prescribed in this division shall forfeit the ten percent of the 997
purchase price paid to the state as liquidated damages. If a 998
purchaser fails to complete the purchase, the Director of 999
Administrative Services may accept the next highest bid, subject 1000
to the foregoing conditions. If the Director of Administrative 1001
Services rejects all bids, the Department of Administrative 1002
Services may repeat the sealed bid auction, or may use an 1003
alternative sale process that is acceptable to the Department of 1004
Public Safety. 1005

The Department of Public Safety shall pay advertising and 1006
other costs incident to the sale of the real estate. 1007

(D) The real estate described in division (A) of this 1008
section shall be sold as an entire tract and not in parcels. 1009

(E) Except as otherwise specified above, the purchaser 1010
shall pay all costs associated with the purchase, closing and 1011
conveyance, including surveys, title evidence, title insurance, 1012
transfer costs and fees, recording costs and fees, taxes, and 1013
any other fees, assessments, and costs that may be imposed. 1014

The proceeds of the sale of the real estate shall be 1015
deposited into the state treasury to the credit of the Public 1016
Safety - Highway Purposes (Fund 5TM0) under section 4501.06 of 1017
the Revised Code. 1018

(F) Upon execution of the real estate purchase agreement, 1019
the Director of the Department of Administrative Services, with 1020
the assistance of the Attorney General, shall prepare a 1021
Governor's Deed to the real estate described in division (A) of 1022
this section. The Governor's Deed shall state the consideration 1023
and shall be executed by the Governor in the name of the State, 1024

countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Department of Administrative Services for recording, and delivered to the Purchaser. The Purchaser shall present the Governor's Deed for recording in the Office of the Lucas County Recorder.

(G) This section shall expire 3 years after its effective date.

Section 8. (A) The Governor may execute a Governor's Deed in the name of the State conveying to Hocking County Board of Commissioners ("Purchaser"), and its successors and assigns, all of the State's right, title, and interest in the following described real estate:

Situate in Ward Township, County of Hocking, State of Ohio, to-wit:

Township Thirteen North, Range Fifteen West

Section 19

All that part of the Southeast Quarter which is described as follows:

Commencing at a stone at the Southeast corner, thence along the south line N 87° 00' W 354.40 feet to a point in the center of County road to the place of beginning; thence North 87° 00' West 547.17 feet to a fence corner (the NW corner of DeVol property); thence N 87° 00' W 170.00 feet; thence North 420.40 feet; thence East 200.00 feet, thence North 1,000.00 feet; thence East 40.00 feet to the center of County Road; thence along the center line of County Road the following bearings and distances:

South 37° 48' East 127.00 feet,

South 27° 55' East 422.50 feet, 1053

South 20° 00' East 381.70 feet, 1054

South 23° 50' East 115.80 feet, 1055

South 30° 20' East 343.60 feet, 1056

South 11° 20' West 115.00 feet, 1057

South 47° 58' West 168.50 feet to the place of beginning 1058
and containing 15.30 acres, more or less. 1059

Subject to easements and restrictions of record. 1060

Being all of Parcel Number: 17-000175.6100 15.30 Acres 1061

Prior Instrument Reference: Deed Book 100 Page 481 1062

The foregoing legal description may be corrected or 1063
modified by the Department of Administrative Services to a final 1064
form if such corrections or modifications are needed to 1065
facilitate recordation of the deed. 1066

(B) (1) The conveyance will include improvements and 1067
chattels situated on the real estate, and is subject to all 1068
leases, easements, covenants, conditions, and restrictions of 1069
record: all legal highways and public rights-of-way; zoning, 1070
building, and other laws, ordinances, restrictions, and 1071
regulations; and real estate taxes and assessments not yet due 1072
and payable. The real estate shall be conveyed in an "as-is, 1073
where-is, with all faults" condition. 1074

(2) The deed for conveyance of the real estate may contain 1075
restrictions, exceptions, reservations, reversionary interests, 1076
and other terms and conditions the Director of Administrative 1077
Services determines to be in the best interest of the State. 1078

(3) Subsequent to the conveyance, any restrictions, 1079

exceptions, reservations, reversionary interests, or other terms 1080
and conditions contained in the deed may be released by the 1081
State or the Department of Rehabilitation and Correction without 1082
the necessity of further legislation. 1083

(C) Consideration for the conveyance of the real estate 1084
described in division (A) of this section shall be One and 1085
00/100 Dollar (\$1.00). 1086

The Director of Administrative Services shall offer the 1087
real estate to the Hocking County Board of Commissioners through 1088
a real estate purchase agreement. Consideration for the 1089
conveyance of the real estate shall be at a price acceptable to 1090
the Director of Administrative Services and the Director of 1091
Rehabilitation and Correction. If the Hocking County Board of 1092
Commissioners does not complete the purchase of the real estate 1093
within the time period provided in the real estate purchase 1094
agreement, the Director of Administrative Services may use any 1095
reasonable method of sale considered acceptable by the 1096
Department of Rehabilitation and Correction to determine an 1097
alternate grantee willing to complete the purchase within three 1098
years after the effective date of this section. The Department 1099
of Rehabilitation and Correction shall pay all advertising 1100
costs, additional fees, and other costs incident to the sale of 1101
the real estate. 1102

(D) The real estate described in division (A) of this 1103
section shall be sold as an entire tract and not in parcels. 1104

(E) Except as otherwise specified in this section, 1105
Purchaser shall pay all costs associated with the purchase, 1106
closing and conveyance, including surveys, title evidence, title 1107
insurance, transfer costs and fees, recording costs and fees, 1108
taxes, and any other fees, assessments, and costs that may be 1109

imposed. 1110

The proceeds of the sale shall be deposited into the state 1111
treasury to the credit of the Adult and Juvenile Correctional 1112
Facilities Bond Retirement Fund in accordance with section 1113
5120.092 of the Revised Code. 1114

(F) (1) Upon receipt of a fully executed Purchase 1115
Agreement, the Director of the Department of Administrative 1116
Services, with the assistance of the Attorney General, shall 1117
prepare a Governor's Deed to the real estate described in 1118
division (A) of this section. The Governor's Deed shall state 1119
the consideration and shall be executed by the Governor in the 1120
name of the State, countersigned by the Secretary of State, 1121
sealed with the Great Seal of the State, presented in the 1122
Department of Administrative Services for recording, and 1123
delivered to the Purchaser. The Purchaser shall present the 1124
Governor's Deed for recording in the Office of the Hocking 1125
County Recorder. 1126

(2) The intent of this conveyance is for the Purchaser to 1127
use the real estate for rehabilitation and correction purposes; 1128
therefore, the deed shall contain a restriction stating that if 1129
the real estate described in division (A) of this section is no 1130
longer being used for rehabilitation and correction purposes, 1131
the real estate described in division (A) of this section shall 1132
revert back to the State of Ohio at the sole discretion of the 1133
Director of Administrative Services and the Ohio Department of 1134
Rehabilitation and Correction, at the purchase price of the real 1135
estate described in division (A) of this section. 1136

(3) Purchaser shall not, during any period that any bonds 1137
issued by the state to finance or refinance all or a portion of 1138
the real estate described in division (A) of this section are 1139

outstanding, use any portion of the real estate for a private 1140
business use without the prior written consent of the state. 1141

As used in this division: 1142

"Private business use" means use, directly or indirectly, 1143
in a trade or business carried on by any private person other 1144
than use as a member of, and on the same basis as, the general 1145
public. Any activity carried on by a private person who is not a 1146
natural person shall be presumed to be a trade or business. 1147

"Private person" means any natural person or any 1148
artificial person, including a corporation, partnership, limited 1149
liability company, trust, or other entity and including the 1150
United States or any agency or instrumentality of the United 1151
States, but excluding any state, territory, or possession of the 1152
United States, the District of Columbia, or any political 1153
subdivision thereof that is referred to as a "State or local 1154
governmental unit" in Treasury Regulation §1.103-1(a) and any 1155
person that is acting solely and directly as an officer or 1156
employee of or on behalf of any such governmental unit. 1157

(G) This section shall expire 3 years after its effective 1158
date. 1159

Section 9. (A) The Governor may execute a Governor's Deed 1160
in the name of the State conveying to the Allen County Board of 1161
Commissioners ("Purchaser"), and its successors and assigns, or 1162
to an alternate Purchaser, to be determined in the manner 1163
provided in division (C) of this section, and the alternate 1164
purchaser's heirs, successors and assigns, all of the State's 1165
right, title, and interest in the following described real 1166
estate: 1167

Being part of a parcel of land with prior deed referenced 1168

in D.V. 109, Page 472 and located in the Northwest Quarter, 1169
Section 18, T3S, R7E, City of Lima, Allen County, Ohio, and 1170
being more particularly described as follows: 1171

Commencing at a monument box at the northwest corner of 1172
the Northwest Quarter ($\frac{1}{4}$) of Section Eighteen (18), T3S, R7E, 1173
City of Lima, Allen County Ohio, (said point also being the 1174
POINT OF BEGINNING); thence the following courses: 1175

1. Thence S $89^{\circ}-57'-40''$ E, 971.40 feet with the north line 1176
of the said Northwest Quarter ($\frac{1}{4}$) (centerline of Bluelick Road) 1177
to a set PK nail. 1178

2. Thence S $00^{\circ}-29'-37''$ W, 727.04 feet to a set #5 Rebar, 1179
passing a set #5 rebar at 30.00 feet, said line being parallel 1180
with the west line of the said Northwest Quarter ($\frac{1}{4}$) (centerline 1181
of West Street). 1182

3. Thence S $38^{\circ}-25'-09''$ W, 312.35 feet to a set #5 Rebar. 1183

4. Thence N $89^{\circ}-57'-40''$ W, 501.06 feet to a set #5 Rebar, 1184
said line being parallel with the north line of the said 1185
Northwest Quarter ($\frac{1}{4}$) (centerline of Bluelick Road). 1186

5. Thence S $18^{\circ}-11'-10''$ W, 184.06 feet to a set #5 Rebar. 1187

6. Thence S $00^{\circ}-29'-37''$ W, 431.07 feet to a set #5 Rebar, 1188
said line being parallel with the west line of the said 1189
Northwest Quarter ($\frac{1}{4}$) (centerline of West Street). 1190

7. Thence N $89^{\circ}-57'-40''$ W, 222.41 feet to a set PK nail on 1191
the west line of the said Northwest Quarter ($\frac{1}{4}$) (centerline of 1192
West Street), passing a set #5 Rebar at 132.41 feet. 1193

8. Thence N $00^{\circ}-29'-37''$ E, 1,577.88 feet with the west 1194
line of the said Northwest Quarter ($\frac{1}{4}$) (centerline of West 1195
Street), to the POINT OF BEGINNING. 1196

The above-described parcel of land contains 24.340 acres, 1197
more or less, of which 4.177 acres are occupied by road right- 1198
of-way. This parcel is subject to all legal highways and 1199
easements of record. 1200

Bearings shown are to an assumed meridian matching Kohli 1201
and Kaliher Associates Limited Drawing No. L-868, Allen County 1202
SR29-040. 1203

The foregoing legal description may be corrected or 1204
modified by the Department of Administrative Services to a final 1205
form if such corrections or modifications are needed to 1206
facilitate recordation of the deed. 1207

(B) (1) The conveyance shall include the improvements and 1208
chattels situated on the real estate, and is subject to all 1209
leases, easements, covenants, conditions, leases, and 1210
restrictions of record: all legal highways and public rights-of- 1211
way; zoning, building, and other laws, ordinances, restrictions, 1212
and regulations; and real estate taxes and assessments not yet 1213
due and payable. The real estate shall be conveyed in an "as-is, 1214
where-is, with all faults" condition. 1215

(2) The deed for conveyance of the real estate described 1216
in division (A) of this section may contain restrictions, 1217
exceptions, reservations, reversionary interests, and other 1218
terms and conditions the Director of Administrative Services 1219
determines to be in the best interest of the State. 1220

(3) Subsequent to the conveyance, any restrictions, 1221
exceptions, reservations, reversionary interests, or other terms 1222
and conditions contained in the deed may be released by the 1223
State or the Department of Rehabilitation and Correction without 1224
the necessity of further legislation. 1225

(C) The Director of Administrative Services shall offer 1226
the real estate to the Allen County Board of Commissioners 1227
through a real estate purchase agreement. Consideration for the 1228
conveyance of the real estate shall be at a price acceptable to 1229
the Director of Administrative Services and the Director of the 1230
Department of Rehabilitation and Correction. If the Allen County 1231
Board of Commissioners does not complete the purchase of the 1232
real estate within the time period provided in the real estate 1233
purchase agreement, the Director of Administrative Services may 1234
use any reasonable method of sale considered acceptable by the 1235
Department of Rehabilitation and Correction to determine an 1236
alternate grantee willing to complete the purchase within three 1237
years after the effective date of this section. The Department 1238
of Rehabilitation and Correction shall pay all advertising 1239
costs, additional fees, and other costs incident to the sale of 1240
the real estate. The consideration shall be paid at closing. 1241

(D) The real estate described in division (A) of this 1242
section shall be sold as an entire tract and not in parcels. 1243

(E) Except as otherwise specified in this section, 1244
Purchaser shall pay all costs associated with the purchase, 1245
closing and conveyance, including surveys, title evidence, title 1246
insurance, transfer costs and fees, recording costs and fees, 1247
taxes, and any other fees, assessments, and costs that may be 1248
imposed. 1249

The proceeds of the sale shall be deposited to the credit 1250
of the Adult and Juvenile Correctional Facilities Bond 1251
Retirement Fund under section 5120.092 of the Ohio Revised Code. 1252

(F) Upon receipt of a fully executed Purchase Agreement, 1253
the Director of the Department of Administrative Services, with 1254
the assistance of the Attorney General, shall prepare a 1255

Governor's Deed to the real estate described in division (A) of 1256
this section. The Governor's Deed shall state the consideration 1257
and shall be executed by the Governor in the name of the State, 1258
countersigned by the Secretary of State, sealed with the Great 1259
Seal of the State, presented in the Department of Administrative 1260
Services for recording, and delivered to the Purchaser. The 1261
Purchaser shall present the Governor's Deed for recording in the 1262
Office of the Allen County Recorder. 1263

(G) This section shall expire 3 years after its effective 1264
date. 1265

Section 10. (A) The Governor may execute a Governor's Deed 1266
in the name of the State conveying to the selected Purchaser or 1267
Purchasers, their heirs, successors and assigns, to be 1268
determined in the manner provided in division (C) of this 1269
section, all of the State's right, title, and interest in the 1270
following described real estate: 1271

Situated in the City of Lima, County of Allen and State of 1272
Ohio; to wit: 1273

Being part of outlet 198, and all of outlets 199 and 200 1274
in Kibbins and Robbs Addition to Outlots in the City of Lima 1275
(Plat Book 1 Page 73), Allen County, Ohio, more particularly 1276
described as follows: 1277

Commencing at the southeast corner of said outlet 198, 1278
thence NORTH with the east line of said outlet 198 (west line of 1279
Main Street), 157.00 feet to the PLACE OF BEGINNING; thence S 1280
89° 53' 40" W parallel with the south line of said outlet 198, 1281
218.98 feet to the west line of said outlet 198 (East line of 1282
Cherry Alley); thence N 00° 13' 40" E with the east line of 1283
Cherry Alley and the west lines of said outlets 198, 199 and 1284

200, 297.02 feet to the northwest corner of said outlot 200 and 1285
the south line of Grand Avenue; thence N 89° 53' 40" E with the 1286
north line of said outlot 200 (south line of Grand Avenue), 1287
217.80 feet; to the northeast corner of said outlot 200; thence 1288
SOUTH with the west line of Main Street and the east lines of 1289
said outlots 200, 199 and 198, 297.02 feet to the PLACE OF 1290
BEGINNING, containing 1.4891 acres, more or less. 1291

Allen County Parcel No. 37-3010-09-039.000 1292

Property Address: 799 N Main St., Lima, OH 45801 1293

Prior Instrument Reference: Deed Volume 614, Page 230 1294

The foregoing legal description may be corrected or 1295
modified by the Department of Administrative Services to a final 1296
form if such corrections or modifications are needed to 1297
facilitate recordation of the deed. 1298

(B) (1) The conveyance includes improvements and chattels 1299
situated on the real estate, and is subject to all easements, 1300
covenants, conditions, leases, and restrictions of record; all 1301
legal highways and public rights-of-way; zoning, building, and 1302
other laws, ordinances, restrictions, and regulations; and real 1303
estate taxes and assessments not yet due and payable. The real 1304
estate shall be conveyed in an "as-is, where-is, with all 1305
faults" condition. 1306

(2) The deed for conveyance of the real estate may contain 1307
restrictions, exceptions, reservations, reversionary interests, 1308
and other terms and conditions the Director of Administrative 1309
Services determines to be in the best interest of the State. 1310

(3) Subsequent to the conveyance, any restrictions, 1311
exceptions, reservations, reversionary interests, or other terms 1312
and conditions contained in the deed may be released by the 1313

State or the Department of Job and Family Services without the 1314
necessity of further legislation. 1315

(C) The Director of Administrative Services shall conduct 1316
a sale of the real estate by sealed bid auction or public 1317
auction, and the real estate shall be sold to the highest bidder 1318
at a price acceptable to the Director of Administrative Services 1319
and the Department of Job and Family Services. The Director of 1320
Administrative Services shall advertise the sealed bid auction 1321
or public auction by publication in a newspaper of general 1322
circulation in Allen County, once a week for three consecutive 1323
weeks before the date on which the sealed bids are to be opened. 1324
The Director of Administrative Services shall notify the 1325
successful bidder in writing. The Director of Administrative 1326
Services may reject any or all bids. 1327

The purchaser shall pay ten percent of the purchase price 1328
to the Department of Administrative Services within five 1329
business days after receiving notice the bid has been accepted. 1330
When the deposit has been received, the Department of 1331
Administrative Services and purchaser shall enter into a real 1332
estate purchase agreement, in the form prescribed by the 1333
Department of Administrative Services. The purchaser shall pay 1334
the balance of the purchase price to the Department of 1335
Administrative Services within sixty days after receiving notice 1336
the bid has been accepted. Payment may be made by bank draft or 1337
certified check made payable to the Treasurer of State. A 1338
purchaser who does not complete the conditions of the sale as 1339
prescribed in this division shall forfeit the ten percent of the 1340
purchase price paid to the state as liquidated damages. If a 1341
purchaser fails to complete the purchase, the Director of 1342
Administrative Services may accept the next highest bid, subject 1343
to the foregoing conditions. If the Director of Administrative 1344

Services rejects all bids, the Department of Administrative 1345
Services may repeat the sealed bid auction, or may use an 1346
alternative sale process that is acceptable to the Department of 1347
Job and Family Services. 1348

The Department of Job and Family Services shall pay 1349
advertising and other costs incident to the sale of the real 1350
estate. 1351

(D) The real estate described in division (A) of this 1352
section shall be sold as an entire tract and not in parcels. 1353

(E) Except as otherwise specified above, the Purchaser 1354
shall pay all costs associated with the purchase, closing and 1355
conveyance, including surveys, title evidence, title insurance, 1356
transfer costs and fees, recording costs and fees, taxes, and 1357
any other fees, assessments, and costs that may be imposed. 1358

The proceeds of the sale shall be deposited into the state 1359
treasury to the credit of the Unemployment Compensation Special 1360
Administrative Fund, under section 4141.11 of the Revised Code. 1361

(F) Upon execution of the real estate purchase agreement, 1362
the Director of the Department of Administrative Services, with 1363
the assistance of the Attorney General, shall prepare a 1364
Governor's Deed to the real estate described in division (A) of 1365
this section. The Governor's Deed shall state the consideration 1366
and shall be executed by the Governor in the name of the State, 1367
countersigned by the Secretary of State, sealed with the Great 1368
Seal of the State, presented in the Department of Administrative 1369
Services for recording, and delivered to the Purchaser. The 1370
Purchaser shall present the Governor's Deed for recording in the 1371
Office of the Allen County Recorder. 1372

(G) This section shall expire three (3) years after its 1373

effective date. 1374

Section 11. (A) The Governor may execute a Governor's Deed 1375
in the name of the State conveying to the selected Purchaser or 1376
Purchasers, their heirs, successors and assigns, to be 1377
determined in the manner provided in division (C) of this 1378
section all of the State's right, title, and interest in the 1379
following described real estate: 1380

Tract 1 1381

Situated in the City of Youngstown, County of Mahoning and 1382
State of Ohio and known as part of City Out Lot Number One 1383
Thousand One Hundred Seventy-seven (1177) as City Lots and Out 1384
Lots are now numbered in said City, said part of City Out Lot 1385
Number One Thousand One Hundred Seventy-seven (1177) is bounded 1386
and described as follows: 1387

Beginning at a point in the west line of South Avenue, One 1388
Hundred Ninety-five (195) feet north of the north line of Emery 1389
Street, said point of beginning also the north line of lands now 1390
or formerly owned by Clara Gorsky; and running thence north by 1391
the west line of said South Avenue, Ninety (90) feet to a point; 1392
thence west Two Hundred Fifty (250) feet to a point; thence 1393
south One Hundred Forty-five (145) feet to the north line of 1394
City Lot Twenty-five Thousand Four (25,004); thence east by the 1395
north line of City Lot Twenty-five Thousand Four (25,004) and by 1396
the north line of City Lot Twenty-five Thousand Five (25,005), 1397
Ninety (90) feet to the west line of said Gorsky lands; thence 1398
north by the west line of said Gorsky lands Fifty-five (55) feet 1399
to the north line of said Gorsky lands; thence east by the north 1400
line of said Gorsky lands, One Hundred Sixty (160 feet to the 1401
place of beginning, be the same more or less, but subject to all 1402
legal highways and easement of record. 1403

Parcel Numbers: 53-114-201.00-0 & 53-114-202.00-0 1404

Prior Instrument Reference: Deed Volume 845 Page 56 1405

Tract 2 1406

Situated in the City of Youngstown, County of Mahoning and 1407
State of Ohio and known as part of City Out Lot Number One 1408
Thousand One Hundred Seventy-seven (1177) according to the 1409
latest enumeration of lots and outlots in said City, bounded and 1410
described as follows: 1411

Beginning at a point in the West line of South Avenue, at 1412
a point which is Two Hundred Five (205) feet south of the 1413
intersection of the south line of Knox Street with said South 1414
Avenue; thence west, along the south line of a Ten (10) foot 1415
strip of land now or formerly owned by the City of Youngstown, 1416
Four Hundred and Sixty-one Hundredths (400.61) feet to an angle 1417
point in said City of Youngstown lands; thence south, along the 1418
east line of said City of Youngstown lands, Three Hundred 1419
Thirty-seven and Twenty-eight Hundredths (337.28) feet to a 1420
point in the southeast corner of said City of Youngstown lands 1421
and in the northeast corner City Lot Twenty-five Thousand 1422
(25,000), also being the northwest corner of City Lot Twenty- 1423
five Thousand One (25,001): thence east along the rear or north 1424
lines of City Lot Twenty-five Thousand One (25,001), City Lot 1425
Twenty-five Thousand Two (25,002) and City Lot Twenty-five 1426
Thousand Three (25,003), One Hundred Fifty (150) feet to a point 1427
in the northeast corner of City Lot Twenty-five Thousand Three 1428
(25,003) and the northwest corner of City Lot Twenty-five 1429
Thousand Four (25,004), said point also being the southwest 1430
corner of a part of City Out Lot Number One Thousand One Hundred 1431
Seventy-seven (1177) now or formerly owned by John Owcarz; 1432
thence north along the west line of Owcarz part of City Out Lot 1433

Number One Thousand One Hundred Seventy-seven (1177), One 1434
Hundred Forty-five (145) feet to a point of angle in said Owcarz 1435
part of City Out Lot Number One Thousand One Hundred Seventy- 1436
seven (1177); thence along the north line of Owcarz part of City 1437
Out Lot Number One Thousand One Hundred Seventy-seven (1177), 1438
Two Hundred Fifty and Twenty-five Hundredths (250.25) feet to a 1439
point in the west line of aforesaid South Avenue and the 1440
northeast corner of said Owcarz part of City Out Lot Number One 1441
Thousand One Hundred Seventy-seven (1177), thence north, along 1442
the west line of South Avenue, One Hundred Seventy-eight and 1443
Forty-six Hundredths (178.46) feet to the place of beginning, 1444
and containing within said boundaries approximately Two and One 1445
Hundred Fifty-three Thousandths (2.153) acres of land, be the 1446
same more or less, but subject to all legal highways. 1447

Parcel Number: 53-114-203.00-0 1448

Prior Instrument Reference: Deed Volume 901 Page 620 1449

Tract 3 1450

Situated in the County of Mahoning in the State of Ohio 1451
and in the City of Youngstown, and bounded and described as 1452
follows: 1453

Lot No. 25002, further identified as 430 Emery Avenue; 1454
being 50 feet wide on Emery Avenue and going back an even width 1455
of 140 feet (formerly known as lot No. 31 in Ralph F. Knox Plat, 1456
as recorded in Volume 16 of Plats, Page 2, Mahoning County 1457
Records.) 1458

Parcel Number: 53-114-193.00-0 1459

Prior Instrument Reference: Deed Book 1321 Page 54 1460

The foregoing legal description may be corrected or 1461

modified by the Department of Administrative Services to a final 1462
form if such corrections or modifications are needed to 1463
facilitate recordation of the deed. 1464

(B) (1) The conveyance includes improvements and chattels 1465
situated on the real estate, and is subject to all easements, 1466
covenants, conditions, leases, and restrictions of record; all 1467
legal highways and public rights-of-way; zoning, building, and 1468
other laws, ordinances, restrictions, and regulations; and real 1469
estate taxes and assessments not yet due and payable. The real 1470
estate shall be conveyed in an "as-is, where-is, with all 1471
faults" condition. 1472

(2) The deed for the conveyance of the real estate may 1473
contain restrictions, exceptions, reservations, reversionary 1474
interests, and other terms and conditions the Director of 1475
Administrative Services determines to be in the best interest of 1476
the State. 1477

(3) Subsequent to the conveyance, any restrictions, 1478
exceptions, reservations, reversionary interests, or other terms 1479
and conditions contained in the deed may be released by the 1480
State or the Director of the Department of Job and Family 1481
Services without the necessity of further legislation. 1482

(C) The Director of Administrative Services in 1483
consultation with the Department of Job and Family Services 1484
shall conduct a sale of the real estate by sealed bid auction or 1485
public auction, and the real estate shall be sold to the highest 1486
bidder at a price acceptable to the Director of Administrative 1487
Services and the Director of the Department of Job and Family 1488
Services. The Director of Administrative Services shall 1489
advertise the sealed bid auction or public auction by 1490
publication in a newspaper of general circulation in Mahoning 1491

County, once a week for three consecutive weeks before the date 1492
on which the sealed bids are to be opened. The Director of 1493
Administrative Services shall notify the successful bidder in 1494
writing. The Director of Administrative Services may reject any 1495
or all bids. 1496

The purchaser shall pay ten percent of the purchase price 1497
to the Department of Administrative Services within five 1498
business days after receiving the notice the bid has been 1499
accepted. When the deposit has been received by the Department 1500
of Administrative Services, the Purchaser(s) shall enter into a 1501
real estate purchase agreement in the form prescribed by the 1502
Department of Administrative Services. The purchaser(s) shall 1503
pay the balance of the purchase price to the Department of 1504
Administrative Services within sixty days after receiving notice 1505
the bid has been accepted. Payment of the deposit and the 1506
purchase price shall be made by bank draft or certified check 1507
made payable to the Treasurer of State. A purchaser who does not 1508
complete the conditions of the sale as prescribed in this 1509
division or in the real estate purchase agreement, shall forfeit 1510
the ten percent of the purchase price paid to the State as 1511
liquidated damages. If a purchaser fails to complete the 1512
conditions of sale as described in this division or in the real 1513
estate purchase agreement, the Director of Administrative 1514
Services is authorized to accept the next highest bid(s), 1515
subject to the foregoing conditions. If the Director of 1516
Administrative Services rejects all bids from the sealed bid 1517
auction, the Director may repeat the sealed bid auction process 1518
described in this section or may use an alternative sale process 1519
that is acceptable to the Department of Job and Family Services. 1520

The Department of Job and Family Services shall pay 1521
advertising and other costs incident to the sale of the real 1522

estate. 1523

(D) The real estate described in division (A) of this 1524
section shall be sold as an entire tract and not in parcels. 1525

(E) Except as otherwise specified above, the Purchaser 1526
shall pay all costs associated with the purchase, closing and 1527
conveyance, including surveys, title evidence, title insurance, 1528
transfer costs and fees, recording costs and fees, taxes, and 1529
any other fees, assessments, and costs that may be imposed. 1530

The proceeds of the sale shall be deposited into the state 1531
treasury to the credit of the Unemployment Compensation Special 1532
Administrative Fund, under section 4141.11 of the Revised Code. 1533

(F) Upon receipt of a fully executed purchase agreement as 1534
described in division (C) of this section, the Director of the 1535
Department of Administrative Services, with the assistance of 1536
the Attorney General, shall prepare a Governor's Deed to the 1537
real estate described in division (A) of this section. The 1538
Governor's Deed shall state the consideration and shall be 1539
executed by the Governor in the name of the State, countersigned 1540
by the Secretary of State, sealed with the Great Seal of the 1541
State, presented in the Department of Administrative Services 1542
for recording, and delivered to the Purchaser. The Purchaser 1543
shall present the Governor's Deed for recording in the Office of 1544
the Mahoning County Recorder. 1545

(G) This section shall expire three (3) years after its 1546
effective date. 1547

Section 12. (A) Notwithstanding division (A) (5) of section 1548
123.01 of the Revised Code, the Director of Administrative 1549
Services may execute an amendment to an already existing 1550
perpetual easement in the name of the State with the City of 1551

Columbus, Ohio, a municipal corporation, and its successors and 1552
assigns, for sanitary sewer pipeline purposes burdening the 1553
following described real estate: 1554

Situated in the State of Ohio, County of Franklin, City of 1555
Columbus, lying in Quarter Township 3, Township 1, Range 18, 1556
United States Military Lands, being on, over, and across that 1557
193 acre and 62 poles tract conveyed to State of Ohio (Ohio 1558
State University) by deed of record in Deed Book 103, Page 547 1559
and that 32.093 acre tract conveyed to State of Ohio (Ohio State 1560
University) by deed of record in Deed Book 602, Page 561 (all 1561
references are to the records of the Recorder's Office, Franklin 1562
County, Ohio) and being more particularly described as follows: 1563

Beginning, for reference, at the centerline intersection 1564
of 12th Avenue and Cannon Drive, as shown on centerline plat of 1565
record in Plat Book 121, Page 4; 1566

Thence with the centerline of said Cannon Drive, with the 1567
arc of a curve to the right, having a central angle of $00^{\circ} 16'$ 1568
 $02''$, a radius of 1980.00 feet, an arc length of 9.23 feet, a 1569
chord bearing of South $00^{\circ} 42' 28''$ East and chord distance of 1570
9.23 feet to a point; 1571

Thence North $89^{\circ} 25' 33''$ East, crossing said State of Ohio 1572
tract, a distance of 19.05 feet to a point, being the TRUE POINT 1573
OF BEGINNING; 1574

Thence continuing across said State of Ohio tract, the 1575
following courses and distances: 1576

North $74^{\circ} 18' 09''$ East, a distance of 92.57 feet to a 1577
point; 1578

North $17^{\circ} 58' 13''$ West, a distance of 48.01 feet to a 1579
point; 1580

North 19° 07' 27" West, a distance of 229.82 feet to a point;	1581 1582
North 18° 52' 44" West, a distance of 230.37 feet to a point;	1583 1584
North 51° 13' 14" East, a distance of 61.96 feet to a point;	1585 1586
South 88° 00' 53" East, a distance of 320.39 feet to a point;	1587 1588
South 85° 15' 52" East, a distance of 133.54 feet to a point;	1589 1590
North 85° 26' 41" East, a distance of 176.73 feet to a point;	1591 1592
North 48° 13' 13" East, a distance of 63.47 feet to a point;	1593 1594
South 41° 46' 47" East, a distance of 30.00 feet to a point;	1595 1596
South 48° 13' 13" West, a distance of 73.57 feet to a point;	1597 1598
South 85° 26' 41" West, a distance of 189.27 feet to a point;	1599 1600
North 85° 15' 52" West, a distance of 135.26 feet to a point;	1601 1602
North 88° 00' 53" West, a distance of 308.52 feet to a point;	1603 1604
South 51° 13' 14" West, a distance of 29.77 feet to a point;	1605 1606

South 18° 52' 44" East, a distance of 209.26 feet to a	1607
point;	1608
South 19° 07' 27" East, a distance of 230.06 feet to a	1609
point;	1610
South 17° 58' 13" East, a distance of 80.77 feet to a	1611
point;	1612
South 74° 18' 09" West, a distance of 102.79 feet to a	1613
point;	1614
South 03° 07' 04" West, a distance of 328.82 feet to a	1615
point;	1616
South 03° 36' 49" West, a distance of 282.00 feet to a	1617
point;	1618
South 03° 06' 18" West, a distance of 333.95 feet to a	1619
point;	1620
South 03° 14' 49" West, a distance of 257.98 feet to a	1621
point;	1622
South 02° 58' 17" West, a distance of 196.42 feet to a	1623
point;	1624
South 01° 10' 50" East, a distance of 331.48 feet to a	1625
point;	1626
South 87° 09' 14" East, a distance of 168.84 feet to a	1627
point;	1628
South 65° 48' 57" East, a distance of 112.47 feet to a	1629
point;	1630
South 82° 36' 34" East, a distance of 102.68 feet to a	1631
point;	1632

South 03° 10' 49" West, a distance of 22.47 feet to a	1633
point;	1634
North 86° 57' 16" West, a distance of 107.29 feet to a	1635
point;	1636
North 65° 48' 57" West, a distance of 113.10 feet to a	1637
point;	1638
North 87° 09' 14" West, a distance of 191.16 feet to a	1639
point;	1640
North 01° 10' 50" West, a distance of 360.52 feet to a	1641
point;	1642
North 02° 58' 17" East, a distance of 197.58 feet to a	1643
point;	1644
North 03° 14' 49" East, a distance of 258.02 feet to a	1645
point;	1646
North 03° 06' 18" East, a distance of 334.05 feet to a	1647
point;	1648
North 03° 36' 49" East, a distance of 282.00 feet to a	1649
point;	1650
North 03° 07' 04" East, a distance of 351.48 feet to the	1651
TRUE POINT OF BEGINNING, containing 2.414 acres, more or less,	1652
which is located in Auditor's Parcel Numbers 010-067007 and 010-	1653
067017.	1654
The bearings listed herein were transferred from a field	1655
traverse originating from and tying to Franklin County Survey	1656
Control Monuments, including MORLAN and TACKETT, and is based on	1657
the Ohio State Plane Coordinate System, South Zone as per NAD 83	1658
(1986 Adjustment). The portion of the centerline of King Avenue,	1659

having a bearing of S86°57'16"E, is designated the "basis of bearing" for this description. 1660
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The foregoing legal description may be corrected or modified by the Department of Administrative Services to a final form if such corrections or modifications are needed to facilitate recordation of the amendment to the perpetual easement. 1662
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(B) The perpetual easement shall state the obligations of, and the duties to be observed and performed by the City of Columbus, Ohio, with regard to the perpetual easement, and require the City of Columbus, Ohio to assume perpetual responsibility for operating, maintaining, repairing, renewing, reconstructing, and replacing the sanitary sewer pipeline that is currently located on the real estate. 1667
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(C) Consideration for the granting of the amendment to perpetual easement shall be One and 00/100 Dollar (\$1.00). 1674
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(D) The Director of the Department of Administrative Services, shall prepare the amendment to the perpetual easement. The amendment to the perpetual easement shall state the consideration and the terms and conditions for the granting of the amendment to the perpetual easement. The amendment to the perpetual easement shall be executed by the Director of the Department of Administrative Services in the name of the State, be kept in the records of the Department of Administrative Services, and delivered to the City of Columbus, Ohio. The City of Columbus, Ohio, shall present the amendment to perpetual easement for recording in the Office of the Franklin County Recorder. The City of the Columbus, Ohio, shall pay the costs associated with recording the amendment to the perpetual easement. 1676
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(E) This section shall expire three (3) years after its effective date. 1690
1691

Section 13. (A) Notwithstanding division (A) (5) of section 1692
123.01 of the Revised Code, the Director of Administrative 1693
Services may execute a perpetual easement in the name of the 1694
State granting to the City of Columbus, Ohio, an Ohio municipal 1695
corporation, and its successors and assigns, a perpetual 1696
easement for sanitary sewer purposes burdening the following 1697
described real estate: 1698

TRACT 1 1699

Situated in the State of Ohio, County of Franklin, City of 1700
Columbus, Clinton Township, Quarter Township 3, Township 1 1701
North, Range 18 West, United States Military Lands, and being 1702
1.710 acres out of a 69.000 acre parcel known as Franklin County 1703
Auditor's Parcel number 010-062731 as conveyed to State of Ohio 1704
by deed of record in Deed Book Volume 616, Page 399, (all 1705
document references are to the records of Franklin County unless 1706
otherwise stated), and being more particularly described as 1707
follows: 1708

COMMENCING FOR REFERENCE at a point at the intersection of 1709
the easterly right-of-way line of Olentangy River Road and the 1710
northerly right-of-way line of Lane Avenue, being a southerly 1711
corner of the Grantor and a northerly corner of a parcel 1712
conveyed as 1-WD to City of Columbus by the instrument filed as 1713
Instrument Number 200805090072140; 1714

Thence along the easterly right-of-way line of the said 1715
Olentangy River Road, North 35 degrees 06 minutes 44 seconds 1716
West for a distance of 29.80 feet to a point, the said point 1717
being the TRUE POINT OF BEGINNING of the parcel herein 1718

described; 1719

Thence continuing along the said easterly right-of-way 1720
line of Olentangy River Road, North 35 degrees 06 minutes 44 1721
seconds West for a distance of 4.00 feet to a point; 1722

Thence continuing along the said easterly right-of-way 1723
line of Olentangy River Road, North 16 degrees 08 minutes 49 1724
seconds East for a distance of 158.65 feet to a point; 1725

Thence crossing through the lands of the Grantor and along 1726
a curve to the right, said curve having a central angle of 20 1727
degrees 54 minutes 09 seconds, a radius of 1020.00 feet, an arc 1728
length of 372.11 feet, and a long chord which bears North 44 1729
degrees 17 minutes 33 seconds East for a distance of 370.05 feet 1730
to a point; 1731

Thence continuing through the lands of the Grantor, North 1732
54 degrees 44 minutes 37 seconds East for a distance of 1453.72 1733
feet to a point on the Grantor's easterly line and being the 1734
westerly line of a parcel conveyed to the City of Columbus by 1735
the instruments filed as Deed Book 3045, Page 525; Deed Book 1736
3115, Page 216; Deed Book 3143, Page 466; and City Council of 1737
Columbus, Ohio, by reason of Ordinance No. 1737-72; 1738

Thence along the Grantor's easterly line and the westerly 1739
line of the said City of Columbus parcel, South 22 degrees 19 1740
minutes 31 seconds West for a distance of 74.61 feet to a point; 1741

Thence crossing through the lands of the Grantor, South 54 1742
degrees 44 minutes 37 seconds West for a distance of 1390.74 1743
feet to a point; 1744

Thence continuing through the lands of the Grantor and 1745
along a curve to the left, said curve having a central angle of 1746
29 degrees 51 minutes 34 seconds, a radius of 980.00 feet, an 1747

arc length of 510.72 feet, and a long chord which bears South 39 1748
degrees 48 minutes 51 seconds West for a distance of 504.96 feet 1749
to the TRUE POINT OF BEGINNING, containing 1.710 acres, more or 1750
less, of which 0.000 acres are within the present road occupied, 1751
resulting in a net take of 1.710 acres out of Franklin County 1752
Auditor's Parcel number 010-062731. 1753

Prior instruments recorded as of this writing recorded as 1754
Deed Book Volume 616, Page 399 in the records of Franklin 1755
County. 1756

This description was prepared by Russell Koenig, Ohio 1757
Registered Professional Surveyor number 8358, and is based on an 1758
actual field survey conducted by DLZ Ohio, Inc. in 2018 under 1759
his direct supervision. 1760

The bearing for this description are based on Ohio State 1761
Plane Coordinate system, South Zone, and the North American 1762
Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with ties 1763
to Franklin County monuments RETTKE and RINGLE having a relative 1764
bearing of North 40 degrees 52 minutes 51 seconds East. 1765

TRACT 2 1766

Situated in the State of Ohio, County of Franklin, City of 1767
Columbus, Clinton Township, Quarter Township 3, Township 1 1768
North, Range 18 West, United States Military Lands, and being 1769
0.591 acres out of a 79.59 acre parcel known as Franklin County 1770
Auditor's Parcel number 010-203994 as conveyed to State of Ohio 1771
"OSU" by deeds of record in Deed Book Volume 428, Page 192, (all 1772
document references are to the records of Franklin County unless 1773
otherwise stated), and being more particularly described as 1774
follows: 1775

COMMENCING FOR REFERENCE at a point at the intersection of 1776

the westerly right-of-way line of Olentangy River Road and the 1777
southerly right-of-way line of Lane Avenue, being on the 1778
northerly property line of the Grantor and a southerly corner of 1779
a parcel conveyed as 1-WD to City of Columbus by the instrument 1780
filed as Instrument Number 200805090072140; 1781

Thence along the westerly right-of-way line of the said 1782
Olentangy River Road, South 15 degrees 31 minutes 34 seconds 1783
West for a distance of 450.54 feet to a point; 1784

Thence continuing along the westerly right-of-way line of 1785
the said Olentangy River Road, South 00 degrees 35 minutes 03 1786
seconds West for a distance of 112.68 feet to a point; the said 1787
point being the TRUE POINT OF BEGINNING of the parcel herein 1788
described; 1789

Thence continuing along the westerly right-or-way line of 1790
Olentangy River Road the following four (4) courses: 1791

1. South 00 degrees 35 minutes 03 seconds West for a 1792
distance of 662.26 feet to a point; 1793

2. South 00 degrees 31 minutes 15 seconds West for a 1794
distance of 44.00 feet to a point; 1795

3. South 01 degrees 09 minutes 50 seconds West for a 1796
distance of 172.34 feet to a point; 1797

4. South 06 degrees 08 minutes 14 seconds West for a 1798
distance of 57.37 feet to a point; 1799

Thence crossing through the lands of the Grantor, North 02 1800
degrees 16 minutes 49 seconds West for a distance of 25.29 feet 1801
to a point; 1802

Thence continuing through the lands of the Grantor, North 1803
03 degrees 01 minutes 10 seconds West for a distance of 547.89 1804

feet to a point; 1805

Thence continuing through the lands of the Grantor and 1806
with a curve to the right, said curve having a central angle of 1807
20 degrees 40 minutes 46 seconds, a radius of 1020.00 feet, an 1808
arc length of 368.14 feet, and a long chord which bears North 07 1809
degrees 19 minutes 13 seconds East for a distance of 366.15 feet 1810
to the TRUE POINT OF BEGINNING, containing 0.591 acres, more or 1811
less, of which 0.000 acres are within the present road occupied, 1812
resulting in a net take of 0.591 acres out of Franklin County 1813
Auditor's Parcel number 010-203994. 1814

This description was prepared by Michael J. Hudik, Ohio 1815
Registered Professional Surveyor number 6788, and is based on an 1816
actual field survey conducted by DLZ Ohio, Inc. in 2018 under 1817
his direct supervision. 1818

The bearings for this description are based on Ohio State 1819
Plane Coordinate system, South Zone, and the North American 1820
Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with ties 1821
to Franklin County monuments RETTKE and RINGLE having a relative 1822
bearing of North 40 degrees 52 minutes 51 seconds East. 1823

The foregoing legal descriptions may be corrected or 1824
modified by the Department of Administrative Services to a final 1825
form if such corrections or modifications are needed to 1826
facilitate recordation of the perpetual easement. 1827

(B) The perpetual easement shall state the obligations of, 1828
and the duties to be observed and performed by the City of 1829
Columbus, Ohio, with regard to the perpetual easement, and shall 1830
require the City of Columbus, Ohio to assume perpetual 1831
responsibility for operating, maintaining, repairing, renewing, 1832
reconstructing, and replacing the sanitary sewer that is 1833

currently located on the real estate. 1834

(C) Consideration for granting the perpetual easement is 1835
One and 00/100 Dollar (\$1.00). 1836

(D) The Director of Administrative Services shall prepare 1837
the perpetual easement. The perpetual easement shall state the 1838
consideration and the terms and conditions for the granting of 1839
the perpetual easement. The perpetual easement shall be executed 1840
by the Director of Administrative Services in the name of the 1841
State, be kept in the records of the Department of 1842
Administrative Services, and delivered to the City of Columbus, 1843
Ohio. The City of Columbus, Ohio, shall present the perpetual 1844
easement for recording in the Office of the Franklin County 1845
Recorder. The City of Columbus, Ohio, shall pay the costs 1846
associated with recording the perpetual easement. 1847

(E) This section expires three (3) years after its 1848
effective date. 1849

Section 14. (A) The Governor may execute a Governor's Deed 1850
in the name of the State conveying to Jedidiah D. Stephen and 1851
Kathryn J. Stephen ("Grantee"), and their heirs, successors and 1852
assigns, or to an alternate grantee, and to the alternate 1853
grantee's heirs and assigns or successors and assigns, all of 1854
the State's right, title, and interest in the following 1855
described real estate: 1856

Situated in the State of Ohio, County of Noble, Township 1857
of Center and being part of the Southwest quarter of the 1858
Southwest quarter of Section 23, Township 7 North, Range 9 West 1859
and being described as follows: 1860

BEGINNING at an iron pin found at the Northeast corner of 1861
said Southwest quarter of the Southwest quarter of Section 23; 1862

thence along the East line of said quarter-quarter, South 00 1863
degrees 35' 57" West, 661.77 feet to an iron pin set; thence 1864
North 89 degrees 51' 42" West, 51.78 feet to the East edge of 1865
Township Road 144 (Barry's Ridge Road), having passed through an 1866
iron pin set at 48.00 feet; thence along the East side of said 1867
Township Road 144 the following 5 courses: 1868

- 1) North 22 degrees 32' 16" East, 71.71 feet; 1869
- 2) North 11 degrees 13' 46" East, 60.48 feet; 1870
- 3) North 03 degrees 01' 51" East, 192.38 feet; 1871
- 4) North 01 degrees 52' 29" East, 132.02 feet; 1872
- 5) North 01 degrees 22' 02" West, 212.07 feet; 1873

thence leaving said Township Road 144 and going along the 1874
North line of the aforementioned Southwest quarter of the 1875
Southwest quarter of Section 23, South 89 degrees 51' 42" East, 1876
10.00 feet to the place of beginning, containing 0.171 of an 1877
acre, more or less, but being subject to all legal right-of- 1878
ways, easements, and restrictions of record and being part of 1879
the property described in Volume 124, Page 197 of the Deed 1880
Records of Noble County, Ohio. 1881

This description was prepared by Robert C. Schell, P.S. 1882
No. 7314, from an actual field survey of the premises performed 1883
September 26, 2020. 1884

Bearings are based on Grid North of the Ohio South 1885
Coordinate System. Iron pins set are 5/8" rebar capped "Schell- 1886
7314". The Projection is USA/NAD83/OH SOUTH, Projection 1887
Adjustment Year, 2011. 1888

Deed Ref.: Vol. 124-P. 197, Deed Records 1889

Part of Auditor's Parcel No. 07-0021430.000 1890

The foregoing legal description may be corrected or 1891
modified by the Department of Administrative Services to a final 1892
form if such corrections or modifications are needed to 1893
facilitate recordation of the deed. 1894

(B) (1) The conveyance shall include the improvements and 1895
chattels situated on the real estate, and is subject to all 1896
easements, covenants, conditions, leases, and restrictions of 1897
record: all legal highways and public rights-of-way; zoning, 1898
building, and other laws, ordinances, restrictions, and 1899
regulations; and real estate taxes and assessments not yet due 1900
and payable. The real estate shall be conveyed in an "as-is, 1901
where-is, with all faults" condition. 1902

(2) The deed or deeds may contain restrictions, 1903
exceptions, reservations, reversionary interests, and other 1904
terms and conditions the Director of Administrative Services and 1905
the Board of Trustees of The Ohio State University determine to 1906
be in the best interest of the State. 1907

(3) Subsequent to the conveyance, any restrictions, 1908
exceptions, reservations, reversionary interests, or other terms 1909
and conditions contained in the deed may be released by the 1910
State or the Board of Trustees of The Ohio State University 1911
without the necessity of further legislation. 1912

(C) Consideration for the conveyance of the real estate 1913
described in division (A) of this section shall be at a price 1914
acceptable to the Board of Trustees of The Ohio State University 1915
and such conveyance shall be pursuant to a real estate purchase 1916
agreement containing any terms and conditions acceptable to the 1917
Board of Trustees of The Ohio State University. 1918

If Jedidiah D. Stephen and Kathryn J. Stephen do not 1919
complete the purchase of the real estate within the time period 1920
provided in the real estate purchase agreement, the Board of 1921
Trustees of The Ohio State University may use any reasonable 1922
method of sale considered acceptable by the Board of Trustees of 1923
The Ohio State University to determine an alternate grantee 1924
willing to complete the purchase within three years after the 1925
effective date of this section. All advertising costs, 1926
additional fees, and other costs incidental to the sale of the 1927
real estate described in division (A) of this section shall be 1928
negotiated by The Ohio State University and specified in a real 1929
estate purchase agreement with the Grantee or alternate grantee. 1930

(D) The real estate described in division (A) of this 1931
section shall be sold as an entire tract and not in parcels. 1932

(E) The costs associated with the purchase, closing and 1933
conveyance of the real estate described in division (A) of this 1934
section shall be paid by the Grantee or alternate grantee and/or 1935
The Ohio State University in the manner stated in the real 1936
estate purchase agreement. 1937

The net proceeds of the sale shall be deposited into 1938
university accounts for purposes to be determined by the Board 1939
of Trustees of The Ohio State University. 1940

(F) Upon adoption of a resolution by the Board of Trustees 1941
of The Ohio State University, the Director of the Department of 1942
Administrative Services, with the assistance of the Attorney 1943
General, shall prepare a Governor's Deed to the real estate 1944
described in division (A) of this section. The Governor's Deed 1945
shall state the consideration and shall be executed by the 1946
Governor in the name of the State, countersigned by the 1947
Secretary of State, sealed with the Great Seal of the State, 1948

presented in the Department of Administrative Services for 1949
recording, and delivered to the Grantee or alternate grantee. 1950
The Grantee or alternate grantee shall present the Governor's 1951
Deed for recording in the Office of the Noble County Recorder. 1952

(G) Prior to the execution of the Governor's Deed 1953
described in division (F) of this section, possession of the 1954
real estate described in division (A) of this section shall be 1955
governed by an existing interim license between the Department 1956
of Administrative Services and the Grantee. 1957

(H) This section shall expire 3 years after its effective 1958
date. 1959

Section 15. (A) The Governor may execute a Governor's Deed 1960
in the name of the State conveying to selected Grantee or 1961
Grantees, their heirs, successors and assigns, to be determined 1962
in the manner provided in division (C) of this section all of 1963
the State's right, title, and interest in the following 1964
described real estate: 1965

Situated in the Township of Liberty, County of Ross, and 1966
State of Ohio, and bounded and described as follows, to-wit: 1967

PARCEL A, 139.5 Acres 1968

containing the following "First", "Second" and "Third" Tracts: 1969

First Tract: 1970

Beginning at a stone, the Southwest corner of the 1971
southwest quarter of Section Five, Township Eight, range Twenty, 1972
of which this tract is a part; thence with Henry Jones' line and 1973
the West line of said Section Five, N. 9 degrees and 30' East 1974
152.8 poles to a stone, the Northwest corner of said Southwest 1975
quarter; thence with the North line of said Southwest quarter S. 1976

87 degrees and 30' East 127.1 poles to a point in the said north 1977
line of said quarter section, which point is 10 poles West of 1978
the center corner of said section; thence Southeast to a point 1979
in the East line of said quarter section, which point is 18 rods 1980
South of the middle corner of said section; thence on a straight 1981
line, and with the East line of the land this day conveyed to 1982
Wesley Ault, to a point in the South line of said section five, 1983
which point is two rods East of the corner of Jacob Jones' land 1984
in said South line; thence with the south line of said quarter 1985
section N. 87 degrees and 30' West 2 poles to a stone, corner to 1986
Jacob Jones' land, from which an 8 inch elm bears N. 74 ½ 1987
degrees E. 16 ½ links; thence N. 2 degrees and 30' East 22.3 1988
poles to a stone; thence with Jacob Jones' north line S. 72 1989
degrees and 30' West 6 poles to a stone from which a 12 inch elm 1990
bears south 76 ½ degrees W. 7 ½ links; thence S. 82 degrees and 1991
30' West 12 poles to a stone; thence South 76 degrees West 18.8 1992
poles to a stone; thence S. 74 degrees 30' West 8.2 poles to a 1993
stone; thence S. 82 degrees West 11 poles to a stone; thence S. 1994
87 degrees West 8 poles to a stone, near a bar post in the west 1995
side of a reserved outlet for hauling purposes, thence N. 79 1996
degrees and 45; West 6 poles to a stone; thence S. 86 degrees 1997
15; West 6 poles to a stone; thence S. 86 degrees 15; West 6 1998
poles to a stone; thence S. 86 degrees 15' West 6 poles to a 1999
stone; thence N. 86 degrees and 30' West 12 poles to a stone; 2000
thence S. 80 degrees and 45; West 14.4 poles to the place of 2001
beginning, containing 124 ¾ acres of land, more or less. 2002

EXCLUDING however, if the same be contained in the above 2003
boundaries, all that tract of ten acres, more or less, which was 2004
conveyed to it now owned and occupied by Chapman Powell, in the 2005
southwest corner of said quarter section, the premises herein 2006
conveyed being the same premises conveyed to said Simon R. Dixon 2007

by Albert Douglas, assignee, by deed dated March 12, 1900, and 2008
recorded in Volume 130, at Page 348, Ross County Deed Records. 2009

Second Tract: 2010

Being a part of the southeast quarter of Section 5, 2011
Township 8, and Range 20, and beginning at a point in the south 2012
line of said Section 5, said point being the southwest corner of 2013
the aforesaid southeast quarter; thence with the half section 2014
line, said line being the line between the lands of Dennis 2015
O'Leary and Alfred Poole, N. 7 degrees 45; E. 2412.2 feet to an 2016
oak stake in a fence, from which a large sycamore in the half 2017
section line, running East and West bears N. 22 degrees 19' W. 2018
352.0'; thence S. 22 degrees 19' E. 618.34 feet to a stake in 2019
the roots of a large apple tree and on the West side of said 2020
apple tree; thence S. 37 degrees 35' W. 596.0 feet to a stake; 2021
said stake being 25.5 feet from the aforesaid half section line 2022
measured eastwardly from said half section line at right angles 2023
at a point N. 7 degrees 45' E. 1083.2 feet from the southwest 2024
corner of the southeast quarter of said section; thence S. 9 2025
degrees.06' W. 1083.5 feet to the beginning, containing 3.95 2026
acres. 2027

Third Tract: 2028

Also an adjacent parcel of land beginning on the Southern 2029
line of Section Number 5, Township 8, Range 20, as established 2030
by Lorenzo Wesson 4.3 poles west of the middle of said section; 2031
thence N. 2 degrees 5' E. 22.3 poles to a stone; thence N. 72 2032
degrees 5'W. 6 poles to a stone from which which an elm bears S. 2033
76 degrees 5' W. 7.5 links; thence S. 83 degrees 75'W. 12 poles 2034
to a stone; thence S. 75 degrees 75' W. 48 poles to a stone; 2035
thence S. 74 degrees 10' W. 8.12 poles to a stone; thence S. 80 2036
degrees 35'W. 15.64 poles to a stone; thence S. 83 degrees 45' 2037

W. 11.18 poles to a stone near Bar Post southeast corner to 2038
Chapman Powell's 10.25 acres; thence with his line N. 79 degrees 2039
5' W. 6.16 poles to a stone; thence N. 76 degrees 45' W. 44 2040
poles; thence S. 86 degrees 25' W. 6 poles; thence N. 86 degrees 2041
5' W. 12.1 poles to a stone; thence S. 81 degrees 20' W. 144 2042
poles to a stone as said Powell's southwest corner and the 2043
northeast corner of Jacob Jones' one half acre in Section 6, 2044
said stone having been set by some previous surveyor as being 2045
the Section corner and from which another stone bears N. 5 2046
degrees W. 23 links; thence N. 89 degrees 53' E. 141.2 poles to 2047
the beginning. Being part of Section Number 5, Township 8, and 2048
Range 20, containing 10.8 acres, more or less, according to the 2049
survey made by B. H. Walker, November 1st, 1898 and being the 2050
same tract of land conveyed to Jacob Jones by Henry Jones and 2051
Rachel Jones, his wife, by deed dated May 16, 1850, and recorded 2052
in Ross County Deed Records Volume 50, at Pages 259 and 260; and 2053
being the same premises conveyed by Edwin C. Clough and Catherin 2054
Clough to John Snyder by deed dated April 4, 1904, and recorded 2055
in Volume 143, Page 579, Ross County Deed Records. 2056

Parcel Number: 19-0405007.000, containing 139.5 Acres 2057

PARCEL B, 117.78 Acres 2058

Situated in the County of Ross in the State of Ohio and in 2059
the Township of Liberty: 2060

Part of Section Number 8, Township Number 8, and Range 2061
Number 20; beginning at a stone at the northeast corner of said 2062
Section Number 8; thence along the Walnut Creek road S. 3 deg. 2063
48' W. 69.68 poles to a point in the center line of said road, 2064
corner to Nancy E. Jones; thence along her line N. 85 deg. 55' 2065
W. 106.86 poles (Crossing Walnut Creek at 84 poles) to a stone 2066
in said line; thence N. 85 deg. 55' W. 106.86 poles (Crossing 2067

Walnut Creek at 84 poles) to a stone in said line; thence N. 85 2068
deg. 32' W. 20.1 poles to a stone north of the north line of the 2069
Londonderry pike; thence N. 85 deg. W. 49.6 poles to a point in 2070
the middle of said pike near the top of Jones' hill; thence 2071
along said pike N. 75 deg. W. 9.32 poles to a point in the east 2072
side of a small culvert; thence along said pike N. 85 deg. 55; 2073
54.72 poles, N. 82 deg. W. 10.8 poles; N. 78 deg. 49' W. 44.16 2074
poles to the West line of said Section Number 8; thence with 2075
said line N. 11 deg. 15' E. 49.6 poles to a square sand stone 2076
presumed to be to corner of section number 8, from which stone 2077
an old stone bears N. 5 deg. W. 23 links; thence with the north 2078
boundary line of said Section Number 8, as it meanders and as 2079
established at divers times by Lorenzo Wesson, as shown on 2080
Surveyor's Record Book 4, page 116 and also 262, to which 2081
reference is here made, east 289.2 poles to the beginning, 2082
containing 117.78 acres, more or less, according to survey made 2083
hereof by B.J. Walker on November 1st, 1889 being the same 2084
premises conveyed to Jacob Jones by his father Thomas Jones and 2085
wife, by deed dated January 3rd, 1989 and recorded in Ross 2086
County Deed Record Book 35, Page 473, and 474. 2087

Parcel Number: 19-0405042.000, containing 117.78 Acres 2088

Property Address: 32505 U.S. Highway 50, Chillicothe, Ohio 2089
45601 2090

Prior Instrument Reference: OR Volume 208, Page 217 2091

Instrument 200200005506 2092

The foregoing legal description may be corrected or 2093
modified by the Department of Administrative Services to a final 2094
form if such corrections or modifications are needed to 2095
facilitate recordation of the deed. 2096

(B) (1) The conveyance includes improvements and chattels 2097
situated on the real estate, and is subject to all easements, 2098
covenants, conditions, leases, and restrictions of record; all 2099
legal highways and public rights-of-way; zoning, building, and 2100
other laws, ordinances, restrictions, and regulations; and real 2101
estate taxes and assessments not yet due and payable. The real 2102
estate shall be conveyed in an "as-is, where-is, with all 2103
faults" condition. 2104

(2) The deed or deeds may contain restrictions, 2105
exceptions, reservations, reversionary interests, and other 2106
terms and conditions the Director of Administrative Services 2107
determines to be in the best interest of the State. 2108

(3) Subsequent to the conveyance, any restrictions, 2109
exceptions, reservations, reversionary interests, or other terms 2110
and conditions contained in the deed may be released by the 2111
State or Ohio University without the necessity of further 2112
legislation. 2113

(4) The real estate described above shall be conveyed only 2114
if the Director of Administrative Services and the Board of 2115
Trustees of Ohio University first have determined that the real 2116
estate is surplus real property no longer needed by the state 2117
and that the conveyance is in the best interest of the state. 2118

(C) The Director of Administrative Services shall conduct 2119
a sale of the real estate by sealed bid auction or public 2120
auction, and the real estate shall be sold to the highest bidder 2121
at a price acceptable to the Director of Administrative Services 2122
and Ohio University. The Director of Administrative Services 2123
shall advertise the sealed bid auction or public auction by 2124
publication in a newspaper of general circulation in Ross 2125
County, once a week for three consecutive weeks before the date 2126

on which the sealed bids are to be opened. The Director of 2127
Administrative Services shall notify the successful bidder in 2128
writing. The Director of Administrative Services may reject any 2129
or all bids. 2130

The purchaser shall pay ten percent of the purchase price 2131
to the Director of Administrative Services within five business 2132
days after receiving the notice the bid has been accepted. The 2133
purchaser shall pay the balance of the purchase price to the 2134
Director within sixty days after receiving notice the bid has 2135
been accepted. When the purchase price has been paid, the 2136
Director and purchaser shall enter into a real estate purchase 2137
agreement, in the form prescribed by the Department of 2138
Administrative Services. Payment may be made in cash, or by bank 2139
draft or certified check made payable to the Treasurer of State. 2140
A purchaser who does not complete the conditions of the sale as 2141
prescribed in this division shall forfeit the ten percent of the 2142
purchase price paid to the state as liquidated damages. If a 2143
purchaser fails to complete the purchase, the Director of 2144
Administrative Services may accept the next highest bid, subject 2145
to the foregoing conditions. If the Director of Administrative 2146
Services rejects all bids, the Director may repeat the sealed 2147
bid auction or public auction, or may use an alternative sale 2148
process that is acceptable to Ohio University. 2149

Ohio University shall pay advertising and other costs 2150
incident to the sale of the real estate. 2151

(D) The real estate described in division (A) of this 2152
section may be conveyed as an entire tract or as multiple 2153
parcels. 2154

(E) Purchaser shall pay all costs associated with the 2155
purchase, closing and conveyance, including surveys, title 2156

evidence, title insurance, transfer costs and fees, recording 2157
costs and fees, taxes, and any other fees, assessments, and 2158
costs that may be imposed. 2159

The net proceeds of the sale shall be deposited into Ohio 2160
University accounts for purposes to be determined by the 2161
President and Board of Trustees of Ohio University. 2162

(F) Upon payment of the purchase price, the Director of 2163
the Department of Administrative Services, with the assistance 2164
of the Attorney General, shall prepare a Governor's Deed to the 2165
real estate described in division (A) of this section. The 2166
Governor's Deed shall state the consideration and shall be 2167
executed by the Governor in the name of the State, countersigned 2168
by the Secretary of State, sealed with the Great Seal of the 2169
State, presented in the Department of Administrative Services 2170
for recording, and delivered to the Grantee. The Grantee shall 2171
present the Governor's Deed for recording in the Office of the 2172
Ross County Recorder. 2173

(G) This section shall expire 3 years after its effective 2174
date. 2175

Section 16. (A) The Governor may execute one or more 2176
Governor's Deeds in the name of the State conveying to a 2177
Purchaser or Purchasers to be determined, its successors and 2178
assigns, all of the State's right, title, and interest in the 2179
following described real estate: 2180

Tract 1 2181

Situated in Farm Lots 59, 60, 61 and 97, Section 15, Town 2182
9, Range 14, Athens Township, Athens County, Ohio and being more 2183
particularly described as follows: 2184

Commencing at an iron pin set on the south right of way 2185

line of State Route 682, 60 feet left of Station 23 + 00; thence 2186
along the right of way line North 49° 15' 29" East, 73.03 feet 2187
to an iron pin set at the point of beginning of the tract herein 2188
described; thence leaving the right-of-way line South 13° 17' 2189
54" West 4599.57 feet to an iron pin set; thence along a curve 2190
to the left having a radius of 55.22 feet, the long chord of 2191
which bears South 34° 21' 54" East, 81.64 feet; thence crossing 2192
the road South 07° 58' 32" West 45.65 feet to an iron pin set; 2193
thence along the service road South 82° 01' 29" East 165.24 feet 2194
to an iron pin set; thence along a curve to the right having a 2195
radius of 737.91 feet, the long chord of which bears South 77° 2196
20' 33" East 120.48 feet to an iron pin set; thence leaving the 2197
road South 18° 18' 24" West 42.94 feet; thence South 71° 53' 32" 2198
East 11.68 feet; thence South 18° 30' 08" West 147.30 feet; 2199
thence North 71° 39' 08" West 19.98 feet to an iron pin set; 2200
thence South 18° 34' 29" West 25.40 feet to an iron pin set; 2201
thence North 70° 57' 30" West 117.84 feet to a PK nail; thence 2202
South 18° 53' 11" West 61.21 feet to a PK nail; thence South 70° 2203
50' 21" East 48.51 feet to a PK nail; thence South 18° 52' 47" 2204
West 144.59 feet to a PK nail; thence North 71° 43' 06" West 2205
124.09 feet to a drill hole; thence South 19° 04' 00" West 67.45 2206
feet to an iron pin set; thence South 07° 20' 58" East 82.36 2207
feet to an iron pin set; thence South 03° 53' 24" East 501.05 2208
feet to an iron pin set in the centerline of Dairy lane, passing 2209
an iron pin set at 441.05 feet; thence along the centerline of 2210
Dairy Lane North 77° 59' 12" West 1017.23 feet to an iron pin 2211
found, passing an iron pin set and leaving Dairy Lane at 396.83 2212
feet; thence along the West line of Farm Lot 59 South 01° 43' 2213
00" West 766.29 feet to an iron pin set in the centerline of 2214
Dairy Lane; thence along the centerline of Dairy Lane South 42° 2215
18' 42" West 105.86 feet to an iron pin set; thence leaving 2216
Dairy Lane North 31° 59' 36" West 623.93 feet to an iron pin 2217

set; thence North 59° 26' 28" West 839.30 feet to an iron pin 2218
set; thence North 61° 22' 44" West 894.61 feet to an iron pin 2219
set; thence North 27° 10' 57" East 149.72 feet to an iron pin 2220
set; thence North 88° 00' 11" East 182.35 feet to an iron pin 2221
set; thence North 11° 06' 01" East 355.12 feet to an iron pin 2222
set; thence North 56° 59' 38" East 1029.61 feet to an iron pin 2223
set; thence North 30° 45' 51" East 710.71 feet to an iron pin 2224
set; thence North 20° 04' 51" East 117.83 feet to a point on the 2225
south right of way line of State Route 682 which is 115 feet 2226
left of Station 41 + 48.90; thence along the right of way line 2227
South 78° 16' 53" East 189.25 feet; thence South 61° 51' 14" 2228
East 551.14 feet; thence South 46° 46' 40" East 462.08 feet; 2229
thence South 55° 54' 57" East 301.90 feet; thence South 49° 15' 2230
30" East 226.83 feet to the point of beginning and containing 2231
115.2111 Acres. 2232

Exception No. 1

2233

Commencing at the northeast corner of said 115.2111 acre 2234
tract; thence along a random line North 70° 23' 12" West 972.54 2235
feet to an iron pin set at the point of beginning of the tract 2236
herein described; thence South 55° 51' 56" West 70.00 feet to an 2237
iron pin set; thence North 34° 08' 04" West 80.00 feet to an 2238
iron pin set; thence North 55° 51' 56" East 70.00 feet to an 2239
iron pin set; thence South 34° 08' 04" East 80.00 feet to the 2240
point of beginning containing 0.1285 acres. 2241

Exception No. 2

2242

Commencing at the northeast corner of said 115.2111 acre 2243
tract; thence along a random line South 76° 59' 14" West 1004.22 2244
feet to an iron pin set at the point of beginning of the tract 2245
herein described; thence South 67° 07' 15" West 210.71 feet to 2246
an iron pin set; thence North 18° 43' 55" West 268.42 feet to an 2247

iron pin set; thence North 15° 21' 41" West 267.36 feet to an 2248
iron pin set; thence North 77° 09' 01" East 261.76 feet to an 2249
iron pin set; thence South 06° 38' 34" East 373.04 feet to an 2250
iron pin set; thence South 24° 08' 58" East 129.06 feet to the 2251
point of beginning containing 2.6653 acres. 2252

Exception No. 3 2253

Situated in Lease Lot 59, Section 15, Town 9, Range 14, 2254
Athens Township, Athens County, Ohio and being more particularly 2255
described as follows: 2256

Commencing at the northwest corner of said Lease Lot 59; 2257

Thence along the west line of said Lease Lot South 01° 43' 2258
00" West 341.47 feet to the POINT OF BEGINNING of the tract 2259
herein described; 2260

Thence leaving the Lease lot line North 72° 03' 58" East 2261
65.09 feet; 2262

Thence along a curve to the right having a radius of 2263
118.86 feet the long chord of which bears North 78° 52' 20" East 2264
28.17 feet; 2265

Thence North 85° 40' 42" East 264.98 feet; 2266

Thence along a curve to the left having a radius of 490.97 2267
feet, the long chord of which bears North 80° 42' 11" East 85.16 2268
feet; 2269

Thence along a curve to the left having a radius of 390.68 2270
feet, the long chord of which bears North 71° 46' 36" East 53.84 2271
feet; 2272

Thence North 67° 49' 32" East 55.01 feet; 2273

Thence South 10° 21' 35" West 135.05 feet; 2274

Thence along a curve to the left having a radius of 216.71 feet, the long chord of which bears South 05° 48' 23" East	2275
120.67 feet;	2276
	2277
Thence South 25° 53' 20" East 6.83 feet;	2278
Thence along a curve to the right having a radius of 184.83 feet, the long chord of which bears South 09° 37' 32" East 127.24 feet	2279
	2280
	2281
Thence along a curve to the left having a radius of 259.34 feet, the long chord of which bears South 03° 10' 34" East 50.30 feet;	2282
	2283
	2284
Thence along a curve to the left having a radius of 882.54 feet, the long chord of which bears South 12° 53' 40" East 127.83 feet;	2285
	2286
	2287
Thence South 14° 10' 56" East 292.98 feet to a point on the center line of Dairy Lane extended;	2288
	2289
Thence along said line North 77° 59' 12" West 688.35 feet to the west line of Lease Lot 59;	2290
	2291
Thence along said line North 01° 43' 00" East 603.58 feet to the POINT OF BEGINNING containing 9.3521 acres in Part One.	2292
	2293
<u>Exception No. 4</u>	2294
Situated in Lease Lot 59, Section 15, Town 9, Range 14, Athens Township, Athens County, Ohio and being more particularly described as follows:	2295
	2296
	2297
Commencing at the northwest corner of said Lease Lot 59;	2298
thence along the west line of said Lease Lot South 01° 43' 00" West 945.05 feet;	2299
	2300
Thence leaving the west line South 77° 59' 12" East 744.07	2301

feet to a point in the center of Dairy Lane and the POINT OF
BEGINNING of the tract herein described. 2302
2303

Thence leaving Dairy Lane North $14^{\circ} 10' 56''$ West 80.51
feet; 2304
2305

Thence South $82^{\circ} 55' 29''$ East 266.38 feet; 2306

Thence South $87^{\circ} 06' 23''$ East 15.69 feet; 2307

Thence South $03^{\circ} 53' 17''$ East 101.54 feet to a point in
the center of Dairy Lane; 2308
2309

Thence along the center of Dairy Lane North $77^{\circ} 59' 12''$
West 273.16 feet to the POINT OF BEGINNING containing 0.5495
acres in Part Two and 9.9016 acres total. From a survey by
Gregory K. Wright, Registered Surveyor S-6535. 2310
2311
2312
2313

Exception No. 5 2314

Situated in Lease Lot 59, Section 15, Town 9, Range 14,
Athens Township, Athens County, Ohio and being more particularly
described as follows: 2315
2316
2317

Commencing at the northwest corner of said Lease Lot 59;
thence along the west line of said Lease Lot South $01^{\circ} 43' 00''$
West 341.47 feet; 2318
2319
2320

Thence leaving the Lease Lot line North $72^{\circ} 03' 58''$ East
65.09 feet; 2321
2322

Thence along a curve to the right having a radius of
118.86 feet the long chord of which bears North $78^{\circ} 52' 20''$ East
28.17 feet; 2323
2324
2325

Thence North $85^{\circ} 40' 42''$ East 264.98 feet; 2326

Thence along a curve to the left having a radius of 490.97
feet, the long chord of which bears North $80^{\circ} 42' 11''$ East 85.16
2327
2328

feet; 2329

Thence along a curve to the left having a radius of 390.68 2330
feet, the long chord of which bears North 71° 46' 36" East 53.84 2331
feet; 2332

Thence North 67° 49' 32" East 55.01 feet to the POINT OF 2333
BEGINNING of the tract herein described; 2334

Thence continuing North 67° 49' 32" East 59.31 feet; 2335

Thence South 10° 21' 35" West 166.95 feet; 2336

Thence along a curve to the left having a radius of 166.71 2337
feet, the long chord of which bears South 05° 48' 23" East 92.83 2338
feet; 2339

Thence along a curve to the right having a radius of 2340
234.43 feet, the long chord of which bears South 13° 54' 47" 2341
East 128.39 feet; 2342

Thence along a curve to the left having a radius of 209.34 2343
feet, the long chord of which bears South 00° 38' 57" seconds 2344
West 68.32 feet; 2345

Thence along a curve to the left having a radius of 832.54 2346
feet, the long chord of which bears South 12° 56' 13" East 2347
121.81 feet; 2348

Thence South 14° 10' 56" East 238.34 feet to a point on 2349
the south side of a brick drive; 2350

Thence continuing South 14° 10' 56" East 80.51 feet to a 2351
point in the center of Dairy Lane. 2352

Thence along the center of said Dairy Lane North 77° 59' 2353
12" West 55.72 feet; 2354

Thence leaving Dairy Lane North 14° 10' 56" West 292.98 2355

feet; 2356

Thence along a curve to the right having a radius of 2357
882.54 feet, the long chord of which bears North 12° 53' 40" 2358
West 127.83 feet; 2359

Thence along a curve to the right having a radius of 2360
259.34 feet, the long chord of which bears North 03° 10' 34" 2361
West 50.30 feet; 2362

Thence along a curve to the left having a radius of 184.43 2363
feet, the long chord of which bears North 09° 37' 32" West 2364
127.24 feet; 2365

Thence North 25° 53' 20" West 6.83 feet; 2366

Thence along a curve to the right having a radius of 2367
216.71 feet, the long chord of which bears North 05° 48' 23" 2368
West 120.67 feet; 2369

Thence North 10° 21' 35" East 135.05 feet to the POINT OF 2370
BEGINNING containing 1.0441 acres. From a survey by Gregory K. 2371
Wright, Registered Surveyor S-6535. 2372

Containing after exceptions 112.4173 acres. Gregory K. 2373
Wright, Registered Surveyor #6535, of Evans, Mechwart, Hambleton 2374
and Tilton, Inc. 2375

Parcel Number: A029050103000 2376

Prior Instrument Reference: Deed Volume 67 Page 407 2377

Tract 2 2378

Situated in Lease Lots 59 and 61, Section 15, Town 9, 2379
range 14, Athens Township, Athens County, Ohio and being more 2380
particularly described as follows; 2381

Commencing at the northwest corner of said Lease Lot 59; 2382

Thence along the north line of said Lease Lot South 89	2383
degrees 09 minutes 40 seconds East, 949.52 feet to THE POINT OF	2384
BEGINNING of the tract herein described;	2385
Thence North 13 degrees 17 minutes 54 seconds East, 459.97	2386
feet to a point on the south right-of-way line of State Route	2387
682;	2388
Thence along said line South 49 degrees 15 minutes 29	2389
seconds East, 73.03 feet;	2390
Thence South 47 degrees 50 minutes 57 seconds East, 509.89	2391
feet;	2392
Thence South 47 degrees 50 minutes 55 seconds East, 303.25	2393
feet;	2394
Thence South 46 degrees 11 minutes 10 seconds East, 688.24	2395
feet;	2396
Thence leaving the right-of-way line South 51 degrees 47	2397
minutes 47 seconds West, 416.70 feet;	2398
Thence South 62 degrees 40 minutes 36 seconds West, 61.25	2399
feet;	2400
Thence South 76 degrees 40 minutes 02 seconds West, 47.78	2401
feet;	2402
Thence South 1 degree 02 minutes 48 seconds East, 85.59	2403
feet;	2404
Thence South 73 degrees 47 minutes 33 seconds West, 73.26	2405
feet;	2406
Thence South 87 degrees 39 minutes 11 seconds West, 175.04	2407
feet;	2408
Thence South 71 degrees 38 minutes 52 seconds West, 151.11	2409

feet;	2410
Thence North 83 degrees 48 minutes 29 seconds West, 290.35	2411
feet;	2412
Thence North 87 degrees 06 minutes 23 seconds West, 146.34	2413
feet;	2414
Thence North 03 degrees 53 minutes 17 seconds West, 399.50	2415
feet;	2416
Thence North 07 degrees 20 minutes 58 seconds West, 82.36	2417
feet;	2418
Thence North 19 degrees 04 minutes 00 seconds East, 67.45	2419
feet;	2420
Thence South 71 degrees 43 minutes 06 seconds East, 124.09	2421
feet;	2422
Thence North 18 degrees 52 minutes 47 seconds East, 144.59	2423
feet;	2424
Thence North 70 degrees 50 minutes 21 seconds West, 48.51	2425
feet;	2426
Thence North 18 degrees 53 minutes 11 seconds East, 61.21	2427
feet;	2428
Thence South 70 degrees 57 minutes 30 seconds East, 117.84	2429
feet;	2430
Thence North 18 degrees 34 minutes 29 seconds East, 25.40	2431
feet;	2432
Thence South 71 degrees 39 minutes 08 seconds East, 19.98	2433
feet;	2434
Thence North 18 degrees 30 minutes 08 seconds East, 147.30	2435

feet;	2436
Thence North 71 degrees 53 minutes 32 seconds West, 11.68	2437
feet;	2438
Thence North 18 degrees 18 minutes 24 seconds East, 42.94	2439
feet;	2440
Thence along a curve to the left having a radius of 737.91	2441
feet, the long chord of which bears North 77 degrees 21 minutes	2442
44 seconds West, 120.98 feet;	2443
Thence North 82 degrees 01 minutes 29 seconds West, 164.73	2444
feet;	2445
Thence North 07 degrees 58 minutes 32 seconds East, 45.67	2446
feet;	2447
Thence along a curve to the right having a radius of 55.22	2448
feet, the long chord of which bears North 34 degrees 21 minutes	2449
49 seconds West, 81.64 feet to THE POINT OF BEGINNING containing	2450
24.2347 acres, 3.1623 acres of which lies in Lease Lot 61 and	2451
21.0724 acres of which lies in Lease Lot 59. From a survey by	2452
Gregory K. Wright, Registered Surveyor S-6535.	2453
Parcel Number A029050100100	2454
Prior Instrument Deed Volume 141 Page 870	2455
The foregoing legal description may be corrected or	2456
modified by the Department of Administrative Services to a final	2457
form if such corrections or modifications are needed to	2458
facilitate recordation of the deed(s).	2459
(B) (1) The conveyance(s) shall include improvements and	2460
chattels situated on the real estate, and be subject to all	2461
leases, easements, covenants, conditions, and restrictions of	2462

record: all legal highways and public rights-of-way; zoning, 2463
building, and other laws, ordinances, restrictions, and 2464
regulations; and real estate taxes and assessments not yet due 2465
and payable. The real estate shall be conveyed in an "as-is, 2466
where-is, with all faults" condition. 2467

(2) The deed or deeds for the conveyance of the real 2468
estate described in division (A) of this section may contain 2469
restrictions, exceptions, reservations, reversionary interests, 2470
or other terms and conditions the Director of Administrative 2471
Services and the Board of Trustees of Ohio University determine 2472
to be in the best interest of the State. 2473

(3) Subsequent to the conveyance, any restrictions, 2474
exceptions, reservations, reversionary interests, or other terms 2475
and conditions contained in the deed or deeds may be released by 2476
the State or The Board of Trustees of Ohio University without 2477
the necessity of further legislation. 2478

(4) The deed or deeds may contain restrictions prohibiting 2479
the purchaser or purchasers from occupying, using, or 2480
developing, or from selling, the real estate such that the use 2481
or alienation will interfere with the quiet enjoyment of 2482
neighboring state-owned land. 2483

(C) (1) Consideration for the conveyance of the real estate 2484
described in division (A) of this section shall be at a price 2485
acceptable to the Department of Administrative Services and the 2486
Board of Trustees of Ohio University and such conveyance(s) 2487
shall be pursuant to a real estate purchase agreement(s) 2488
containing any terms and conditions acceptable to the Department 2489
of Administrative Services and the Board of Trustees of Ohio 2490
University. 2491

If an acceptable Purchaser or Purchasers cannot be located 2492
or does not complete the purchase of the real estate within the 2493
time period provided in the real estate purchase agreement(s), 2494
Ohio University may use any reasonable method of sale considered 2495
acceptable by the Board of Trustees of Ohio University to 2496
determine an alternate grantee or grantees willing to complete 2497
the purchase within three years after the effective date of this 2498
section for a consideration acceptable to the Department of 2499
Administrative Services and the Board of Trustees of Ohio 2500
University. 2501

(2) If authorized by the Board of Trustees of Ohio 2502
University, the Director of Administrative Services shall offer 2503
for sale the real estate through either a sealed bid auction or 2504
public auction, as described herein. In such instance, the 2505
method of sale and disposition of the real estate shall be 2506
determined by the Director of Administrative Services and Ohio 2507
University. 2508

The purchaser(s) shall pay ten percent of the purchase 2509
price to the Director of Administrative Services within five 2510
business days after receiving the notice the bid has been 2511
accepted. The purchaser(s) shall pay the balance of the purchase 2512
price to the Director within sixty days after receiving notice 2513
the bid has been accepted. When the purchase price has been 2514
paid, the Director and purchaser(s) shall enter into a real 2515
estate purchase agreement(s), in the form prescribed by the 2516
Department of Administrative Services. Payment shall be made by 2517
bank draft or certified check made payable to the Treasurer of 2518
State. A purchaser who does not complete the conditions of the 2519
sale as prescribed in this division shall forfeit the ten 2520
percent of the purchase price paid to the state as liquidated 2521
damages. If a purchaser fails to complete the purchase, the 2522

Director of Administrative Services may accept the next highest 2523
bid, subject to the foregoing conditions. If the Director of 2524
Administrative Services rejects all bids, the Director may 2525
repeat the sealed bid auction or public auction or may use an 2526
alternative sale process that is acceptable to the Board of 2527
Trustees of Ohio University. 2528

Ohio University shall pay all advertising costs, 2529
additional fees, and other costs incident to the sale of the 2530
real estate. 2531

(D) The real estate described in division (A) of this 2532
section may be conveyed as an entire tract or as multiple 2533
parcels. 2534

(E) The costs associated with the purchase, closing and 2535
conveyance of the real estate described in division (A) of this 2536
section shall be paid by the Purchaser or Purchasers and/or Ohio 2537
University in the manner stated in the real estate purchase 2538
agreement(s). 2539

The proceeds of the sale(s) shall be deposited into 2540
university accounts for purposes to be determined by the Board 2541
of Trustees of Ohio University. 2542

(F) Upon the execution of the real estate purchase 2543
agreement(s), the Director of the Department of Administrative 2544
Services, with the assistance of the Attorney General, shall 2545
prepare a Governor's Deed to the real estate described in 2546
division (A) of this section. The Governor's Deed(s) shall state 2547
the consideration and shall be executed by the Governor in the 2548
name of the State, countersigned by the Secretary of State, 2549
sealed with the Great Seal of the State, presented in the 2550
Department of Administrative Services for recording, and 2551

delivered to the Purchaser(s). The Purchaser(s) shall present 2552
the Governor's Deed(s) for recording in the Office of the Athens 2553
County Recorder. 2554

(G) This section shall expire three (3) years after its 2555
effective date. 2556

Section 17. (A) The Governor may execute a Governor's Deed 2557
in the name of the State conveying to Captina Conservancy 2558
("Purchaser"), and its successors and assigns, all of the 2559
State's right, title, and interest in all or part of the 2560
following described real estate: 2561

Tract 1 2562

Situated in the Township of Smith, County of Belmont, 2563
State of Ohio, and known as being a part of the southeast 2564
quarter of Section 34, Township 6, Range 4. 2565

Beginning for the same at the S.E. corner of the parcel to 2566
be described, from which the S.E. corner of Section 34, T. 6, R. 2567
4 bears, S. 84° 49' E. 1497.83 feet, (bearing on East Sec. line 2568
is N. 4° 56' E.); thence from the place of beginning and along 2569
the South Section Line of Section 34, N. 84° 49' W., 1011.60 2570
feet to a point; thence leave the section line, N. 5° 01 E., 2571
869.65 feet to a point; thence S. 84° 45' 40" E., 800.00 feet to 2572
a point; thence S. 8° 39' 40" E., 894.85 feet to the place of 2573
beginning. Containing 18.075 acres more or less and being 2574
subject to all legal highways. 2575

Parcel Number: 36-60019.000 (part) 2576

Prior Instrument Reference: Vol 494 Page 440 2577

Tract 2 2578

Situated in the Township of Smith, County of Belmont, 2579

State of Ohio, and known as being a part of Section 33, Township 2580
3, Range 4. 2581

Beginning for the same at a point in the North line of 2582
Sec.33, from which the N.E. Corner of Sec. 33 bears S. 84° 49' 2583
E., 1497.83, (bearing on East Sec. Line is S. 4° 56' W.); thence 2584
from the place of beginning S. 8° 39' 40" E., 2093.26 feet to a 2585
point; thence S. 86° 17' 30" E. 665.00 feet to a point; thence 2586
S. 3° 42' 30" W., 700.00 feet to a point on the half section 2587
line of said Section 33, thence with the half section line S. 2588
84° 46' 30" E., 250.00 feet to a stone, said stone being N. 84° 2589
46' 30" W., 7601 feet from a stone at the southeast corner of 2590
the Northeast quarter of Section 33; thence leaving said half 2591
section line S. 20° 16' W., 891.68 feet to a point in Township 2592
Road T-234; thence with said road S. 11° 59' 30" W., 351.83 2593
feet; thence S. 24° 42' W. 418.27 feet to a point in the 2594
township road; thence leave the township N. 53° 10' W., 3195.84 2595
feet to a point; thence N. 4° 51' 30" E., 1300.00 feet to a 2596
point; thence S. 85° 08' 30" E. 700.00 feet to a marked stone 2597
(lime) on the half section line of Section 33; thence with the 2598
half section line N. 5° 01' E., 1338.91 feet to the northwest 2599
corner of the northeast quarter of Section 33; thence with the 2600
north line of Section 33 S. 84° 49' E., 1011.60 feet to the 2601
place of beginning. Containing 170.715 acres, more or less and 2602
being subject to all legal highways, easements and restrictions 2603
of record. 2604

Parcel Number: 36-60020.000 (part) 2605

Prior Instrument Reference: Vol 494 Page 440 2606

The foregoing legal description may be corrected or 2607
modified by the Department of Administrative Services to a final 2608
form if such corrections or modifications are needed to 2609

facilitate recordation of the deed. 2610

(B) (1) The conveyance includes improvements and chattels 2611
situated on the real estate, and is subject to all easements, 2612
covenants, conditions, leases, and restrictions of record: all 2613
legal highways and public rights-of-way; zoning, building, and 2614
other laws, ordinances, restrictions, and regulations; and real 2615
estate taxes and assessments not yet due and payable. The real 2616
estate shall be conveyed in an "as-is, where-is, with all 2617
faults" condition. 2618

(2) The deed or deeds for the conveyance of the real 2619
estate may contain restrictions, exceptions, reservations, 2620
reversionary interests, and other terms and conditions the 2621
Director of Administrative Services and the Board of Trustees of 2622
Ohio University determines to be in the best interest of the 2623
State. 2624

(3) Subsequent to the conveyance, any restrictions, 2625
exceptions, reservations, reversionary interests, or other terms 2626
and conditions contained in the deed may be released by the 2627
State or the Board of Trustees of Ohio University without the 2628
necessity of further legislation. 2629

(C) Consideration for the conveyance of the real estate 2630
described in division (A) of this section shall be at a price 2631
acceptable to the Director of Administrative Services and the 2632
Board of Trustees of Ohio University. 2633

The Director of Administrative Services shall offer all or 2634
part of the real estate to Captina Conservancy through a real 2635
estate purchase agreement. If Captina Conservancy does not 2636
complete the purchase of the real estate within the time period 2637
provided in the real estate purchase agreement, the Director of 2638

Administrative Services may use any reasonable method of sale 2639
considered acceptable by the Board of Trustees of Ohio 2640
University to determine an alternate purchaser or purchasers 2641
willing to complete the purchase within three years after the 2642
effective date of this section. Ohio University shall pay all 2643
advertising costs, additional fees, and other costs incident to 2644
the sale of the real estate. 2645

For any part of the real estate that is not offered to 2646
Captina Conservancy, The Director of Administrative Services 2647
shall conduct a sale of the real estate by sealed bid auction or 2648
public auction, and the real estate shall be sold to the highest 2649
bidder at a price acceptable to the Director of Administrative 2650
Services and Ohio University. The Director of Administrative 2651
Services shall advertise the sealed bid auction or public 2652
auction by publication in a newspaper of general circulation in 2653
Belmont County, once a week for three consecutive weeks before 2654
the date on which the sealed bids are to be opened. The Director 2655
of Administrative Services shall notify the successful bidder in 2656
writing. The Director of Administrative Services may reject any 2657
or all bids. 2658

The purchaser(s) shall pay ten percent of the purchase 2659
price to the Director of Administrative Services within five 2660
business days after receiving the notice the bid has been 2661
accepted. The purchaser(s) shall pay the balance of the purchase 2662
price to the Director within sixty days after receiving notice 2663
the bid has been accepted. When the purchase price has been 2664
paid, the Director and purchaser(s) shall enter into a real 2665
estate purchase agreement, in the form prescribed by the 2666
Department of Administrative Services. Payment may be made by 2667
bank draft or certified check made payable to the Treasurer of 2668
State. Purchaser(s) who does not complete the conditions of the 2669

sale as prescribed in this division shall forfeit the ten 2670
percent of the purchase price paid to the state as liquidated 2671
damages. If a purchaser(s) fails to complete the purchase, the 2672
Director of Administrative Services may accept the next highest 2673
bid, subject to the foregoing conditions. If the Director of 2674
Administrative Services rejects all bids, the Director may 2675
repeat the sealed bid auction or public auction, or may use an 2676
alternative sale process that is acceptable to Ohio University. 2677

(D) The real estate described in division (A) of this 2678
section may be conveyed as an entire tract or as multiple 2679
parcels. 2680

(E) Except as otherwise specified above, the Purchaser 2681
shall pay all costs associated with the purchase, closing and 2682
conveyance, including surveys, title evidence, title insurance, 2683
transfer costs and fees, recording costs and fees, taxes, and 2684
any other fees, assessments, and costs that may be imposed. 2685

The proceeds of the sale shall be paid to Ohio University 2686
and deposited into the appropriate university accounts for the 2687
benefit of Ohio University. 2688

(F) Upon adoption of a resolution by the Board of Trustees 2689
of Ohio University and payment of the purchase price, the 2690
Director of the Department of Administrative Services, with the 2691
assistance of the Attorney General, shall prepare a Governor's 2692
Deed to the real estate described in division (A) of this 2693
section. The Governor's Deed shall state the consideration and 2694
shall be executed by the Governor in the name of the State, 2695
countersigned by the Secretary of State, sealed with the Great 2696
Seal of the State, presented in the Department of Administrative 2697
Services for recording, and delivered to the Purchaser. The 2698
Purchaser shall present the Governor's Deed for recording in the 2699

Office of the Belmont County Recorder. 2700

(G) This section shall expire three (3) years after its 2701
effective date. 2702

Section 18. (A) The Governor may execute one or more 2703
Governor's Deeds in the name of the State conveying to a 2704
purchaser or purchasers to be determined, its successors and 2705
assigns, all of the State's right, title, and interest in the 2706
following described real estate: 2707

Tract 1 2708

Situated in the Township of Smith, County of Belmont, 2709
State of Ohio, and known as being a part of Section 33, Township 2710
6, Range 4. 2711

Beginning for the same at the northeast corner of said 2712
Section 33; thence with said east line of Section 33 and also 2713
with the county road S. 4° 56; W. 1330.35 feet to a stone near 2714
the west side of the road; thence leaving said section line and 2715
road N. 84° 22' W. 355.60 feet to a stone; thence S. 3° 42' 30" 2716
W. 1384.43 feet to a point on the half section line of said 2717
Section 33; thence with the half section line S. 84° 46' 30" E. 2718
250.00 feet to a stone, said stone being N. 84° 46' 30" W. 76.01 2719
feet from a stone at the southeast corner of the northeast 2720
quarter of Section 33; thence leaving said half section line S. 2721
20° 16' W. 891.68 feet to a point in the county road; thence 2722
with said road S. 11° 59' 30" W. 351.83 feet; thence S. 24° 42' 2723
W. 418.27 feet; thence S. 31° 37' W. 1195.00 feet to a post on 2724
the south line of said Section 33 and near the west side of the 2725
road; thence leaving said road and with the south line of 2726
Section 33 N. 84° 52' W. 1481.60 feet to a stone at the 2727
southwest corner of the southeast quarter of Section 33 and 2728

passing a stone on line at plus 442.00 feet; thence with the 2729
half section line N. 4° 55' E. 1342.09 feet to a stone; thence 2730
leaving said half section line N. 85° 03' 30" W. 1961.68 feet to 2731
a post; thence N. 10° 40' E. 637.96 feet to a post; thence N. 2732
29° 06' E. 776.53 feet to a post; thence N. 84° 46' 30" W. 2733
939.34 feet to a point on the west line of said Section 33, said 2734
line also being the township line between Smith and Goshen 2735
Townships; thence with said section line N. 5° 04' E. 1354.82 2736
feet to a post at the northwest corner of the southwest quarter 2737
of Section 33; thence S. 85° 08' 30" E. 2519.87 feet to a marked 2738
stone (lime) on the half section line of Section 33; thence with 2739
said half section line N. 5° 01' E. 1338.91 feet to the 2740
northwest corner of the northeast quarter of Section 33; thence 2741
with the north line of Section 33 S. 84° 49' E. 2509.43 feet to 2742
the place of beginning, containing 405.936 acres and being 2743
subject to all legal highways. 2744

Excepting therefrom: 2745

Situated in the Township of Smith, County of Belmont, 2746
State of Ohio, and known as being a part of the southeast 2747
quarter of Section 34, Township 6, Range 4. 2748

Beginning for the same at the S.E. corner of the parcel to 2749
be described, from which the S.E. corner of Section 34, T. 6, R. 2750
4 bears, S. 84° 49' E., 1497.83 feet, (bearing on East Sec. line 2751
is N. 4° 56; E.); thence from the place of beginning and along 2752
the South Section Line of Section 34, N. 84° 49' W., 1011.60 2753
feet to a point; thence leave the section line, N. 5° 01' E., 2754
869.05 feet to a point; thence S. 84° 45' 40" E., 800.00 feet to 2755
a point; thence S. 8° 39' 40" E., 894.83 feet to the place of 2756
beginning. Containing 18.075 acres more or less and being 2757
subject to all legal highways. 2758

Part of parcel: 36-60019.000	2759
<u>Tract 2</u>	2760
Situated in the Township of Smith, County of Belmont,	2761
State of Ohio and known as being a part of the southeast quarter	2762
of Section 34, Township 6, Range 4.	2763
Beginning for the same at the southeast corner of said	2764
Section 34; thence with the south line of said section N. 84°	2765
49' W. 2509.43 feet to the southwest corner of the southeast	2766
quarter of said section; thence with the west line of said	2767
quarter section N. 5° 01' E. 869.65 feet; thence leaving said	2768
line S. 84° 45' 40" E. 2508.19 feet to a point on the east line	2769
of said southeast quarter section; thence with said quarter	2770
section line S. 4° 56' W. 867.29 feet to the place of beginning,	2771
containing 50.019 acres and being subject to all legal highways.	2772
Excepting therefrom:	2773
Situated in the Township of Smith, County of Belmont,	2774
State of Ohio, and known as being a part of Section 33, Township	2775
6, Range 4.	2776
Beginning for the same at a point in the North Line of	2777
Sec. 33, from which the N.E. Corner of Sec. 33 bears S. 84° 49'	2778
E., 1497.83 feet, (bearing on East Sec. Line is S. 4° 56' W.);	2779
thence from the place of beginning, S. 8° 39' 40" E., 2093.26	2780
feet to a point; thence S. 86° 17' 30" E. 665.00 feet to a	2781
point; thence S. 3° 42' 30" W., 700.00 feet to a point on the	2782
half section line of said Section 33, thence with the half	2783
section line S. 84° 46' 30" E., 250.00 feet to a stone, said	2784
stone being N. 84° 46' 30" W., 76.01 feet from a stone at the	2785
southeast corner of the northeast quarter of Section 33; thence	2786
leaving said half section line S. 20° 16' W., 891.68 feet	2787

leaving said half section line S. 20° 16' W., 891.68 feet to a 2788
point in Township Road T-234; thence with said road S. 11° 59' 2789
30" W., 351.83 feet; thence S. 24° 42' W. 418.27 feet to a point 2790
in the township road; thence leave the township N. 53° 10' W., 2791
3195.85 feet to a point; thence N. 4° 51' 30" E., 1300.00 feet 2792
to a point; thence S. 85° 08' 30" E. 700.00 feet to a marked 2793
stone (lime) on the half section line N. 5° 01' E., 1338.91 feet 2794
to the northwest corner of the northeast quarter of Section 33; 2795
thence with the north line of Section 33 S. 84° 49' E., 1011.60 2796
feet to the place of beginning. Containing 170.715 acres, more 2797
or less and being subject to all legal highways. 2798

Part of parcel: 36-60020.000 2799

Excepting all of the Pittsburg Number Eight (8) coal, 2800
together with mining rights, options and privileges as conveyed 2801
by the following instruments: 2802

(1) Eleanor Gatten, et al. to The Empire Coal mining 2803
Company, by deed dated January 29, 1901, and recorded in Volume 2804
132, Page 251, Belmont County Deed Records. 2805

(2) Deed from J. H. Dysart to The Empire Coal Mining 2806
Company dated January 17, 1901, and recorded in Volume 132, Page 2807
218, Belmont County Deed Records. 2808

(3) Deed from J. H. Dysart, et al. to The Empire Coal 2809
Mining Company dated January 11, 1901, and recorded in Volume 2810
132, Page 312, Belmont County Deed Records. 2811

(4) Deed from Margaret Dysart, et al. to The North 2812
American Coal Corporation dated December 29, 1961, and recorded 2813
in Volume 459, Page 12, Belmont County Deed Records. 2814

The above described premises are subject to the following 2815
easements or rights of way heretofore conveyed as follows: 2816

(5) Easement granted by O.B. Dysart, et al. to the Ohio Power Company to construct and maintain an electric power line by instrument dated May 29, 1947, and recorded in Volume 348, Page 353, Belmont County Deed Records.	2817 2818 2819 2820
(6) Easement granted by J. H. Dysart, et al. to the Natural Gas Company of West Virginia for the purpose of laying and maintaining a pipe line for the transportation of oil and gas by instrument dated November 11, 1925, and recorded in Volume 48, Page 484, Belmont County Lease Records.	2821 2822 2823 2824 2825
(7) Easement granted by O. B. Dysart, et al. to Rural Electric Cooperative, Inc. for the purpose of erecting and maintaining an electric power line by instrument dated July 20, 1936, and recorded in Volume 303, Page 30, Belmont County Deed Records.	2826 2827 2828 2829 2830
(8) Easement granted by John H. Dysart, et al. to the Ohio Power Company for the purpose of erecting and maintaining an electric power line by instrument dated July 31, 1945, and recorded in Volume 348, Page 260, Belmont County Deed Records.	2831 2832 2833 2834
(9) Easement granted by O. B. Dysart, et al. to the Peoples Telephone Company for the purpose of maintaining a telephone line by instrument dated August 31, 1950, and recorded in Volume 388, Page 13, Belmont County Deed Records.	2835 2836 2837 2838
Being a part of the same premises that was conveyed by Gladys McGaughy and Margaret Dysart by Warranty Deed dated July 2, 1962, which Deed is recorded in Volume 461 at page 713 of the Belmont County Record of Deeds.	2839 2840 2841 2842
Prior Instrument Reference: Deed Volume 494, Page 443	2843
The foregoing legal description may be corrected or modified by the Department of Administrative Services to a final	2844 2845

form if such corrections or modifications are needed to 2846
facilitate recordation of the deed(s). 2847

(B) (1) The conveyance(s) shall include improvements and 2848
chattels situated on the real estate, and be subject to all 2849
leases, easements, covenants, conditions, and restrictions of 2850
record: all legal highways and public rights-of-way; zoning, 2851
building, and other laws, ordinances, restrictions, and 2852
regulations; and real estate taxes and assessments not yet due 2853
and payable. The real estate shall be conveyed in an "as-is, 2854
where-is, with all faults" condition. 2855

(2) The deed or deeds for the conveyance(s) of the real 2856
estate described in division (A) of this section may contain 2857
restrictions, exceptions, reservations, reversionary interests, 2858
or other terms and conditions the Director of Administrative 2859
Services and the Board of Trustees of Ohio University determine 2860
to be in the best interest of the State. 2861

(3) Subsequent to the conveyance, any restrictions, 2862
exceptions, reservations, reversionary interests, or other terms 2863
and conditions contained in the deed or deeds may be released by 2864
the State or The Board of Trustees of Ohio University without 2865
the necessity of further legislation. 2866

(4) The deed or deeds may contain restrictions prohibiting 2867
the purchaser or purchasers from occupying, using, or 2868
developing, or from selling, the real estate such that the use 2869
or alienation will interfere with the quiet enjoyment of 2870
neighboring state-owned land. 2871

(C) (1) Consideration for the conveyance of the real estate 2872
described in division (A) of this section shall be at a price 2873
acceptable to the Department of Administrative Services and the 2874

Board of Trustees of Ohio University and such conveyance(s) 2875
shall be pursuant to a real estate purchase agreement(s) 2876
containing any terms and conditions acceptable to the Department 2877
of Administrative Services and the Board of Trustees of Ohio 2878
University. 2879

If an acceptable purchaser or purchasers cannot be located 2880
or does not complete the purchase of the real estate within the 2881
time period provided in the real estate purchase agreement(s), 2882
Ohio University may use any reasonable method of sale considered 2883
acceptable by the Board of Trustees of Ohio University to 2884
determine an alternate purchaser or purchasers willing to 2885
complete the purchase within three years after the effective 2886
date of this section for a consideration acceptable to the 2887
Department of Administrative Services and the Board of Trustees 2888
of Ohio University. 2889

(2) If authorized by the Board of Trustees of Ohio 2890
University, the Director of Administrative Services shall offer 2891
for sale the real estate through either a sealed bid auction or 2892
public auction, as described herein. In such instance, the 2893
method of sale and disposition of the real estate shall be 2894
determined by the Director of Administrative Services and Ohio 2895
University. 2896

The purchaser(s) shall pay ten percent of the purchase 2897
price to the Director of Administrative Services within five 2898
business days after receiving the notice the bid has been 2899
accepted. The purchaser(s) shall pay the balance of the purchase 2900
price to the Director within sixty days after receiving notice 2901
the bid has been accepted. When the purchase price has been 2902
paid, the Director and purchaser(s) shall enter into a real 2903
estate purchase agreement(s), in the form prescribed by the 2904

Department of Administrative Services. Payment shall be made by 2905
bank draft or certified check made payable to the Treasurer of 2906
State. Purchaser(s) who does not complete the conditions of the 2907
sale as prescribed in this division shall forfeit the ten 2908
percent of the purchase price paid to the state as liquidated 2909
damages. If a purchaser fails to complete the purchase, the 2910
Director of Administrative Services may accept the next highest 2911
bid, subject to the foregoing conditions. If the Director of 2912
Administrative Services rejects all bids, the Director may 2913
repeat the sealed bid auction or public auction or may use an 2914
alternative sale process that is acceptable to the Board of 2915
Trustees of Ohio University. 2916

Ohio University shall pay all advertising costs, 2917
additional fees, and other costs incident to the sale of the 2918
real estate. 2919

(D) The real estate described in division (A) of this 2920
section may be conveyed as an entire tract or as multiple 2921
parcels. 2922

(E) Except as otherwise specified above, the costs 2923
associated with the purchase, closing and conveyance of the real 2924
estate described in division (A) of this section shall be paid 2925
by the purchaser or purchasers and/or Ohio University in the 2926
manner stated in the real estate purchase agreement(s). 2927

The proceeds of the sale(s) shall be deposited into 2928
university accounts for purposes to be determined by the Board 2929
of Trustees of Ohio University. 2930

(F) Upon the execution of the real estate purchase 2931
agreement(s), the Director of the Department of Administrative 2932
Services, with the assistance of the Attorney General, shall 2933

prepare a Governor's Deed(s) to the real estate described in 2934
division (A) of this section. The Governor's Deed(s) shall state 2935
the consideration and shall be executed by the Governor in the 2936
name of the State, countersigned by the Secretary of State, 2937
sealed with the Great Seal of the State, presented in the 2938
Department of Administrative Services for recording, and 2939
delivered to the Purchaser(s). The Purchaser(s) shall present 2940
the Governor's Deed(s) for recording in the Office of the Athens 2941
County Recorder. 2942

(G) This section shall expire three (3) years after its 2943
effective date. 2944

Section 19. (A) The Governor may execute one or more 2945
Governor's Deeds in the name of the State conveying to a 2946
Purchaser or Purchasers to be determined, its successors and 2947
assigns, all of the State's right, title, and interest in the 2948
following described real estate: 2949

Situated in the City of Athens, County of Athens and State 2950
of Ohio and more particularly described as follows: 2951

Tract 1 2952

Parcel No. 1 - All of Inlot No. 141 in said City, County 2953
and State except 22 3/12 feet in width off of the west side of 2954
said Lot formerly owned by Serguis Bingham and that part of said 2955
Lot off of the east side, east of the alley, now owned and 2956
occupied by the United States of America, together with the 2957
common use of the alley running north and south through said Lot 2958
No. 141. It is hereby intended to describe the same real estate 2959
conveyed by Peter Kern and wife to one Betsy P. Harris by deed 2960
dated April 24, 1885, and recorded in Deed Book No. 58, at Page 2961
565 of the Deed Records of Athens County, Ohio. Being the 2962

premises conveyed to The Athens Messenger & Herald Printing 2963
Company by May P. Harris, unmarried, et al, by deed dated August 2964
29th, 1933, and recorded in Volume 158, Page 440, Athens County 2965
Deed Records. 2966

Tract 2 2967

Parcel No. 2 - Commencing at the northwest corner of Inlot 2968
No. 141 in said City and thence running east with the street on 2969
the north line of said Lot, 22 feet and 3 inches; thence south 2970
parallel with the west line of said Lot to the south line 2971
thereof; thence west with said south line to the west line of 2972
said lot; thence north with said west line to the place of 2973
beginning. Being a part of the same premises conveyed to 2974
Margaret Hearn by Nelle Sanderson, et al, by deed dated the 19th 2975
day of May, 1936, and recorded in Volume 169, Page 550, Record 2976
of Deeds of Athens County, Ohio. Being the premises conveyed to 2977
The Messenger Publishing Company by Margaret Hearn, unmarried, 2978
by deed dated February 24th, 1948, and recorded in Volume 196, 2979
Page 507, Athens County Deed Records. Said premises are subject 2980
to a right-of-way and easement from The Messenger Publishing 2981
Company to the Columbus and Southern Ohio Electric Company dated 2982
June 5th, 1968, and of record in Volume 284, Page 265, Athens 2983
County Deed Records. 2984

Tract 3 2985

Parcel No. 3 - Conveying all right, title or interest of 2986
the grantor in the real estate described in the following Athens 2987
City Ordinance No. 1096 dated June 18, 1951. To-wit: 2988

AN ORDINANCE TO VACATE A PART OF SOUTH HIGH STREET ON THE 2989
EAST SIDE THEREOF FROM WEST UNION STREET TO THE SOUTH LOT LINE 2990
OF INLOT NO. 141 AS HEREINBELOW DESCRIBED. 2991

Situated in the City of Athens, Section 9, T9N, R14W, of 2992
Athens Township, Athens County, Ohio. 2993

Beginning at an iron pin, on the south west corner of 2994
Inlot No. 141, that point of beginning being on the east side of 2995
South High Street; thence north four degrees and fifteen minutes 2996
east (N 4° 15' E), one hundred thirty two feet (132.00'), along 2997
the east side of South High Street, to the south side of Union 2998
Street; thence north eighty five degrees and forty five minutes 2999
west (N 85° 45' W) ten feet (10.0'), to an iron pin on the south 3000
side of Union Street thence south zero degrees and five minutes 3001
west (S 0° 05' W), one hundred thirty two and thirty seven 3002
hundredths feet (132.37') to the point of beginning. 3003

Parcel Numbers: A027230000500 & A027230000600 & 3004
A027230000601 3005

Prior Instrument Reference: Deed Volume 312 Page 865 3006

The foregoing legal description may be corrected or 3007
modified by the Department of Administrative Services to a final 3008
form if such corrections or modifications are needed to 3009
facilitate recordation of the deed. 3010

(B) (1) The conveyance(s) shall include improvements and 3011
chattels situated on the real estate, and be subject to all 3012
leases, easements, covenants, conditions, and restrictions of 3013
record: all legal highways and public rights-of-way; zoning, 3014
building, and other laws, ordinances, restrictions, and 3015
regulations; and real estate taxes and assessments not yet due 3016
and payable. The real estate shall be conveyed in an "as-is, 3017
where-is, with all faults" condition. 3018

(2) The deed or deeds for the conveyance of the real 3019
estate described in division (A) of this section may contain 3020

restrictions, exceptions, reservations, reversionary interests, 3021
or other terms and conditions the Director of Administrative 3022
Services and the Board of Trustees of Ohio University determine 3023
to be in the best interest of the State. 3024

(3) Subsequent to the conveyance, any restrictions, 3025
exceptions, reservations, reversionary interests, or other terms 3026
and conditions contained in the deed or deeds may be released by 3027
the State or The Board of Trustees of Ohio University without 3028
the necessity of further legislation. 3029

(4) The deed or deeds may contain restrictions prohibiting 3030
the grantee or grantees from occupying, using, or developing, or 3031
from selling, the real estate such that the use or alienation 3032
will interfere with the quiet enjoyment of neighboring state- 3033
owned land. 3034

(C) (1) Consideration for the conveyance of the real estate 3035
described in division (A) of this section shall be at a price 3036
acceptable to the Department of Administrative Services and the 3037
Board of Trustees of Ohio University and such conveyance(s) 3038
shall be pursuant to a real estate purchase agreement(s) 3039
containing any terms and conditions acceptable to the Department 3040
of Administrative Services and the Board of Trustees of Ohio 3041
University. 3042

If an acceptable Purchaser or Purchasers cannot be located 3043
or does not complete the purchase of the real estate within the 3044
time period provided in the real estate purchase agreement, Ohio 3045
University may use any reasonable method of sale considered 3046
acceptable by the Board of Trustees of Ohio University to 3047
determine an alternate grantee or grantees willing to complete 3048
the purchase within three years after the effective date of this 3049
section for a consideration acceptable to the Department of 3050

Administrative Services and the Board of Trustees of Ohio 3051
University. 3052

(2) If authorized by the Board of Trustees of Ohio 3053
University, the Director of Administrative Services shall offer 3054
for sale the real estate through either a sealed bid auction or 3055
public auction, as described herein. In such instance, the 3056
method of sale and disposition of the real estate shall be 3057
determined by the Director of Administrative Services and Ohio 3058
University. 3059

The purchaser(s) shall pay ten percent of the purchase 3060
price to the Director of Administrative Services within five 3061
business days after receiving the notice the bid has been 3062
accepted. The purchaser(s) shall pay the balance of the purchase 3063
price to the Director within sixty days after receiving notice 3064
the bid has been accepted. When the purchase price has been 3065
paid, the Director and purchaser(s) shall enter into a real 3066
estate purchase agreement, in the form prescribed by the 3067
Department of Administrative Services. Payment shall be made by 3068
bank draft or certified check made payable to the Treasurer of 3069
State. Purchaser(s) who does not complete the conditions of the 3070
sale as prescribed in this division shall forfeit the ten 3071
percent of the purchase price paid to the state as liquidated 3072
damages. If a purchaser(s) fails to complete the purchase, the 3073
Director of Administrative Services may accept the next highest 3074
bid, subject to the foregoing conditions. If the Director of 3075
Administrative Services rejects all bids, the Director may 3076
repeat the sealed bid auction or public auction or may use an 3077
alternative sale process that is acceptable to the Board of 3078
Trustees of Ohio University. 3079

Ohio University shall pay all advertising costs, 3080

additional fees, and other costs incident to the sale of the 3081
real estate. 3082

(D) The real estate described in division (A) of this 3083
section may be conveyed as an entire tract or as multiple 3084
parcels. 3085

(E) Except as otherwise specified above, the costs 3086
associated with the purchase, closing and conveyance of the real 3087
estate described in division (A) of this section shall be paid 3088
by the Purchaser or Purchasers and/or Ohio University in the 3089
manner stated in the real estate purchase agreement(s). 3090

The proceeds of the sale(s) shall be deposited into 3091
university accounts for purposes to be determined by the Board 3092
of Trustees of Ohio University. 3093

(F) Upon the execution of the real estate purchase 3094
agreement(s), the Director of the Department of Administrative 3095
Services, with the assistance of the Attorney General, shall 3096
prepare a Governor's Deed to the real estate described in 3097
division (A) of this section. The Governor's Deed shall state 3098
the consideration and shall be executed by the Governor in the 3099
name of the State, countersigned by the Secretary of State, 3100
sealed with the Great Seal of the State, presented in the 3101
Department of Administrative Services for recording, and 3102
delivered to the Purchaser. The Purchaser shall present the 3103
Governor's Deed for recording in the Office of the Athens County 3104
Recorder. 3105

(G) This section shall expire three (3) years after its 3106
effective date. 3107

Section 20. (A) The Governor may execute one or more 3108
Governor's Deeds in the name of the State conveying to a 3109

purchaser or purchasers to be determined, its successors and 3110
assigns, all of the State's right, title, and interest in the 3111
following described real estate: 3112

Situated in the State of Ohio, County of Athens, City of 3113
Athens and being described as follows: 3114

Original site 3115

Beginning twenty-five (25) feet west of the north-east 3116
corner of inlot numbered sixty-three (63) in said village, now 3117
city, and thence running west one hundred and thirty (130) feet; 3118
thence south one hundred and thirty-two (132) feet to the south 3119
line of said inlot number sixty-three (63); thence east one 3120
hundred and thirty (130) feet; thence north one hundred and 3121
thirty-two (132) feet to the place of beginning, situate in the 3122
village, now City of Athens, Athens County, Ohio. 3123

Additional site acquired 3124

Beginning at a point in the south line of Union Street one 3125
hundred and thirty (130) feet west of the intersection of the 3126
west line of Congress Street with the south line of Union 3127
Street; running thence west with the south side of Union Street, 3128
thirty-five (35) feet; thence south, parallel with High Street 3129
and along the east side of said new public alley, one hundred 3130
thirty-two (132) feet, to the north line of Lot No. 142; thence 3131
east, parallel with Union Street and with the north line of Lots 3132
142 and 64, thirty-five (35) feet; and thence north, parallel 3133
with High Street, one hundred thirty-two (132) feet to the place 3134
of beginning, being in the village, now City of Athens, Athens 3135
County, Ohio; 3136

Parcel Number: A027230000400 3137

Prior Instrument Reference: Deed Volume 258 Page 145 3138

The foregoing legal description may be corrected or 3139
modified by the Department of Administrative Services to a final 3140
form if such corrections or modifications are needed to 3141
facilitate recordation of the deed(s). 3142

(B) (1) The conveyance(s) shall include improvements and 3143
chattels situated on the real estate, and be subject to all 3144
leases, easements, covenants, conditions, and restrictions of 3145
record: all legal highways and public rights-of-way; zoning, 3146
building, and other laws, ordinances, restrictions, and 3147
regulations; and real estate taxes and assessments not yet due 3148
and payable. The real estate shall be conveyed in an "as-is, 3149
where-is, with all faults" condition. 3150

(2) The deed or deeds for the conveyance(s) of the real 3151
estate described in division (A) of this section may contain 3152
restrictions, exceptions, reservations, reversionary interests, 3153
or other terms and conditions the Director of Administrative 3154
Services and the Board of Trustees of Ohio University determine 3155
to be in the best interest of the State. 3156

(3) Subsequent to the conveyance, any restrictions, 3157
exceptions, reservations, reversionary interests, or other terms 3158
and conditions contained in the deed or deeds may be released by 3159
the State or The Board of Trustees of Ohio University without 3160
the necessity of further legislation. 3161

(4) The deed or deeds may contain restrictions prohibiting 3162
the purchaser or purchasers from occupying, using, or 3163
developing, or from selling, the real estate such that the use 3164
or alienation will interfere with the quiet enjoyment of 3165
neighboring state-owned land. 3166

(C) (1) Consideration for the conveyance of the real estate 3167

described in division (A) of this section shall be at a price 3168
acceptable to the Department of Administrative Services and the 3169
Board of Trustees of Ohio University and such conveyance(s) 3170
shall be pursuant to a real estate purchase agreement(s) 3171
containing any terms and conditions acceptable to the Department 3172
of Administrative Services and the Board of Trustees of Ohio 3173
University. 3174

If an acceptable purchaser or purchasers cannot be located 3175
or does not complete the purchase of the real estate within the 3176
time period provided in the real estate purchase agreement(s), 3177
Ohio University may use any reasonable method of sale considered 3178
acceptable by the Board of Trustees of Ohio University to 3179
determine an alternate purchaser or purchasers willing to 3180
complete the purchase within three years after the effective 3181
date of this section for a consideration acceptable to the 3182
Department of Administrative Services and the Board of Trustees 3183
of Ohio University. 3184

(2) If authorized by the Board of Trustees of Ohio 3185
University, the Director of Administrative Services shall offer 3186
for sale the real estate through either a sealed bid auction or 3187
public auction, as described herein. In such instance, the 3188
method of sale and disposition of the real estate shall be 3189
determined by the Director of Administrative Services and Ohio 3190
University. 3191

The purchaser(s) shall pay ten percent of the purchase 3192
price to the Director of Administrative Services within five 3193
business days after receiving the notice the bid has been 3194
accepted. The purchaser(s) shall pay the balance of the purchase 3195
price to the Director within sixty days after receiving notice 3196
the bid has been accepted. When the purchase price has been 3197

paid, the Director and purchaser(s) shall enter into a real 3198
estate purchase agreement(s), in the form prescribed by the 3199
Department of Administrative Services. Payment shall be made by 3200
bank draft or certified check made payable to the Treasurer of 3201
State. Purchaser(s) who does not complete the conditions of the 3202
sale as prescribed in this division shall forfeit the ten 3203
percent of the purchase price paid to the state as liquidated 3204
damages. If a purchaser fails to complete the purchase, the 3205
Director of Administrative Services may accept the next highest 3206
bid, subject to the foregoing conditions. If the Director of 3207
Administrative Services rejects all bids, the Director may 3208
repeat the sealed bid auction or public auction or may use an 3209
alternative sale process that is acceptable to the Board of 3210
Trustees of Ohio University. 3211

Ohio University shall pay all advertising costs, 3212
additional fees, and other costs incident to the sale of the 3213
real estate. 3214

(D) The real estate described in division (A) of this 3215
section may be conveyed as an entire tract or as multiple 3216
parcels. 3217

(E) Except as otherwise specified above, the costs 3218
associated with the purchase, closing and conveyance of the real 3219
estate described in division (A) of this section shall be paid 3220
by the purchaser or purchasers and/or Ohio University in the 3221
manner stated in the real estate purchase agreement(s). 3222

The proceeds of the sale(s) shall be deposited into 3223
university accounts for purposes to be determined by the Board 3224
of Trustees of Ohio University. 3225

(F) Upon the execution of the real estate purchase 3226

agreement(s), the Director of the Department of Administrative 3227
Services, with the assistance of the Attorney General, shall 3228
prepare a Governor's Deed(s) to the real estate described in 3229
division (A) of this section. The Governor's Deed(s) shall state 3230
the consideration and shall be executed by the Governor in the 3231
name of the State, countersigned by the Secretary of State, 3232
sealed with the Great Seal of the State, presented in the 3233
Department of Administrative Services for recording, and 3234
delivered to the Purchaser(s). The Purchaser(s) shall present 3235
the Governor's Deed for recording in the Office of the Athens 3236
County Recorder. 3237

(G) This section shall expire three (3) years after its 3238
effective date. 3239

Section 21. (A) The Governor may execute one or more 3240
Governor's Deeds in the name of the State conveying to a 3241
purchaser or purchasers to be determined, its successors and 3242
assigns, all of the State's right, title, and interest in the 3243
following described real estate: 3244

Situate in the City of Athens in the County of Athens and 3245
State of Ohio, to wit: 3246

Inlot No. Ten Hundred and Sixty-Three (1063) in the 3247
Presbyterian Parsonage Addition to said Village, now City, of 3248
Athens as recorded in plat book No. 4, page 11, of the Record of 3249
Plats of said County. 3250

Being the same premises deeded by Trustee's Deed from the 3251
Trustees of the First Presbyterian Church, of Athens, Ohio, to 3252
Edwin W. Chubb, dated February 17, 1911; filed March 26, 1913 3253
and recorded in Vol. 118, Page 208, Athens County Deed Records, 3254
Recorder's Office. 3255

Parcel Number: A027050003200 3256

Prior Instrument Reference: Deed Book 197, Page 119 3257

The foregoing legal description may be corrected or 3258
modified by the Department of Administrative Services to a final 3259
form if such corrections or modifications are needed to 3260
facilitate recordation of the deed(s). 3261

(B) (1) The conveyance(s) shall include improvements and 3262
chattels situated on the real estate, and be subject to all 3263
leases, easements, covenants, conditions, and restrictions of 3264
record: all legal highways and public rights-of-way; zoning, 3265
building, and other laws, ordinances, restrictions, and 3266
regulations; and real estate taxes and assessments not yet due 3267
and payable. The real estate shall be conveyed in an "as-is, 3268
where-is, with all faults" condition. 3269

(2) The deed or deeds for the conveyance(s) of the real 3270
estate described in division (A) of this section may contain 3271
restrictions, exceptions, reservations, reversionary interests, 3272
or other terms and conditions the Director of Administrative 3273
Services and the Board of Trustees of Ohio University determine 3274
to be in the best interest of the State. 3275

(3) Subsequent to the conveyance, any restrictions, 3276
exceptions, reservations, reversionary interests, or other terms 3277
and conditions contained in the deed or deeds may be released by 3278
the State or The Board of Trustees of Ohio University without 3279
the necessity of further legislation. 3280

(4) The deed or deeds may contain restrictions prohibiting 3281
the purchaser or purchasers from occupying, using, or 3282
developing, or from selling, the real estate such that the use 3283
or alienation will interfere with the quiet enjoyment of 3284

neighboring state-owned land. 3285

(C) (1) Consideration for the conveyance of the real estate 3286
described in division (A) of this section shall be at a price 3287
acceptable to the Department of Administrative Services and the 3288
Board of Trustees of Ohio University and such conveyance(s) 3289
shall be pursuant to a real estate purchase agreement(s) 3290
containing any terms and conditions acceptable to the Department 3291
of Administrative Services and the Board of Trustees of Ohio 3292
University. 3293

If an acceptable purchaser or purchasers cannot be located 3294
or does not complete the purchase of the real estate within the 3295
time period provided in the real estate purchase agreement(s), 3296
Ohio University may use any reasonable method of sale considered 3297
acceptable by the Board of Trustees of Ohio University to 3298
determine an alternate purchaser or purchasers willing to 3299
complete the purchase within three years after the effective 3300
date of this section for a consideration acceptable to the 3301
Department of Administrative Services and the Board of Trustees 3302
of Ohio University. 3303

(2) If authorized by the Board of Trustees of Ohio 3304
University, the Director of Administrative Services shall offer 3305
for sale the real estate through either a sealed bid auction or 3306
public auction, as described herein. In such instance, the 3307
method of sale and disposition of the real estate shall be 3308
determined by the Director of Administrative Services and Ohio 3309
University. 3310

The purchaser or purchasers shall pay ten percent of the 3311
purchase price to the Director of Administrative Services within 3312
five business days after receiving the notice the bid has been 3313
accepted. The purchaser or purchasers shall pay the balance of 3314

the purchase price to the Director within sixty days after 3315
receiving notice the bid has been accepted. When the purchase 3316
price has been paid, the Director and purchaser or purchasers 3317
shall enter into a real estate purchase agreement(s), in the 3318
form prescribed by the Department of Administrative Services. 3319
Payment shall be made by bank draft or certified check made 3320
payable to the Treasurer of State. A purchaser or purchasers who 3321
do not complete the conditions of the sale as prescribed in this 3322
division shall forfeit the ten percent of the purchase price 3323
paid to the state as liquidated damages. If the purchaser or 3324
purchasers fail to complete the purchase, the Director of 3325
Administrative Services may accept the next highest bid, subject 3326
to the foregoing conditions. If the Director of Administrative 3327
Services rejects all bids, the Director may repeat the sealed 3328
bid auction or public auction or may use an alternative sale 3329
process that is acceptable to the Board of Trustees of Ohio 3330
University. 3331

Ohio University shall pay all advertising costs, 3332
additional fees, and other costs incident to the sale of the 3333
real estate. 3334

(D) The real estate described in division (A) of this 3335
section may be conveyed as an entire tract or as multiple 3336
parcels. 3337

(E) Except as otherwise specified above, the costs 3338
associated with the purchase, closing and conveyance of the real 3339
estate described in division (A) of this section shall be paid 3340
by the purchaser or purchasers and/or Ohio University in the 3341
manner stated in the real estate purchase agreement(s). 3342

The proceeds of the sale(s) shall be deposited into 3343
university accounts for purposes to be determined by the Board 3344

of Trustees of Ohio University. 3345

(F) Upon the execution of the real estate purchase 3346
agreement(s), the Director of the Department of Administrative 3347
Services, with the assistance of the Attorney General, shall 3348
prepare a Governor's Deed to the real estate described in 3349
division (A) of this section. The Governor's Deed(s) shall state 3350
the consideration and shall be executed by the Governor in the 3351
name of the State, countersigned by the Secretary of State, 3352
sealed with the Great Seal of the State, presented in the 3353
Department of Administrative Services for recording, and 3354
delivered to the Purchaser or Purchasers. The Purchaser or 3355
Purchasers shall present the Governor's Deed(s) for recording in 3356
the Office of the Athens County Recorder. 3357

(G) This section shall expire three (3) years after its 3358
effective date. 3359

Section 22. (A) The Governor may execute one or more 3360
Governor's Deeds in the name of the State conveying to a 3361
Purchaser or Purchasers to be determined, its successors and 3362
assigns, all of the State's right, title, and interest in the 3363
following described real estate: 3364

Tract 1 3365

DESCRIPTION OF A 0.456 ACRE PARCEL 3366

Situated in Athens Township, Athens County, State of Ohio 3367

Being a 0.456 acre parcel of land located in part of 3368
Section 9, Township 09 North, Range 14 West, Ohio Company 3369
Purchase, Athens Township, Athens County, State of Ohio, being 3370
part of Inlot 39 & 40 in the City of Athens and being parcels as 3371
conveyed to The Gilee Group LLC by a deed recorded in Official 3372
Record Book 307 at Page 384 of said county deed records and 3373

being more fully described as follows: 3374

Beginning at a mag nail (set) at the northeasterly corner 3375
of said 0.456 acre tract, being a point on the westerly line of 3376
Court Street (66 foot width right of way), and being the 3377
southeasterly corner of a parcel as conveyed to Don D. & Lynda 3378
McInturg by a deed recorded in Official Record Book 350 at Page 3379
781 of said county deed records, from which the northeasterly 3380
corner of Inlot 35 bears N 3° 35' 50" E, 310.11 feet for 3381
reference; 3382

Course No. 1: Thence, S 3° 35' 50" W, with the westerly 3383
line of said Court Street, 92.37 feet to a mag nail (set), being 3384
the northeasterly corner of a parcel as conveyed to Best of 3385
Court, LLC by a deed recorded in Official Record Book 340 at 3386
Page 651 of said county deed records; 3387

Course No. 2: Thence, N 86° 14' 14" W, with the northerly 3388
line of said Best of Court, LLC parcel, the northerly line of a 3389
parcel as conveyed to Richard & Sally Barr by a deed recorded in 3390
Official Record Book 197 at Page 454 of said county deed 3391
records, and the northerly line of a parcel as conveyed to Mesta 3392
Properties, LLC by a deed recorded in Official Record Book 140 3393
at Page 794 of said county deed records, 218.62 feet to a mag 3394
nail (set), being the northeasterly corner of a parcel as 3395
conveyed to Mesta Properties by a deed recorded in Official 3396
Record Book 140 at Page 792 of said county deed records and the 3397
southeasterly corner of a parcel as conveyed to Best of Court, 3398
LLC by a deed recorded in Official Record Book 340 at Page 651 3399
of said county deed records; 3400

Course No. 3: Thence, N 3°51' 50" E, with the easterly 3401
line of said Best of Court, LLC parcel, 65.52 feet to an iron 3402
pin (found), being the southeasterly corner of a parcel as 3403

conveyed to Turf Rentals, LLC by a deed recorded in Official 3404
Record Book 362 at Page 558 of said county deed records and the 3405
southwesterly corner of a parcel as conveyed to Gary E. Hunter 3406
by a deed recorded in Official Record Book 272 at Page 917 of 3407
said county deed records; 3408

Course No. 4: Thence, S 86° 27' 10" E, with the southerly 3409
line of said Gary E. Hunter parcel, 59.33 feet to a mag nail 3410
(set), being the southeasterly corner of said Gary E. Hunter 3411
Parcel; 3412

Course No. 5: Thence, N 3° 08' 50" E, with the easterly 3413
line of said Gary E. Hunter parcel, 65.91 feet to a mag nail 3414
(set), being the northeasterly corner of said Gary E. Hunter 3415
Parcel and a point on the southerly line of a parcel as conveyed 3416
to Athens County Commissioners by a deed recorded in Official 3417
Record Book 59 at Page 786 of said county deed records; 3418

Course No. 6: Thence, S 86° 17' 10" E, with the southerly 3419
line of said Athens County Commissioners parcel, 19.65 feet to a 3420
mag nail (set), being the northwesterly corner of said Don D. & 3421
Lynda McInturg parcel; 3422

Course No. 7: Thence, S 3° 35' 50" W, with the westerly 3423
line of said Don D. & Lynda McInturg parcel, 10.00 feet to a mag 3424
nail (set); 3425

Course No. 8: Thence, S 86° 17' 10" E, with the westerly 3426
line of said Don D. & Lynda McInturg parcel, 15.00 feet to a mag 3427
nail (set); 3428

Course No. 9: Thence, S 3° 35' 50" W, with the westerly 3429
line of said Don D. & Lynda McInturg parcel, 27.42 feet to a mag 3430
nail (set); 3431

Course No. 10: Thence, S 86° 17' 10" E, with the southerly 3432

line of said Don D. & Lynda McInturg parcel, 45.00 feet to a 3433
point; 3434

Course No. 11: Thence S 3°35'50"W, with the southerly line 3435
of said Don D. & Lynda McInturg parcel, 2.00 feet to a point; 3436

Course No. 12: Thence, S 86°17'09" E, with the southerly 3437
line of said Don D. & Lynda McInturg parcel, 79.85 feet to the 3438
Point of Beginning, containing 0.456 acres, more or less, and 3439
being subject to all legal rights of way and easements of 3440
record. 3441

Bearings, coordinates and distances are based on Ohio 3442
State Plane (South Zone) Grid, NAD83 (CORS 2011) datum. 3443

All iron pins set being 5/8"x30" rebar with plastic cap 3444
stamped "Buckley Group - 04153". 3445

This description was prepared under the direct supervision 3446
of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on 3447
a field survey performed by The Buckley Group, LLC completed in 3448
May 2017. 3449

Parcel Number: A027080003300 3450

Prior Instrument Reference: OR Book 535 Page 1266 - 1275 3451

Tract 2 3452

DESCRIPTION OF A 0.082 ACRE PARCEL 3453

Situated in Athens Township, Athens County, State of Ohio 3454

Being a **0.082 acre** parcel of land located in part of 3455
Section 9, Township 09 North, Range 14 West, Ohio Company 3456
Purchase, Athens Township, Athens County, State of Ohio, being a 3457
part of InLot 51 in The City of Athens and being a parcel as 3458
conveyed to The Gilee Group LLC by a deed recorded in Official 3459

Record Book 307 at Page 384 of said county deed records and 3460
being more fully described as follows: 3461

Beginning at a mag nail (set) at the northeasterly corner 3462
of said 0.082 acre tract, being a point on the westerly line of 3463
Congress Street (66 foot width right of way), and being the 3464
southeasterly corner of a parcel as conveyed to PM Management, 3465
LLC by a deed recorded in Deed Book 160 at Page 25 of said 3466
county deed records, from which the northeasterly corner of said 3467
InLot 51 bears N 3° 51' 50" E, 66.00 feet for reference; 3468

Course No. 1: Thence, S 3° 51' 50" W, with the westerly 3469
line of said Congress Street, 33.98 feet to a mag nail (set), 3470
being the northeasterly corner of a parcel as conveyed to John & 3471
Joyce S. Wharton by a deed recorded in Official Record Book 503 3472
at Page 2256 of said county deed records; 3473

Course No. 2: Thence, N 86° 08' 10" W, with the northerly 3474
line of said John A. & Joyce S. Wharton parcel, 105.00 feet to a 3475
mag nail (set), being a point on the northerly line of a parcel 3476
as conveyed to University Rentals 3 Corp. by a deed recorded in 3477
Official Record Book 499 at Page 2606 of said county deed 3478
records and being the southeasterly corner of a parcel as 3479
conveyed to John A. & Joyce S. Wharton by a deed recorded in 3480
Official Record Book 503 at Page 2256; 3481

Course No. 3: Thence N 3° 51' 50" E, with the easterly 3482
line of said John A. & Joyce S. Wharton parcel, 33.98 feet to a 3483
mag nail (set), being the southeasterly corner of a parcel as 3484
conveyed to Patrick & Kristine H. Daugherty by a deed recorded 3485
in Official Record Book 517 at Page 626 of said county deed 3486
records and the southwesterly corner of a parcel as conveyed to 3487
James Lee Ault by a deed recorded in Official Record Book 426 at 3488
Page 822 of said county deed records; 3489

Course No. 4: Thence, S 86° 08' 10" E, with the southerly line of said Patrick & Kristine H. Daugherty parcel, the southerly line of a parcel as conveyed to James Lee Ault by a deed recorded in Official Record Book 426 at Page 822 of said county deed records, the southerly line of a parcel as conveyed to Ron J. & Debra L. Deluca by a deed recorded in Official Record Book 299 at Page 1825 of said county deed records, and the southerly line of said PM Management, LLC parcel, 105.00 feet to the **Point of Beginning**, containing **0.082 acres**, more or less, and being subject to all legal rights of way and easements of record.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

All iron pins set being 5/8" x30" rebar with plastic cap stamped "Buckley Group-04153".

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by The Buckley Group, LLC completed in May 2017.

Parcel Number: A027310001700

Prior Instrument Reference: OR Book 535 Page 1266 - 1275

The foregoing legal description may be corrected or modified by the Department of Administrative Services to a final form if such corrections or modifications are needed to facilitate recordation of the deed(s).

(B) (1) The conveyance(s) shall include improvements and chattels situated on the real estate, and be subject to all leases, easements, covenants, conditions, and restrictions of record: all legal highways and public rights-of-way; zoning,

building, and other laws, ordinances, restrictions, and 3519
regulations; and real estate taxes and assessments not yet due 3520
and payable. The real estate shall be conveyed in an "as-is,
where-is, with all faults" condition. 3521
3522

(2) The deed or deeds for the conveyance(s) of the real 3523
estate described in division (A) of this section may contain 3524
restrictions, exceptions, reservations, reversionary interests, 3525
or other terms and conditions the Director of Administrative 3526
Services and the Board of Trustees of Ohio University determine 3527
to be in the best interest of the State. 3528

(3) Subsequent to the conveyance, any restrictions, 3529
exceptions, reservations, reversionary interests, or other terms 3530
and conditions contained in the deed or deeds may be released by 3531
the State or The Board of Trustees of Ohio University without 3532
the necessity of further legislation. 3533

(4) The deed or deeds may contain restrictions prohibiting 3534
the purchaser or purchasers from occupying, using, or 3535
developing, or from selling, the real estate such that the use 3536
or alienation will interfere with the quiet enjoyment of 3537
neighboring state-owned land. 3538

(C) (1) Consideration for the conveyance of the real estate 3539
described in division (A) of this section shall be at a price 3540
acceptable to the Department of Administrative Services and the 3541
Board of Trustees of Ohio University and such conveyance(s) 3542
shall be pursuant to a real estate purchase agreement(s) 3543
containing any terms and conditions acceptable to the Department 3544
of Administrative Services and the Board of Trustees of Ohio 3545
University. 3546

If an acceptable Purchaser or Purchasers cannot be located 3547

or does not complete the purchase of the real estate within the 3548
time period provided in the real estate purchase agreement(s), 3549
Ohio University may use any reasonable method of sale considered 3550
acceptable by the Board of Trustees of Ohio University to 3551
determine an alternate purchaser or purchasers willing to 3552
complete the purchase within three years after the effective 3553
date of this section for a consideration acceptable to the 3554
Department of Administrative Services and the Board of Trustees 3555
of Ohio University. 3556

(2) If authorized by the Board of Trustees of Ohio 3557
University, the Director of Administrative Services shall offer 3558
for sale the real estate through either a sealed bid auction or 3559
public auction, as described herein. In such instance, the 3560
method of sale and disposition of the real estate shall be 3561
determined by the Director of Administrative Services and Ohio 3562
University. 3563

The purchaser(s) shall pay ten percent of the purchase 3564
price to the Director of Administrative Services within five 3565
business days after receiving the notice the bid has been 3566
accepted. The purchaser(s) shall pay the balance of the purchase 3567
price to the Director within sixty days after receiving notice 3568
the bid has been accepted. When the purchase price has been 3569
paid, the Director and purchaser(s) shall enter into a real 3570
estate purchase agreement(s), in the form prescribed by the 3571
Department of Administrative Services. Payment shall be made by 3572
bank draft or certified check made payable to the Treasurer of 3573
State. Purchaser(s) who does not complete the conditions of the 3574
sale as prescribed in this division shall forfeit the ten 3575
percent of the purchase price paid to the state as liquidated 3576
damages. If a purchaser fails to complete the purchase, the 3577
Director of Administrative Services may accept the next highest 3578

bid, subject to the foregoing conditions. If the Director of Administrative Services rejects all bids, the Director may repeat the sealed bid auction or public auction or may use an alternative sale process that is acceptable to the Board of Trustees of Ohio University.

Ohio University shall pay all advertising costs, additional fees, and other costs incident to the sale of the real estate.

(D) The real estate described in division (A) of this section may be conveyed as an entire tract or as multiple parcels.

(E) Except as otherwise specified above, the costs associated with the purchase, closing and conveyance of the real estate described in division (A) of this section shall be paid by the grantee or grantees and/or Ohio University in the manner stated in the real estate purchase agreement(s).

The proceeds of the sale(s) shall be deposited into university accounts for purposes to be determined by the Board of Trustees of Ohio University.

(F) Upon the execution of the real estate purchase agreement(s), the Director of the Department of Administrative Services, with the assistance of the Attorney General, shall prepare a Governor's Deed(s) to the real estate described in division (A) of this section. The Governor's Deed(s) shall state the consideration and shall be executed by the Governor in the name of the State, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Department of Administrative Services for recording, and delivered to the Purchaser(s). The Purchaser(s) shall present

the Governor's Deed for recording in the Office of the Athens 3608
County Recorder. 3609

(G) This section shall expire three (3) years after its 3610
effective date. 3611

Section 23. (A) The Governor may execute one or more 3612
Governor's Deeds in the name of the State conveying to a 3613
Purchaser or Purchasers to be determined, its successors and 3614
assigns, all of the State's right, title, and interest in the 3615
following described real estate: 3616

Situate in the City of Ironton, County of Lawrence and 3617
State of Ohio, 3618

Being a part of the Three (3) following parcels of land: a 3619
middle part of a 0.90 acre parcel of Lot No. 7 of the Auditor's 3620
Plat of 1900 of Lot No. 16 of Heplar in Sec. 27, T1, R18; a 0.38 3621
acre parcel in the South side of Lot "Q" of the Auditor's Plat 3622
of 1859 of Sec. 27, T1, R18; a 8.47 acre parcel in the Southeast 3623
corner of said Lot "Q" purchased by Grantor herein G. Leslie 3624
DeLapp, Presiding Bishop, as Trustee in Trust for the 3625
Reorganized Church of Jesus Christ of Latter Day Saints, and his 3626
successors in office, for the use and benefit of said Church, 3627
from Erma C. Marting by Deed dated September 1, 1960, as 3628
recorded in Deed Book Vol. 273, Pages 14-16 on September 25, 3629
1960, and being more particularly bounded and described as 3630
follows: Beginning at an iron post at the intersection of the 3631
West line of Ninth Street with the Northwest line of Ellison 3632
Avenue; THENCE S 29 degrees 47' W 151.38 feet to an iron post in 3633
the Northwest line of Ellison Avenue; THENCE N 30 degrees 37' W 3634
170.20 feet to an iron post; THENCE N 59 degrees 36' E 131.75 3635
feet to an iron post in the W line of Ninth Street; THENCE S 30 3636
degrees 81' E 94.80 feet to the place of beginning and 3637

containing Forty-One hundredths (0.41) of an acre, more or less, 3638
of which 0.35 of an acre lies in the aforesaid Lot No. 7, 0.04 3639
of an acre lies in the 0.88 acres parcel of aforesaid Lot "Q" 3640
the said 0.40 acre parcel comprising Lots No. 42, 42 and 43 of a 3641
proposed plat of Marting Subdivision in the City of Ironton, 3642
Lawrence County, Ohio. 3643

Parcel Number: 35-001-0500 3644

Prior Instrument Reference: Deed Volume 0081 Page 383 3645

The foregoing legal description may be corrected or 3646
modified by the Department of Administrative Services to a final 3647
form if such corrections or modifications are needed to 3648
facilitate recordation of the deed(s). 3649

(B) (1) The conveyance(s) shall include improvements and 3650
chattels situated on the real estate, and be subject to all 3651
leases, easements, covenants, conditions, and restrictions of 3652
record: all legal highways and public rights-of-way; zoning, 3653
building, and other laws, ordinances, restrictions, and 3654
regulations; and real estate taxes and assessments not yet due 3655
and payable. The real estate shall be conveyed in an "as-is, 3656
where-is, with all faults" condition. 3657

(2) The deed or deeds for the conveyance of the real 3658
estate described in division (A) of this section may contain 3659
restrictions, exceptions, reservations, reversionary interests, 3660
or other terms and conditions the Director of Administrative 3661
Services and the Board of Trustees of Ohio University determine 3662
to be in the best interest of the State. 3663

(3) Subsequent to the conveyance, any restrictions, 3664
exceptions, reservations, reversionary interests, or other terms 3665
and conditions contained in the deed or deeds may be released by 3666

the State or The Board of Trustees of Ohio University without 3667
the necessity of further legislation. 3668

(4) The deed or deeds may contain restrictions prohibiting 3669
the purchaser or purchasers from occupying, using, or 3670
developing, or from selling, the real estate such that the use 3671
or alienation will interfere with the quiet enjoyment of 3672
neighboring state-owned land. 3673

(C) (1) Consideration for the conveyance of the real estate 3674
described in division (A) of this section shall be at a price 3675
acceptable to the Department of Administrative Services and the 3676
Board of Trustees of Ohio University and such conveyance(s) 3677
shall be pursuant to a real estate purchase agreement(s) 3678
containing any terms and conditions acceptable to the Department 3679
of Administrative Services and the Board of Trustees of Ohio 3680
University. 3681

If an acceptable Purchaser or Purchasers cannot be located 3682
or does not complete the purchase of the real estate within the 3683
time period provided in the real estate purchase agreement, Ohio 3684
University may use any reasonable method of sale considered 3685
acceptable by the Board of Trustees of Ohio University to 3686
determine an alternate grantee or grantees willing to complete 3687
the purchase within three years after the effective date of this 3688
section for a consideration acceptable to the Department of 3689
Administrative Services and the Board of Trustees of Ohio 3690
University. 3691

(2) If authorized by the Board of Trustees of Ohio 3692
University, the Director of Administrative Services shall offer 3693
for sale the real estate through either a sealed bid auction or 3694
public auction, as described herein. In such instance, the 3695
method of sale and disposition of the real estate shall be 3696

determined by the Director of Administrative Services and Ohio University. 3697
3698

The purchaser(s) shall pay ten percent of the purchase price to the Director of Administrative Services within five business days after receiving the notice the bid has been accepted. The purchaser(s) shall pay the balance of the purchase price to the Director within sixty days after receiving notice the bid has been accepted. When the purchase price has been paid, the Director and purchaser shall enter into a real estate purchase agreement(s), in the form prescribed by the Department of Administrative Services. Payment shall be made by bank draft or certified check made payable to the Treasurer of State. A purchaser who does not complete the conditions of the sale as prescribed in this division shall forfeit the ten percent of the purchase price paid to the state as liquidated damages. If a purchaser fails to complete the purchase, the Director of Administrative Services may accept the next highest bid, subject to the foregoing conditions. If the Director of Administrative Services rejects all bids, the Director may repeat the sealed bid auction or public auction or may use an alternative sale process that is acceptable to the Board of Trustees of Ohio University. 3699
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Ohio University shall pay all advertising costs, additional fees, and other costs incident to the sale of the real estate. 3719
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(D) The real estate described in division (A) of this section may be conveyed as an entire tract or as multiple parcels. 3722
3723
3724

(E) The costs associated with the purchase, closing and conveyance of the real estate described in division (A) of this 3725
3726

section shall be paid by the Purchaser or Purchasers and/or Ohio University in the manner stated in the real estate purchase agreement(s).

The proceeds of the sale(s) shall be deposited into university accounts for purposes to be determined by the Board of Trustees of Ohio University.

(F) Upon the execution of the real estate purchase agreement(s), the Director of the Department of Administrative Services, with the assistance of the Attorney General, shall prepare a Governor's Deed to the real estate described in division (A) of this section. The Governor's Deed shall state the consideration and shall be executed by the Governor in the name of the State, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Department of Administrative Services for recording, and delivered to the Purchaser. The Purchaser shall present the Governor's Deed for recording in the Office of the Athens County Recorder.

(G) This section shall expire three (3) years after its effective date.

Section 24. (A) The Governor may execute one or more Governor's Deeds in the name of the State conveying to a purchaser or purchasers to be determined, its successors and assigns, all of the State's right, title, and interest in the following described real estate:

Tract 1

Situate in and being the North portion of Lease Lots Numbered 3 and 4, Section No. 27, Town No. 8, Range No. 14, in said township, county and state and beginning at the Northwest

corner of Lease Lot No. 4, it being the Northeast corner of 3756
Elias Hibbard's lease; thence South 16.75 chains, more or less, 3757
to the Southeast corner of said Hibbard lease to a stone; thence 3758
East 50.5 chains to a stone in the East line of Lease Lot No. 3; 3759
thence North 16.75 chains, more or less, to the Northeast corner 3760
of said Lease Lot No. 3; thence West 50.51 chains to the place 3761
of beginning, containing 80.41 acres, more or less. 3762

Tract 2 3763

Twenty-five acres in the Northeast corner of Farm or Lease 3764
Lot No. 5 (otherwise 153) in Section No. 27 originally leased to 3765
Elias Hibbard and described as follows, to-wit: Beginning at the 3766
Northeast corner of said Farm or Lease Lot No. 5 and thence 3767
running West 14.91 chains; thence South 16.75 chains; thence 3768
East 14.91 chains; thence North 16.75 chains to the place of 3769
beginning, together with a right of way through and over the 3770
adjoining lands of S. Newton Wines, as the same was conveyed to 3771
one Alva C. Robinson by deed of Wines and wife dated December 5, 3772
1889 which is hereby referred to. 3773

Tract 3 3774

Sixty-six and 44/100ths acres off of the South end of Farm 3775
or Lease Lot No. 4 (otherwise 154) in Section 28 originally 3776
leased to Heseekiah Topping and described as follows, to-wit: 3777
Beginning at the Southeast corner of said lot or section and 3778
thence running West 46.82 chains to the Southwest corner of said 3779
lot; thence North 14.19 chains; thence East 46.63 chains; thence 3780
South 14.19 chains to the place of beginning. 3781

Tract 4 3782

Beginning at the Southeast corner of Farm or Lease Lot No. 3783
3 (otherwise 155) in Section No. 28, originally leased to Dewalt 3784

Beinbreich, and thence running North 55 chains to the Northeast 3785
corner of said lot; thence West 26 chains to the Northeast 3786
corner of the town plat of Hebbardsville; thence West 2.72 ½ 3787
chains to within 106 feet of the West end of Inlot No. 10; 3788
thence South 42 links to the North line of Inlot No. 12 in said 3789
Village; thence East 2.571/2 chains to the middle of Eastern 3790
Alley; thence South along the middle of said alley 2.73 chains 3791
to the middle of Lafayette Street; thence South to the Southeast 3792
corner of Inlot No. 24; thence West 4.61 chains to the middle of 3793
Main Street; thence South 2° East 9.0 chains; thence South 9 ½° 3794
West in said Pruden's line 8.8 chains to W.C. Bean's Northwest 3795
corner; thence East 11.8 chains; thence South 30.6 chains to the 3796
South line of said Farm or Lease Lot No. 3; thence East 20 3797
chains to the place of beginning. Said above described tract 3798
includes Inlot No. 28 and part of Inlot No. 10 in said village 3799
of Hebbardsville and containing 135 acres. Being subject, 3800
however, to such rights as the K. & M. R.R. has over and across 3801
the same. 3802

Tract 5 3803

Beginning at the Southeast corner of Farm or lease Lot No. 3804
2 (otherwise 157) in Section No. 28 and thence running West 3805
15.57 chains; thence North 8° West 7.95 chains to the middle of 3806
the Coolville road; thence Northeastwardly along the middle of 3807
said road to the East line of said lot; thence South 16.79 3808
chains to the place of beginning, containing 20.08 acres, more 3809
or less. 3810

Tract 6 3811

Beginning at the Southeast corner of Inlot No. 9 in the 3812
Village of Hebbardsville, the same being also Farm or Lease Lot 3813
No. 2 (otherwise 157) in Section No. 28 and thence running East 3814

7.5 chains; thence North 5.5 chains; thence South 65° West 8.28 3815
chains to the Northeast corner of said Inlot No. 9; thence South 3816
1.95 chains to the place of beginning, containing 2.78 acres, 3817
more or less. 3818

Tract 7 3819

The following described part of Farm or Lease Lot No. 2 3820
(otherwise 157) in Section No. 28, to-wit: Beginning at a point 3821
15.57 chains West of the Southeast corner of the above described 3822
fifth tract and thence running North 8° West 2.66 chains to a 3823
point 175 feet North of the South line of said Farm or Lease Lot 3824
No. 2; thence West 4.67 chains; thence North 3.2 chains; thence 3825
South 65° West 0.84 chains to the Northeast corner of the sixth 3826
described tract; thence South 5.5 chains to the South line of 3827
said Farm or Lease Lot No. 2; thence East 5.8 chains to the 3828
place of beginning, containing 1.72 acres, more or less, and 3829
being the same premises conveyed to the said Joseph Braun by 3830
Henry D. Mirick and wife by deed dated February 23, 1898, 3831
reference to which is hereby made for a more particular 3832
description. 3833

Tract 8 3834

Being all that part of the East half of Lot Number 1, 3835
Section 34, Town 8, Range 14, that lies South of County Road 3836
Number 12 (formerly U.S. Route Number 50) containing 25.75 3837
acres, more or less. 3838

Excepting from the above tract, One (1) acre sold to James 3839
Whaley and recorded in Deed Book 158, Page 440 and also 3840
excepting 0.82 acres as recorded in Deed Book 585 Page 1438, 3841
more fully described as follows: Commencing at the northwest 3842
corner of House Lot No. 19 in the Village of Hebbardsville; 3843

thence south 165 feet to the southwest corner of House Lot No. 30; thence north 44° west N 89° 20' W 270 feet to a stake: thence north 100 feet; thence north 42 1/2° east N 77° 27' E 283 feet to the place of beginning, containing 0.82 of an acre more or less.

Tract 9

Nineteen and Three Fourths (19.75) acres in the Northwest part of Lot Number 3, Section Number 28, Town 8, Range 14, bounded on the North by the town of Hebbardsville, on the East by the Gallipolis Road (County Road Number 77) and on the West by the West line of said Lot Number 3.

Excepting from the above tract 4.68 acres, sold to Martin T. Bean and recorded in Deed Book 46, Page 418.

Also excepting from the above two tracts, Eighty-two One Hundredths (82/100) of an acre, sold to Board of Education of Alexander Township and recorded in Deed Book 60, Page 53. Leaving in the above Two tracts 39.00 acres more or less.

Tract 10

Being in Sections 28 and 34, Township No. 8, Range No. 14 Ohio Company's Purchase, and beginning on the west line of J.P. Coe's land, 50 feet west of the Kanawha and Michigan Railroad tract; thence west 9.11 chains to the center of the County road; thence south 23 3/4° west to a stake in the center of said road; thence north 71° west 6.90 chains to a stake; thence south 42 1/2° west 31.40 chains to the north line of S. N. Wines' land; thence east along said Wines' north line 18.24 chains to within 50 feet of the Kanawha and Michigan Railroad; thence northeast keeping within 50 feet of said railroad land to the place beginning, containing 60.97 acres.

<u>Tract 11</u>	3873
Situate in the Village of Hebbardsville, Alexander	3874
Township, Athens County, Ohio, to-wit:	3875
Being Lot Number Thirteen (13), and Lot Number Fourteen	3876
(14), in said Village of Hebbardsville, the plat of which Lots	3877
is recorded in Volume 9, page 543, Record of Deeds of Athens	3878
County Ohio.	3879
Excepting the one-sixteenth part of all the oil and gas in	3880
and under said premises as reserved by Lewis Drescher in a deed	3881
recorded in Volume 133, Page 70, Athens County Deed Records.	3882
Being the same premises conveyed to the grantor herein by	3883
deed recorded in Volume 192, Page 632, Athens County Deed	3884
Records.	3885
<u>Less and except the following tract</u>	3886
DESCRIPTION OF AN 8.293 ACRE TRACT	3887
Situated in Fractions 3 & 4, Section 34, T.8, R. 14,	3888
Alexander Township, Athens County, Ohio and being a part of	3889
Parcel B010010099600 as described in Volume 310, Page 493 of the	3890
Official Records of Athens County, Ohio and being more	3891
particularly described as follows:	3892
Commencing at the Southeast corner of Fraction 4	3893
(calculated), thence N 01° 18' 56" E, 923.42 feet to a point in	3894
County Road 19 (Hebbardsville Road) and also being the Point of	3895
Beginning for the tract of land herein described:	3896
Thence leaving said road and along a new line created by	3897
this survey,	3898
N 50° 43' 22" W, 355.41 feet to an iron pin set, passing	3899

an iron pin set by a fence post at 34.71 feet; 3900

Thence along the East line of Ball (316-473 D.R.), 3901

N 28° 58' 00" E, 792.23 feet to an iron pin set; 3902

Thence along the South line of The Ohio University (310-
493 O.R.), 3903
3904

S 76° 33' 00" E, 455.40 feet to a point in County Road 19 3905
(Hebbardsville Road), passing an iron pin set by a fence post at 3906
433.25 feet; 3907

Thence along said road the following five courses: 3908

(1) S 28° 04' 31" W, 122.70 feet to a point; 3909

(2) S 31° 04' 38" W, 246.06 feet to a point; 3910

(3) S 35° 49' 40" W, 187.21 feet to a point; 3911

(4) S 38° 05' 02" W, 209.62 feet to a point; 3912

(5) S 35° 55' 31" W, 217.85 feet to the Point of Beginning 3913
and containing 8.293 acres total of which 4.685 acres are 3914
contained within Fraction 3 and 3.608 acres are contained within 3915
Fraction 4. 3916

Subject to all easements and rights of way of record. 3917

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap 3918
stamped "Branner Surveying 8816" Bearing: Grid North - N.A.D. 83 3919
- Ohio South Zone 3920

The above description is based on a field survey completed 3921
December, 2021 by Jeb Branner, P.S. 8816 3922

Parcel Numbers: B010010098900, B010010099100, 3923
B010010099200, B010010099300, B010010099500, B010010099600, 3924
B010010099700, B010010099800, B010010099900, B010280202200, 3925

B010280202300 & B010280202900	3926
Prior Instrument Reference: OR 310 Page 493 (INST #	3927
2001000003331)	3928
The foregoing legal description may be corrected or	3929
modified by the Department of Administrative Services to a final	3930
form if such corrections or modifications are needed to	3931
facilitate recordation of the deed(s).	3932
(B) (1) The conveyance(s) shall include improvements and	3933
chattels situated on the real estate, and be subject to all	3934
leases, easements, covenants, conditions, and restrictions of	3935
record: all legal highways and public rights-of-way; zoning,	3936
building, and other laws, ordinances, restrictions, and	3937
regulations; and real estate taxes and assessments not yet due	3938
and payable. The real estate shall be conveyed in an "as-is,	3939
where-is, with all faults" condition.	3940
(2) The deed or deeds for the conveyance(s) of the real	3941
estate described in division (A) of this section may contain	3942
restrictions, exceptions, reservations, reversionary interests,	3943
or other terms and conditions the Director of Administrative	3944
Services and the Board of Trustees of Ohio University determine	3945
to be in the best interest of the State.	3946
(3) Subsequent to the conveyance, any restrictions,	3947
exceptions, reservations, reversionary interests, or other terms	3948
and conditions contained in the deed or deeds may be released by	3949
the State or the Board of Trustees of Ohio University without	3950
the necessity of further legislation.	3951
(4) The deed or deeds may contain restrictions prohibiting	3952
the purchaser or purchasers from occupying, using, or	3953
developing, or from selling, the real estate such that the use	3954

or alienation will interfere with the quiet enjoyment of 3955
neighboring state-owned land. 3956

(C) (1) Consideration for the conveyance of the real estate 3957
described in division (A) of this section shall be at a price 3958
acceptable to the Department of Administrative Services and the 3959
Board of Trustees of Ohio University and such conveyance(s) 3960
shall be pursuant to a real estate purchase agreement(s) 3961
containing any terms and conditions acceptable to the Department 3962
of Administrative Services and the Board of Trustees of Ohio 3963
University. 3964

If an acceptable purchaser or purchasers cannot be located 3965
or does not complete the purchase of the real estate within the 3966
time period provided in the real estate purchase agreement(s), 3967
Ohio University may use any reasonable method of sale considered 3968
acceptable by the Board of Trustees of Ohio University to 3969
determine an alternate purchaser or purchasers willing to 3970
complete the purchase within three years after the effective 3971
date of this section for a consideration acceptable to the 3972
Department of Administrative Services and the Board of Trustees 3973
of Ohio University. 3974

(2) If authorized by the Board of Trustees of Ohio 3975
University, the Director of Administrative Services shall offer 3976
for sale the real estate through either a sealed bid auction or 3977
public auction, as described herein. In such instance, the 3978
method of sale and disposition of the real estate shall be 3979
determined by the Director of Administrative Services and Ohio 3980
University. 3981

The purchaser(s) shall pay ten percent of the purchase 3982
price to the Director of Administrative Services within five 3983
business days after receiving the notice the bid has been 3984

accepted. The purchaser(s) shall pay the balance of the purchase 3985
price to the Director within sixty days after receiving notice 3986
the bid has been accepted. When the purchase price has been 3987
paid, the Director and purchaser(s) shall enter into a real 3988
estate purchase agreement(s), in the form prescribed by the 3989
Department of Administrative Services. Payment shall be made by 3990
bank draft or certified check made payable to the Treasurer of 3991
State. Purchaser(s) who does not complete the conditions of the 3992
sale as prescribed in this division shall forfeit the ten 3993
percent of the purchase price paid to the state as liquidated 3994
damages. If a purchaser fails to complete the purchase, the 3995
Director of Administrative Services may accept the next highest 3996
bid, subject to the foregoing conditions. If the Director of 3997
Administrative Services rejects all bids, the Director may 3998
repeat the sealed bid auction or public auction or may use an 3999
alternative sale process that is acceptable to the Board of 4000
Trustees of Ohio University. 4001

Ohio University shall pay all advertising costs, 4002
additional fees, and other costs incident to the sale of the 4003
real estate. 4004

(D) The real estate described in division (A) of this 4005
section may be conveyed as an entire tract or as multiple 4006
parcels. 4007

(E) Except as otherwise specified above, the costs 4008
associated with the purchase, closing and conveyance of the real 4009
estate described in division (A) of this section shall be paid 4010
by the purchaser or purchasers and/or Ohio University in the 4011
manner stated in the real estate purchase agreement(s). 4012

The proceeds of the sale(s) shall be deposited into 4013
university accounts for purposes to be determined by the Board 4014

of Trustees of Ohio University. 4015

(F) Upon the execution of the real estate purchase 4016
agreement(s), the Director of the Department of Administrative 4017
Services, with the assistance of the Attorney General, shall 4018
prepare a Governor's Deed to the real estate described in 4019
division (A) of this section. The Governor's Deed(s) shall state 4020
the consideration and shall be executed by the Governor in the 4021
name of the State, countersigned by the Secretary of State, 4022
sealed with the Great Seal of the State, presented in the 4023
Department of Administrative Services for recording, and 4024
delivered to the Purchaser(s). The Purchaser(s) shall present 4025
the Governor's Deed(s) for recording in the Office of the Athens 4026
County Recorder. 4027

(G) This section shall expire three (3) years after its 4028
effective date. 4029

Section 25. (A) The Governor may execute one or more 4030
Governor's Deeds in the name of the State conveying to selected 4031
Purchaser or Purchasers, their heirs, successors and assigns, to 4032
be determined in the manner provided in division (C) of this 4033
section all of the State's right, title, and interest in the 4034
following described real estate: 4035

Tract One 4036

The lower or north half of French Grant Lot 19, containing 4037
about 98 acres; excepting therefrom, however, 10 acres off the 4038
back or east end of said tract; and containing 88 acres, more or 4039
less. 4040

Parcel Number: 06-0699.000 4041

Tract 2 4042

Being all that part of French Grant Lot 20 that is 4043
contained within the following boundaries, to-wit: 4044

Beginning at the upper or southwest corner of said lot on 4045
the Ohio River; thence with the line between said Lots 19 and 4046
20, N. 64 deg. 45 min. E. to the southeast corner of a certain 4047
tract of land conveyed by Jacob Wilhelm to John Howard, January 4048
26, 1844; thence with said Howard's line, N. 26 deg. W. to the 4049
northwest corner of said Howard's tract on the line of said Lot 4050
20; thence S. 64 deg. W. with said line of said Lot 20 to its 4051
lower or northwest corner of the Ohio river; containing 108 4052
acres, more or less. 4053

Parcel Number: 06-0700.000 4054

The premises above described containing in all 196 acres, 4055
more or less. 4056

EXCEPTING, however, for the following easements: (1) 4057
September 24, 1880, Eliza Cunningham to Scioto Valley Railway 4058
Company, and recorded in Vol. 37, Page 537, Scioto County Record 4059
of Deeds, (2) July 21, 1903, H. C. Feurt to Norfolk and Western 4060
Railway Company, and recorded in Vol. 77, Page 149, Scioto 4061
County Record of Deeds, (3) March 19, 1915, Albert H. Feurt to 4062
Ohio Valley Traction Company, and recorded in Vol. 130, Page 4063
172, Scioto County Record of Deeds, (4) February 19, 1941, E. H. 4064
Feurt to Ohio Power, and recorded in Vol. 267, Page 437, Scioto 4065
County Record of Deeds, (5) February 24, 1941, E. H. Feurt to 4066
State of Ohio, and recorded in Vol. 275, Page 551, Scioto County 4067
Record of Deeds, (6) February 21, 1942, E. H. Feurt to State of 4068
Ohio, and recorded in Vol. 281, Page 439, Scioto County Record 4069
of Deeds, (7) December 12, 1955, Ella H. Feurt to Ohio Power, 4070
and recorded in Vol. 447, Page 319, Scioto County Record of 4071
Deeds, (8) December 12, 1955, Ella H. Feurt to Ohio Power, and 4072

recorded in Vol. 447, Page 320, Scioto County Record of Deeds, 4073
(9) October 23, 1961, Ella H. Feurt to United States of America, 4074
and recorded in Vol. 510, Page 266, Scioto County Record of 4075
Deeds and (10) December 27, 1961, Ella H. Feurt to United Fuel 4076
Gas Company, and recorded in Vol. 513, Page 87, Scioto County 4077
Record of Deeds. 4078

Being the same premises conveyed to Ilo Feurt from the 4079
estate of Ella H. Feurt, deceased, by certificate of transfer of 4080
real estate dated September 13, 1963, and recorded in Vol. 536, 4081
Page 237, Scioto County Record of Deeds. 4082

Prior Instrument Reference: Vol 600 Page 305 4083

The foregoing legal description may be corrected or 4084
modified by the Department of Administrative Services to a final 4085
form if such corrections or modifications are needed to 4086
facilitate recordation of the deed(s). 4087

(B) (1) The conveyance includes improvements and chattels 4088
situated on the real estate, and is subject to all easements, 4089
covenants, conditions, leases, and restrictions of record; all 4090
legal highways and public rights-of-way; zoning, building, and 4091
other laws, ordinances, restrictions, and regulations; and real 4092
estate taxes and assessments not yet due and payable. The real 4093
estate shall be conveyed in an "as-is, where-is, with all 4094
faults" condition. 4095

(2) The deed or deeds for the conveyance of the real 4096
estate may contain restrictions, exceptions, reservations, 4097
reversionary interests, and other terms and conditions the 4098
Director of Administrative Services determines to be in the best 4099
interest of the State. 4100

(3) Subsequent to the conveyance, any restrictions, 4101

exceptions, reservations, reversionary interests, or other terms 4102
and conditions contained in the deed may be released by the 4103
State or the Board of Trustees of Ohio University without the 4104
necessity of further legislation. 4105

(C) The Director of Administrative Services in 4106
consultation with Ohio University shall conduct a sale of the 4107
real estate by sealed bid auction or public auction, and the 4108
real estate shall be sold to the highest bidder at a price 4109
acceptable to the Director of Administrative Services and the 4110
Board of Trustees of Ohio University. The Director of 4111
Administrative Services shall advertise the sealed bid auction 4112
or public auction by publication in a newspaper of general 4113
circulation in Scioto County, once a week for three consecutive 4114
weeks before the date on which the sealed bids are to be opened. 4115
The Director of Administrative Services shall notify the 4116
successful bidder in writing. The Director of Administrative 4117
Services may reject any or all bids. 4118

The purchaser(s) shall pay ten percent of the purchase 4119
price to the Department of Administrative Services within five 4120
business days after receiving the notice the bid has been 4121
accepted. When the deposit has been received by the Department 4122
of Administrative Services, the Purchaser(s) shall enter into a 4123
real estate purchase agreement in the form prescribed by the 4124
Department of Administrative Services. The purchaser(s) shall 4125
pay the balance of the purchase price to the Department of 4126
Administrative Services within sixty days after receiving notice 4127
the bid has been accepted. Payment of the deposit and the 4128
purchase price shall be made by bank draft or certified check 4129
made payable to the Treasurer of State. A purchaser who does not 4130
complete the conditions of the sale as prescribed in this 4131
division or in the real estate purchase agreement, shall forfeit 4132

the ten percent of the purchase price paid to the State as 4133
liquidated damages. If a purchaser fails to complete the 4134
conditions of sale as described in this division or in the real 4135
estate purchase agreement, the Director of Administrative 4136
Services is authorized to accept the next highest bid(s), by 4137
collecting ten percent of the revised purchase price from the 4138
next bidder(s) and to proceed to close the sale(s), provided 4139
that the secondary bid(s) meets all other criteria provided for 4140
in this section. If the Director of Administrative Services 4141
rejects all bids from the sealed bid auction, the Director may 4142
repeat the sealed bid auction process described in this section 4143
or may use an alternative sale process that is acceptable to the 4144
Board of Trustees of Ohio University. 4145

The Ohio University shall pay advertising and other costs 4146
incident to the sale of the real estate. 4147

(D) The real estate described in division (A) of this 4148
section may be conveyed as an entire tract or as multiple 4149
parcels. 4150

(E) Except as otherwise specified above, the purchaser 4151
shall pay all costs associated with the purchase, closing and 4152
conveyance, including surveys, title evidence, title insurance, 4153
transfer costs and fees, recording costs and fees, taxes, and 4154
any other fees, assessments, and costs that may be imposed. 4155

The proceeds of the sale shall be deposited into 4156
university accounts for purposes to be determined by the Board 4157
of Trustees of Ohio University. 4158

(F) Upon receipt of a fully executed purchase agreement as 4159
described in division (C) of this section, the Director of the 4160
Department of Administrative Services, with the assistance of 4161

the Attorney General, shall prepare a Governor's Deed(s) to the 4162
real estate described in division (A) of this section. The 4163
Governor's Deed(s) shall state the consideration and shall be 4164
executed by the Governor in the name of the State, countersigned 4165
by the Secretary of State, sealed with the Great Seal of the 4166
State, presented in the Department of Administrative Services 4167
for recording, and delivered to the Purchaser(s). The 4168
Purchaser(s) shall present the Governor's Deed(s) for recording 4169
in the Office of the Scioto County Recorder. 4170

(G) This section shall expire three (3) years after its 4171
effective date. 4172

Section 26. (A) The Governor may execute a Governor's Deed 4173
in the name of the State conveying to Alpha Phi Sorority 4174
("Grantee"), and its successors and assigns, all of the State's 4175
right, title, and interest in the following described real 4176
estate: 4177

Tract 1 4178

Situated in the City of Akron, County of Summit and State 4179
of Ohio: 4180

Known as being a part of original Portage Township Lot 3, 4181
Tract 8, which is also part of Lot 24 of the Spicer Tract, more 4182
particularly bounded and described as follows: 4183

Beginning at the Southwest corner of said Lot 24, which 4184
point is 264.66 feet East of the East line of Spicer Street and 4185
is on the North line of Vine Street; thence North 200 feet along 4186
the line between Spicer lots 23 and 24 to the Northwest corner 4187
of a parcel of land conveyed to Ralph C. and Anna Fleck by deed 4188
recorded on June 20, 1936, in Vol. 1656, Page 67, which point is 4189
the principal place of beginning for the parcel herein conveyed; 4190

thence continuing North along said line between Spicer lots 23 4191
and 24, a distance of 40.24 feet to the Northwest corner of 4192
Spicer lot 24; thence East about 56 feet along the North line of 4193
Spicer lot 24 to the Northwest corner of parcel 3 of a deed to 4194
the City of Akron recorded in Vol. 2987, Page 598 of Summit 4195
County records; thence Southerly along the Westerly boundary of 4196
said land conveyed to the City of Akron, about 39.54 feet to a 4197
point at the Southwest corner of said parcel which point is also 4198
on the North line of land conveyed to James E. and Mary E. 4199
Garber on April 1, 1946, by deed recorded in Vol. 2236, Page 267 4200
of Summit County records; thence Westerly on the North line of 4201
land conveyed to said Garvers and Flecks, a distance of 4202
approximately 57.2 feet to the place of beginning, it being the 4203
intention of the Grantors to convey all that land in Vol. 1349, 4204
Page 363 of Summit County records except that in Vol. 1656, Page 4205
67, Vol. 2236, Page 267 and Vol. 2987, Page 598 of Summit County 4206
records, be the same more or less. 4207

Parcel Number: 6838625 4208

Prior Instrument Reference: Document # 55767280 4209

Tract 2 4210

Situated in the City of Akron, County of Summit and State 4211
of Ohio: 4212

Known as being a part of original Portage Township Lot 3, 4213
Tract 8, bounded and described as follows: 4214

Beginning at a point in the South line of Orchard Court so 4215
called, 363 feet West of the West line of Fountain Street; 4216
thence South, about 43 feet to a point, thence East, 4217
approximately 50 feet to a point; thence North 41.8 feet to the 4218
South line of Orchard Court; thence West along the South line of 4219

Orchard Court, 50 feet to the place of beginning, be the same 4220
more or less. 4221

Excepting therefrom: 4222

Situated in the City of Akron, County of Summit and State 4223
of Ohio: 4224

Known as being part of the original Portage Township, 4225
Tract 8 and being more particularly described as follows: 4226

Commencing at the intersection of the Northerly line of 4227
Vine Street (60 feet wide) and the Easterly line of Spicer 4228
Street (60 feet wide), said point being 512.71 feet left of 4229
State 54+87.22 of the centerline of State Route 8; 4230

Thence North 87° 59' 41" East a distance of 299.66 feet 4231
along the Northerly line of Vine Street to a point in Grantor's 4232
Easterly line, said point being Grantor's Southeasterly corner; 4233

Thence North 1° 17' 27" East a distance of 200.00 feet 4234
along Grantor's Easterly line to a point; 4235

Thence North 87° 59' 41" East a distance of 22.20 feet 4236
along Grantor's Easterly line to a point; 4237

Thence North 0° 23' 48" West a distance of 40.90 feet 4238
along Grantor's Easterly line to a point; 4239

Thence North 0° 01' 24" East a distance of 36.51 feet 4240
along Grantor's Easterly line to a point in a proposed limited 4241
access right of way line, said point being 181.73 feet left of 4242
station 57+70.00 of the centerline of state route 8 and the true 4243
place of beginning; 4244

Thence North 65° 04' 47" West a distance of 12.13 feet 4245
along a proposed limited access right of way line to a point in 4246

the Southerly line of Orchard Street and Grantor's Northerly line; 4247
4248

Thence North 89° 04' 11" East a distance of 11.00 feet 4249
along the Southerly line of Orchard Street and Grantor's 4250
Northerly line to a point in Grantor's Easterly line, said point 4251
being Grantor's Northeasterly corner; 4252

Thence South 0° 01' 24" West a distance of 5.29 feet along 4253
Grantor's Easterly line to the true place of beginning; 4254

The above described area is contained within the Summit 4255
County Auditor's permanent parcel number 68-38627. Within said 4256
bounds is 0.001 acres inclusive of the present road which 4257
occupies 0.000 acres. 4258

This description is based on a survey for the Ohio 4259
Department of Transportation in 1999 under the direction of Adam 4260
D. Treat, P.S., Registered Surveyor No. 8058. 4261

Bearing based on Ohio North Zone State Plane Coordinates, 4262
NAD83(95). 4263

Monuments referred to as iron pins set are ¾" x 30" 4264
reinforcing rod with an aluminum cap stamped "ODOT R/W DLX Ohio 4265
8058." 4266

Parcel Number: 6838627 4267

Prior Instrument Reference: Document # 55767280 4268

Tract 3 4269

Situated in the City of Akron, County of Summit and State 4270
of Ohio: 4271

Known as being a part of original Portage Township Lot 3, 4272
Tract 8, and more fully bounded and described as follows: 4273

Beginning at the intersection of the Southerly line of 4274
Carroll Street as now improved, and the Westerly line of 4275
Fountain Street (as of October 5, 1943); thence S 0° 45' W, 4276
318.45 feet along the Westerly line of Fountain Street to the 4277
Southerly line of Orchard Court; thence N 89° 19' W along the 4278
Southerly line of Orchard Court, 367.75 feet to an iron pipe at 4279
the true place of beginning; thence continuing N 89° 19' W along 4280
the Southerly line of Orchard Court, 47.5 feet to an iron pipe; 4281
thence S 2° 46' W, 44.80 feet to a point; thence N 88° 32' E, 3 4282
feet to a point; thence S 3° 26' W, 60 feet to a point; thence N 4283
89° 49' E, 40 feet to a point; thence N 3° 26' E, 60.84 feet to 4284
a point; thence N 88° 32' E, 5.74 feet to an iron pipe; thence N 4285
1° 10' E, 43 feet to an iron pipe at the true place of beginning 4286
and containing.104 acre of land, be the same more or less. 4287

Parcel Number: 6838626 4288

Prior Instrument Reference: Document # 55767280 4289

The foregoing legal description may be corrected or 4290
modified by the Department of Administrative Services to a final 4291
form if such corrections or modifications are needed to 4292
facilitate recordation of the deed. 4293

(B) (1) The conveyance includes improvements and chattels 4294
situated on the real estate, and is subject to all easements, 4295
covenants, conditions, leases, and restrictions of record: all 4296
legal highways and public rights-of-way; zoning, building, and 4297
other laws, ordinances, restrictions, and regulations; and real 4298
estate taxes and assessments not yet due and payable. The real 4299
estate shall be conveyed in an "as-is, where-is, with all 4300
faults" condition. 4301

(2) The deed for conveyance of the real estate may contain 4302

restrictions, exceptions, reservations, reversionary interests, 4303
and other terms and conditions the Director of Administrative 4304
Services determines to be in the best interest of the State. 4305

(3) Subsequent to the conveyance, any restrictions, 4306
exceptions, reservations, reversionary interests, or other terms 4307
and conditions contained in the deed may be released by the 4308
State or the Board of Trustees of The University of Akron 4309
without the necessity of further legislation. 4310

(C) Consideration for the conveyance of the real estate 4311
described in division (A) of this section shall be Three Hundred 4312
Eighty Thousand and 00/100 Dollars (\$380,000.00). 4313

The Director of Administrative Services shall offer the 4314
real estate to the Alpha Phi Sorority through a real estate 4315
purchase agreement. Consideration for the conveyance of the real 4316
estate described in division (A) of this section shall be Three 4317
Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00). If 4318
Alpha Phi Sorority does not complete the purchase of the real 4319
estate within the time period provided in the real estate 4320
purchase agreement, the Director of Administrative Services may 4321
use any reasonable method of sale considered acceptable by the 4322
Board of Trustees of The University of Akron to determine an 4323
alternate grantee willing to complete the purchase for 4324
consideration acceptable to the Board of Trustees of The 4325
University of Akron within three years after the effective date 4326
of this section. The University of Akron shall pay all 4327
advertising costs, additional fees, and other costs incident to 4328
the sale of the real estate, other than the costs provided for 4329
in division (E) of this section. 4330

(D) The real estate described in division (A) of this 4331
section shall be sold as an entire tract and not in parcels. 4332

(E) Grantee shall pay all costs associated with the purchase, closing and conveyance, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed.

The proceeds of the sale shall be deposited into a University of Akron account to be determined by the Board of Trustees of The University of Akron.

(F) Upon execution of a real estate purchase agreement, the Director of the Department of Administrative Services, with the assistance of the Attorney General, shall prepare a Governor's Deed to the real estate described in division (A) of this section. The Governor's Deed shall state the consideration and shall be executed by the Governor in the name of the State, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Department of Administrative Services for recording, and delivered to the Grantee. The Grantee shall present the Governor's Deed for recording in the Office of the Summit County Recorder.

(G) This section shall expire three (3) years after its effective date.

Section 27. (A) The Governor may execute a Governor's Deed in the name of the State conveying to the selected Purchaser or Purchasers, their heirs, successors and assigns, to be determined in the manner provided in division (C) of this section all of the State's right, title, and interest in the following described real estate:

Tract 1

Situated in the City of Akron, County of Summit and State

of Ohio and known as being part of Lot 5 or Tract 4, formerly 4362
Springfield Township and more fully described as follows: 4363

Beginning at a drill hole set at the northeasterly corner 4364
of Lot 4, which is also the intersection of the center lines of 4365
Triplett Boulevard (60 feet wide) and Hilbish Avenue (60 feet 4366
wide); thence along the centerline of Hilbish Avenue and the 4367
easterly line of Lot 4 S 0° 20' 36" W, 1814.38 feet to the 4368
Southerly line of Lot 4; thence along the Southerly line of Lot 4369
4 N 89° 43' 24" W, (and along the Northerly line of a parcel of 4370
land now owned by Ruth E. Beal and William H. Beal, Sr. and 4371
along the Northerly line of a contiguous parcel of land now 4372
owned by M. A. Barsky) 230.35 feet to a number 6 rebar set at M. 4373
A. Barsky's northwesterly corner; thence along the Westerly line 4374
of said M. A. Barsky's parcel of land and along the Westerly 4375
line of a contiguous parcel of land now owned by W. H. and R. E. 4376
Beal S 29° 31' 33" W, 183.51 feet to a number 6 rebar set at the 4377
true place of beginning for land hereinafter described; thence 4378
continuing along the Westerly line of said W. H. & R. E. Beal's 4379
parcel of land S 29° 31' 33" W, 196.27 feet to an iron pipe 4380
monument found at W. H. and R. E. Beal's Southwesterly corner; 4381
thence along the Westerly line of a parcel of land now owned by 4382
S. A. and B. Peterson and along the Westerly line of a 4383
contiguous parcel of land now owned by R. C. Bischoff S 16° 33' 4384
52" W, 787.63 feet to an iron pipe monument found at R. C. 4385
Bischoff's Southwesterly corner; thence along the Westerly line 4386
of a parcel of land now owned by R. E Roser S 0° 11' 02" W 4387
215.90 feet to an iron pipe monument found at the intersection 4388
of R. E. Roser's Westerly line with the Northerly line of a 4389
parcel of land now owned by The General Tire and Rubber Company; 4390
thence along General Tire and Rubber Company's Northerly line S 4391
88° 51' 43" W, 475.27 feet to a pipe found at the intersection 4392

of General Tire and Rubber Company's Northerly line with the 4393
Easterly line of George Washington Boulevard (100 feet wide); 4394
thence along the Easterly line of George Washington Boulevard N 4395
33° 39' 10" E, 1319.53 feet to a number 6 rebar set at a point 4396
of curvature; thence along the Easterly line of George 4397
Washington Boulevard and along the arc of a circle curving to 4398
the left (radius 1249.76 feet, central angle 3° 36' 18", sub 4399
chord 78.62 feet and sub chord bearing N 31° 51' 01" E,) 78.63 4400
feet to a number 6 rebar set; thence radially S 59° 57' 08" E, 4401
28.21 feet to the number 6 rebar set at the true place of 4402
beginning for land herein described and containing 5.3098 acres 4403
of land more or less as surveyed and computed by the Bureau of 4404
Engineering, The City of Akron, Ohio in June of 1971. 4405

Parcel Number: 6835031 4406

Prior Instrument Reference: Deed Volume 5266 Page 93 4407

The foregoing legal description may be corrected or 4408
modified by the Department of Administrative Services to a final 4409
form if such corrections or modifications are needed to 4410
facilitate recordation of the deed. 4411

(B) (1) The conveyance includes improvements and chattels 4412
situated on the real estate, and is subject to all easements, 4413
covenants, conditions, leases, and restrictions of record; all 4414
legal highways and public rights-of-way; zoning, building, and 4415
other laws, ordinances, restrictions, and regulations; and real 4416
estate taxes and assessments not yet due and payable. The real 4417
estate shall be conveyed in an "as-is, where-is, with all 4418
faults" condition. 4419

(2) The deed for the conveyance of the real estate may 4420
contain restrictions, exceptions, reservations, reversionary 4421

interests, and other terms and conditions the Director of 4422
Administrative Services determines to be in the best interest of 4423
the State. 4424

(3) Subsequent to the conveyance, any restrictions, 4425
exceptions, reservations, reversionary interests, or other terms 4426
and conditions contained in the deed may be released by the 4427
State or The University of Akron without the necessity of 4428
further legislation. 4429

(4) The deed may contain restrictions prohibiting the 4430
grantee or grantees from occupying, using, or developing, or 4431
from selling, the real estate such that the use or alienation 4432
will interfere with the quiet enjoyment of neighboring state- 4433
owned land. 4434

(C) The Director of Administrative Services shall conduct 4435
a sale of the real estate by sealed bid auction or public 4436
auction, and the real estate shall be sold to the highest bidder 4437
at a price acceptable to the Director of Administrative Services 4438
and The University of Akron. The Director of Administrative 4439
Services shall advertise the sealed bid auction or public 4440
auction by publication in a newspaper of general circulation in 4441
Summit County, once a week for three consecutive weeks before 4442
the date on which the sealed bids are to be opened. The Director 4443
of Administrative Services shall notify the successful bidder in 4444
writing. The Director of Administrative Services may reject any 4445
or all bids. 4446

The purchaser shall pay ten percent of the purchase price 4447
to the Director of Administrative Services within five business 4448
days after receiving the notice the bid has been accepted. The 4449
purchaser shall pay the balance of the purchase price to the 4450
Director within sixty days after receiving notice the bid has 4451

been accepted. When the purchase price has been paid, the 4452
Director and purchaser shall enter into a real estate purchase 4453
agreement, in the form prescribed by the Department of 4454
Administrative Services. Payment may be made by bank draft or 4455
certified check made payable to the Treasurer of State. A 4456
purchaser who does not complete the conditions of the sale as 4457
prescribed in this division shall forfeit the ten percent of the 4458
purchase price paid to the state as liquidated damages. If a 4459
purchaser fails to complete the purchase, the Director of 4460
Administrative Services may accept the next highest bid, subject 4461
to the foregoing conditions. If the Director of Administrative 4462
Services rejects all bids, the Director may repeat the sealed 4463
bid auction or public auction, or may use an alternative sale 4464
process that is acceptable to The University of Akron. 4465

The University of Akron shall pay advertising and other 4466
costs incident to the sale of the real estate. 4467

(D) The real estate described in division (A) of this 4468
section shall be sold as an entire tract and not in parcels. 4469

(E) Except as otherwise specified above, the purchaser 4470
shall pay all costs associated with the purchase, closing and 4471
conveyance, including surveys, title evidence, title insurance, 4472
transfer costs and fees, recording costs and fees, taxes, and 4473
any other fees, assessments, and costs that may be imposed. 4474

The proceeds of the sale shall be deposited into a 4475
University of Akron account to be determined by the Board of 4476
Trustees of The University of Akron. 4477

(F) Upon execution of the real estate purchase agreement, 4478
the Director of the Department of Administrative Services, with 4479
the assistance of the Attorney General, shall prepare a 4480

Governor's Deed to the real estate described in division (A) of 4481
this section. The Governor's Deed shall state the consideration 4482
and shall be executed by the Governor in the name of the State, 4483
countersigned by the Secretary of State, sealed with the Great 4484
Seal of the State, presented in the Department of Administrative 4485
Services for recording, and delivered to the Grantee. The 4486
Grantee shall present the Governor's Deed for recording in the 4487
Office of the Summit County Recorder. 4488

(G) This section shall expire three (3) years after its 4489
effective date. 4490

Section 28. (A) The Governor may execute one or more 4491
Governor's Deeds in the name of the State conveying to Toledo 4492
Public Schools ("Grantees"), and its, successors and assigns, 4493
all of the State's right, title, and interest in the following 4494
described real estate: 4495

Tract 1 4496

All of Lot Number 1 in University Hills Plat I, a 4497
Subdivision in the City of Toledo, Lucas County, Ohio as 4498
enumerated and delineated in Plat Volume 63, Page 12, in the 4499
offices of the Lucas County Recorder. 4500

Parcel Number: 15-25041 4501

Prior Instrument Reference: Deed Volume 2649, Page 98 4502

Tract 2 4503

All of Lot Number eighty-nine (89) in Ottawa Manor, a 4504
Subdivision in the City of Toledo, Lucas County, Ohio as 4505
enumerated and delineated in Plat Volume 42, Page 119, in the 4506
offices of the Lucas County Recorder. 4507

Parcel Number: 11-64654 4508

Prior Instrument Reference: Document # 20170628-0027056	4509
<u>Tract 3</u>	4510
All of Lot Number ninety (90) in Ottawa Manor, a	4511
Subdivision in the City of Toledo, Lucas County, Ohio as	4512
enumerated and delineated in Plat Volume 42, Page 119, in the	4513
offices of the Lucas County Recorder.	4514
Parcel Number: 1164657	4515
Prior Instrument Reference: Document # 20170628-0027056	4516
<u>Tract 4</u>	4517
All of Lot Number ninety-three (93) and ninety-four (94)	4518
in Ottawa Manor, a Subdivision in the City of Toledo, Lucas	4519
County, Ohio as enumerated and delineated in Plat Volume 42,	4520
Page 119, in the offices of the Lucas County Recorder.	4521
Excepting therefrom a parcel of land situated in the	4522
Southeast $\frac{1}{4}$ of Section Number 29, Town-9-South, Range-7-East of	4523
the Michigan Surveys and being a part of Lot Number 93 all	4524
within a Plat in the name of "Ottawa Manor" recorded in Lucas	4525
County Plat Volume 42 on Page 119, all within the City of	4526
Toledo, State of Ohio, and more fully described as follows:	4527
Commencing at an Iron Rod Monument found within a Monument	4528
Box and marking the South $\frac{1}{4}$ Post of Section Number 29, Town-9-	4529
South, Range-7-East of the Michigan Surveys and being on the	4530
centerline of Bancroft Street, having a varying right-of-way	4531
width (said Iron Rod Monument having a Plan Station of 36+37.94	4532
at 0.00 feet Left), Thence NORTH 89°-21'-19" EAST on said	4533
centerline of Bancroft Street for a distance of 211.12 feet to a	4534
point on the centerline of said Bancroft Street, having a Plan	4535
Station of 38+49.06 at 0.00 feet left, thence NORTH 0°-38'-41"	4536

WEST for a distance of 50.00 feet to a Iron Bar set with a 4537
Plastic Cap on the northerly right-of-way of existing Bancroft 4538
Street, having a Plan Station of 38+49.06 at 50.00 feet left, 4539
said Iron Bar being the POINT OF BEGINNING for this description; 4540

1. Thence SOUTH $89^{\circ}-21'-19''$ WEST being parallel with the 4541
centerline of Bancroft Street for a distance of 7.60 feet to a 4542
Point of Non-Tangent Curvature to the Right, having a Plan 4543
Station of 38+41.46 at 50.00 feet Left; 4544

2. Thence on said Curve to the Right having a radius of 4545
50.00 feet, a full Arc Length of 32.12 feet, a Delta of $36^{\circ}-48'-$ 4546
 $06''$ and having a Chord Bearing of NORTH $19^{\circ}-06'-50''$ WEST for a 4547
Chord Distance of 31.57 feet to a Point of Non-Tangency marked 4548
by an Iron Bar set with a plastic Cap, having a Plan Station of 4549
38+31.46 at 79.74 feet Left; 4550

3. Thence SOUTH $31^{\circ}-05'-24''$ EAST for a distance of 34.73 4551
feet to the POINT OF BEGINNING. 4552

The above described area contains 167.82 Square Feet or 4553
0.004 Acre of land more or less, of which the present road 4554
occupies 0.000 acre of land, more or less, for a NET TAKE AREA 4555
of 167.82 Square Feet or 0.004 Acre of land more or less, 4556
subject to all legal highways, leases, easements and 4557
restrictions of record. 4558

Bearings based on the Ohio State Plane Coordinate System 4559
(Ohio North Zone, NAD 83 (1995) prior to the HARN Shift. 4560
Bearings are for the express purpose of showing angular 4561
measurement only. 4562

Parcel Number: 1164677 4563

Prior Instrument Reference: Deed Volume 1959, Page 104 4564
(PARCEL XVI) and Instrument # 20170628-0026961 4565

Tract 5

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All of Lot Number ninety-one (91) and ninety-two (92) in
Ottawa Manor, a Subdivision in the City of Toledo, Lucas County,
Ohio as enumerated and delineated in Plat Volume 42, Page 119,
in the offices of the Lucas County Recorder.

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Parcel Number (s): 1164661 & 1164664

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Prior Instrument Reference: Deed Volume 1959, Page 104
(PARCEL XVIII)

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The foregoing legal descriptions may be corrected or
modified by the Department of Administrative Services to a final
form if such corrections or modifications are needed to
facilitate recordation of the deeds.

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(B) (1) The conveyance includes improvements and chattels
situated on the real estate, and is subject to all easements,
covenants, conditions, leases, and restrictions of record: all
legal highways and public rights-of-way; zoning, building, and
other laws, ordinances, restrictions, and regulations; and real
estate taxes and assessments not yet due and payable. The real
estate shall be conveyed in an "as-is, where-is, with all
faults" condition.

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(2) The deed or deeds may contain restrictions,
exceptions, reservations, reversionary interests, and other
terms and conditions the Director of Administrative Services
determines to be in the best interest of the State.

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(3) Subsequent to the conveyance, any restrictions,
exceptions, reservations, reversionary interests, or other terms
and conditions contained in the deed may be released by the
State or The University of Toledo without the necessity of
further legislation.

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(C) The Director of Administrative Services shall offer 4595
the real estate to the Toledo Public Schools through a real 4596
estate purchase agreement. Consideration for the conveyance of 4597
the real estate shall be at a price acceptable to the Director 4598
of Administrative Services and The University of Toledo. If the 4599
Toledo Public Schools does not complete the purchase of the real 4600
estate within the time period provided in the real estate 4601
purchase agreement, the Director of Administrative Services may 4602
use any reasonable method of sale considered acceptable by The 4603
University of Toledo to determine an alternate grantee willing 4604
to complete the purchase within three years after the effective 4605
date of this section. The University of Toledo shall pay all 4606
advertising costs, additional fees, and other costs incident to 4607
the sale of the real estate. 4608

(D) The real estate described in division (A) of this 4609
section may be conveyed as an entire tract or as multiple 4610
parcels. 4611

(E) Except as otherwise specified above, the Grantee shall 4612
pay all costs associated with the purchase, closing and 4613
conveyance, including surveys, title evidence, title insurance, 4614
transfer costs and fees, recording costs and fees, taxes, and 4615
any other fees, assessments, and costs that may be imposed. 4616

The proceeds of the sale shall be deposited into a 4617
University of Toledo account to be determined by the Board of 4618
Trustees of The University of Toledo. 4619

(F) Upon adoption of a resolution by the Board of Trustees 4620
of The University of Toledo and fully executed purchase 4621
agreement, the Director of the Department of Administrative 4622
Services, with the assistance of the Attorney General, shall 4623
prepare a Governor's Deed to the real estate described in 4624

division (A) of this section. The Governor's Deed shall state 4625
the consideration and shall be executed by the Governor in the 4626
name of the State, countersigned by the Secretary of State, 4627
sealed with the Great Seal of the State, presented in the 4628
Department of Administrative Services for recording, and 4629
delivered to the Grantee. The Grantee shall present the 4630
Governor's Deed for recording in the Office of the Lucas County 4631
Recorder. 4632

(G) This section shall expire three (3) years after its 4633
effective date. 4634

Prior to the execution of the Governor's Deed described in 4635
division (E) of this section, possession of the real estate 4636
described in division (A) of this section shall be governed by 4637
an existing lease between the Ohio Department of Administrative 4638
Services and the Grantee. 4639

Section 29. (A) The Governor may execute a Governor's Deed 4640
in the name of the State conveying to Lucas County Commissioners 4641
("Grantees"), and its, successors and assigns, all of the 4642
State's right, title, and interest in the following described 4643
real estate: 4644

Tract 1: 4645

Being all of Lot 1, as numbered and delineated in THE 4646
NORTHWEST OHIO ADVANCED TECHNOLOGY PARK PLAT ONE, a Subdivision 4647
in the City of Toledo, Lucas County, Ohio and depicted in Plat 4648
Volume 138, Page 4, found in the records of the Lucas County 4649
Recorder. 4650

and 4651

The west 30.00 feet of Lot Number 2 in The Northwest Ohio 4652
Advanced Technology Park Plat One, a Subdivision in the City of 4653

Toledo, Lucas County as per Plat recorded in Volume 138 of 4654
Plats, Page 4, bounded and described as follows: 4655

Beginning at the northwest corner of said Lot 2, said 4656
point being the intersection of the west line of Section 16, 4657
Town 3, United States Reserve with the southerly right-of-way 4658
line of Arlington Avenue (as it now exists); thence, S 4659
83°55'09"E along the said southerly right-of-way line, same 4660
being the northerly line of said Lot 2, a distance of 30.17 feet 4661
to a point, said point being on a line drawn 30.00 feet east of 4662
and parallel to the west line of said Section 16; thence 4663
S00°00'00"E and parallel to the west line of said Section 16, a 4664
distance of 365.61 feet to a point on the southerly line of Lot 4665
2; thence S78°47'52"W along the southerly line of Lot 2, a 4666
distance of 30.58 feet to the southeasterly corner of Lot 2; 4667
thence, N00°00'00"E along the west line of Lot 2, same being the 4668
west line of said Section 16, a distance of 374.75 feet to the 4669
point of beginning. 4670

Said parcel contains an area of 11104 square feet or 0.225 4671
acres, more or less. 4672

The above described parcel of land is subject to any and 4673
all leases, easement or restrictions of record. 4674

Parcel Number: 1887336 4675

Prior Instrument#: 200005030014227 4676

Tract 2: 4677

Being all of OUTLOT "A", as numbered and delineated in THE 4678
NORTHWEST OHIO ADVANCED TECHNOLOGY PARK PLAT THREE, a 4679
Subdivision in the City of Toledo, Lucas County, Ohio and 4680
depicted in Instrument Number 20090430-0019734, found in the 4681
records of the Lucas County Recorder. 4682

Parcel Number: 0272600 4683

Prior Instrument#: 20090430-0019734 4684

The foregoing legal description may be corrected or 4685
modified by the Department of Administrative Services to a final 4686
form if such corrections or modifications are needed to 4687
facilitate recordation of the deed. 4688

(B) (1) The conveyance includes improvements and chattels 4689
situated on the real estate, and is subject to all easements, 4690
covenants, conditions, leases, and restrictions of record: all 4691
legal highways and public rights-of-way; zoning, building, and 4692
other laws, ordinances, restrictions, and regulations; and real 4693
estate taxes and assessments not yet due and payable. The real 4694
estate shall be conveyed in an "as-is, where-is, with all 4695
faults" condition. 4696

(2) The deed for conveyance of the real estate may contain 4697
restrictions, exceptions, reservations, reversionary interests, 4698
and other terms and conditions the Director of Administrative 4699
Services and the Board of Trustees of The University of Toledo 4700
determine to be in the best interest of the State. 4701

(3) Subsequent to the conveyance, any restrictions, 4702
exceptions, reservations, reversionary interests, or other terms 4703
and conditions contained in the deed may be released by the 4704
State or the Board of Trustees of The University of Toledo 4705
without the necessity of further legislation. 4706

(C) The Director of Administrative Services shall offer 4707
the real estate to the Lucas County Commissioners through a real 4708
estate purchase agreement. Consideration for the conveyance of 4709
the real estate shall be at a price acceptable to the Director 4710
of Administrative Services and the Board of Trustees of The 4711

University of Toledo. If the Lucas County Commissioners do not 4712
complete the purchase of the real estate within the time period 4713
provided in the real estate purchase agreement, the Director of 4714
Administrative Services may use any reasonable method of sale 4715
considered acceptable by the Board of Trustees of The University 4716
of Toledo to determine an alternate grantee willing to complete 4717
the purchase within three years after the effective date of this 4718
section for a price acceptable to the Board of Trustees of The 4719
University of Toledo. The University of Toledo shall pay all 4720
advertising costs, additional fees, and other costs incident to 4721
the sale of the real estate. 4722

(D) The real estate described in division (A) of this 4723
section shall be sold as an entire tract and not in parcels. 4724

(E) Except as otherwise specified above, the Grantee shall 4725
pay all costs associated with the purchase, closing and 4726
conveyance, including surveys, title evidence, title insurance, 4727
transfer costs and fees, recording costs and fees, taxes, and 4728
any other fees, assessments, and costs that may be imposed. 4729

The proceeds of the sale shall be deposited into a 4730
University of Toledo account to be determined by the Board of 4731
Trustees of The University of Toledo. 4732

(F) Upon adoption of a resolution by the Board of Trustees 4733
of The University of Toledo and fully executed purchase 4734
agreement, the Director of the Department of Administrative 4735
Services, with the assistance of the Attorney General, shall 4736
prepare a Governor's Deed to the real estate described in 4737
division (A) of this section. The Governor's Deed shall state 4738
the consideration and shall be executed by the Governor in the 4739
name of the State, countersigned by the Secretary of State, 4740
sealed with the Great Seal of the State, presented in the 4741

Department of Administrative Services for recording, and 4742
delivered to the Grantee. The Grantee shall present the 4743
Governor's Deed for recording in the Office of the Lucas County 4744
Recorder. 4745

(G) This section shall expire three (3) years after its 4746
effective date. 4747

Section 30. (A) Notwithstanding division (A) (5) of section 4748
123.01 of the Revised Code, the Director of Administrative 4749
Services may execute a perpetual easement in the name of the 4750
State with the City of Toledo, Ohio, an Ohio municipal 4751
corporation, and its successors and assigns, for the purposes of 4752
construction and maintenance of certain highway/roadway, 4753
pedestrian walkways/trails and other public improvements 4754
burdening the following described real estate: 4755

Situated in the State of Ohio, County of Lucas, City of 4756
Toledo, in Section 32 of Township 9 South, Range 7 East of the 4757
Michigan Survey, and being a 0.034 acre tract out of Lucas 4758
County Auditor's parcel number 18-50701 as conveyed to The 4759
University of Toledo, a State University of Ohio (hereafter 4760
referred to as "Grantor") by the instrument filed as Deed Book 4761
volume 1959, page 104 (all document references are to the 4762
records of Lucas County unless otherwise stated). 4763

Being a parcel lying on the right side of the centerline 4764
of right-of-way of Secor Road, more particularly described as 4765
follows: 4766

COMMENCING FOR REFERENCE at an iron pin found at the 4767
intersection of Secor Road and Bancroft Street, said pin being 4768
at the northwest corner of Section 32 and being at the 4769
centerline of right-of-way of Secor Road station 36+61.39; 4770

Thence along the centerline of right-of-way of Secor Road 4771
and the west line of said Section 32, South 00 degrees 53 4772
minutes 15 seconds East for a distance of 1808.94 feet to a 4773
point at the Grantor's southwest corner and the northwesterly 4774
corner of a parcel conveyed to Campus View Apartments, LLC, an 4775
Ohio Limited Liability Company by the instrument filed as 4776
Instrument Number 200902030004506, said point being at 4777
centerline of right-of-way of Secor Road station 18+52.45; 4778

Thence along the Grantor's southerly line and the 4779
northerly line of the said Campus View Apartments, LLC parcel, 4780
South 62 degrees 59 minutes 20 seconds East for a distance of 4781
56.58 feet to a point on the existing easterly right-of-way line 4782
of Secor Road, the said point being 50.00 feet right of the 4783
centerline of existing right-of-way of Secor Road station 4784
18+25.98 and being the TRUE POINT OF BEGINNING of the parcel 4785
herein described. 4786

Thence crossing through the lands of the Grantor and along 4787
the said easterly right-of-way line of Secor Road, North 00 4788
degrees 53 minutes 15 seconds West for a distance of 244.02 feet 4789
to an iron pin set being 50.00 feet right of the centerline of 4790
right-of-way of Secor Road station 20+70.00; 4791

Thence continuing through the lands of the Grantor, North 4792
89 degrees 06 minutes 45 seconds East for a distance of 6.00 4793
feet to an iron pin set being 56.00 feet right of the centerline 4794
of existing right-of-way of Secor Road station 20+70.00; 4795

Thence continuing through the lands of the Grantor, South 4796
00 degrees 53 minutes 15 seconds East for a distance of 247.20 4797
feet to a point on the Grantor's southerly line and the 4798
northerly line of the said Campus View Apartments, LLC parcel, 4799
said point being 56.00 feet right of the centerline of existing 4800

right-of-way of Secor Road station 18+22.80; 4801

Thence along the Grantor's southerly line and the 4802
northerly line of the said Campus View Apartments, LLC parcel, 4803
North 62 degrees 59 minutes 20 seconds West for a distance of 4804
6.79 feet to the TRUE POINT OF BEGINNING, containing 0.034 4805
acres, more or less, of which 0.000 acres are contained within 4806
the present road occupied, resulting in a net take of 0.034 4807
acres out of Lucas County Auditor's Parcel Number 18-50701. 4808

Prior instrument reference as of this writing recorded in 4809
Deed Book volume 1959, page 104 in the Lucas County, Ohio 4810
recorder's office. 4811

This description was prepared by Robert J. Sands, Ohio 4812
Professional Surveyor number 8053, and is based on an actual 4813
field survey conducted by DLZ Ohio, Inc. in 2013 through 2015 4814
under the direct supervision of Russell Koenig, Professional 4815
Surveyor S-8358. 4816

Bearings are based on the Ohio State Plane Coordinate 4817
System, North Zone, and the North American Datum of 1983 (1986 4818
adjustment). 4819

Where described, iron pins set are 5/8" diameter, 30" 4820
long, and bear a yellow plastic cap inscribed "DLZ OHIO, INC". 4821

The stations referenced herein are from the plans known as 4822
"SECOR RD OVER OTTAWA" on file with the City of Toledo, Ohio 4823

The foregoing legal description may be corrected or 4824
modified by the Department of Administrative Services to a final 4825
form if such corrections or modifications are needed to 4826
facilitate recordation of the perpetual easement. 4827

(B) The perpetual easement shall state the obligations of, 4828

and the duties to be observed and performed by the City of 4829
Toledo, Ohio, with regard to the perpetual easement, and shall 4830
require the City of Toledo, Ohio to assume perpetual 4831
responsibility for operating, maintaining, repairing, renewing, 4832
reconstructing, and replacing certain highway/roadway, 4833
pedestrian walkways/trails and other public improvements that 4834
are currently located on the real estate. 4835

(C) Consideration for granting the perpetual easement is 4836
Four Thousand Two Hundred Forty and 00/100 Dollars (\$4,240.00). 4837

(D) The Director of Administrative Services shall prepare 4838
the perpetual easement. The perpetual easement shall state the 4839
consideration and the terms and conditions for the granting of 4840
the perpetual easement. The perpetual easement shall be executed 4841
by the Director of Administrative Services in the name of the 4842
State and delivered to the City of Toledo, Ohio. The City of 4843
Toledo, Ohio, shall present the perpetual easement for recording 4844
in the Office of the Lucas County Recorder. The City of Toledo, 4845
Ohio, shall pay the costs associated with recording the 4846
perpetual easement. 4847

(E) This section expires three (3) years after its 4848
effective date. 4849

Section 31. (A) The Governor may execute a Governor's Deed 4850
in the name of the State conveying to selected Purchaser or 4851
Purchasers, their heirs, successors and assigns, to be 4852
determined in the manner provided in division (C) of this 4853
section all of the State's right, title, and interest in the 4854
following described real estate: 4855

All of Lot Number 3 and the east 60 feet of Lot Number 2 4856
in Foundation Park, a Subdivision in the City of Toledo, Lucas 4857

County, Ohio as enumerated and delineated in Plat Volume 76, 4858
Page 45, in the offices of the Lucas County Recorder. 4859

Parcel Number: 0560708 4860

Prior Instrument Reference: Document # 200205010218846 4861

The foregoing legal description may be corrected or 4862
modified by the Department of Administrative Services to a final 4863
form if such corrections or modifications are needed to 4864
facilitate recordation of the deed. 4865

(B) (1) The conveyance includes improvements and chattels 4866
situated on the real estate, and is subject to all easements, 4867
covenants, conditions, leases, and restrictions of record; all 4868
legal highways and public rights-of-way; zoning, building, and 4869
other laws, ordinances, restrictions, and regulations; and real 4870
estate taxes and assessments not yet due and payable. The real 4871
estate shall be conveyed in an "as-is, where-is, with all 4872
faults" condition. 4873

(2) The deed for conveyance of the real estate may contain 4874
restrictions, exceptions, reservations, reversionary interests, 4875
and other terms and conditions the Director of Administrative 4876
Services determines to be in the best interest of the State. 4877

(3) Subsequent to the conveyance, any restrictions, 4878
exceptions, reservations, reversionary interests, or other terms 4879
and conditions contained in the deed may be released by the 4880
State or The University of Toledo without the necessity of 4881
further legislation. 4882

(4) The deed may contain restrictions prohibiting the 4883
grantee or grantees from occupying, using, or developing, or 4884
from selling, the real estate such that the use or alienation 4885
will interfere with the quiet enjoyment of neighboring state- 4886

owned land. 4887

(5) The following uses shall be restricted on the real 4888
estate so long as the University of Toledo operates a healthcare 4889
facility on any of the neighboring parcels: 4890

The real estate shall not be used as a healthcare medical 4891
treatment facility including but not limited to outpatient 4892
medical treatment, urgent care, generalist primary care, family 4893
medicine, or ambulatory surgery. 4894

(C) The Director of Administrative Services shall conduct 4895
a sale of the real estate by sealed bid auction or public 4896
auction, and the real estate shall be sold to the highest bidder 4897
at a price acceptable to the Director of Administrative Services 4898
and The University of Toledo. The Director of Administrative 4899
Services shall advertise the sealed bid auction or public 4900
auction by publication in a newspaper of general circulation in 4901
Lucas County, once a week for three consecutive weeks before the 4902
date on which the sealed bids are to be opened. The Director of 4903
Administrative Services shall notify the successful bidder in 4904
writing. The Director of Administrative Services may reject any 4905
or all bids. 4906

The purchaser shall pay ten percent of the purchase price 4907
to the Director of Administrative Services within five business 4908
days after receiving the notice the bid has been accepted. The 4909
purchaser shall pay the balance of the purchase price to the 4910
Director within sixty days after receiving notice the bid has 4911
been accepted. When the purchase price has been paid, the 4912
Director and purchaser shall enter into a real estate purchase 4913
agreement, in the form prescribed by the Department of 4914
Administrative Services. Payment may be made by bank draft or 4915
certified check made payable to the Treasurer of State. A 4916

purchaser who does not complete the conditions of the sale as 4917
prescribed in this division shall forfeit the ten percent of the 4918
purchase price paid to the state as liquidated damages. If a 4919
purchaser fails to complete the purchase, the Director of 4920
Administrative Services may accept the next highest bid, subject 4921
to the foregoing conditions. If the Director of Administrative 4922
Services rejects all bids, the Director may repeat the sealed 4923
bid auction or public auction, or may use an alternative sale 4924
process that is acceptable to The University of Toledo. 4925

The University of Toledo shall pay advertising and other 4926
costs incident to the sale of the real estate. 4927

(D) The real estate described in division (A) of this 4928
section shall be sold as an entire tract and not in parcels. 4929

(E) Except as otherwise specified above, the Purchaser 4930
shall pay all costs associated with the purchase, closing and 4931
conveyance, including surveys, title evidence, title insurance, 4932
transfer costs and fees, recording costs and fees, taxes, and 4933
any other fees, assessments, and costs that may be imposed. 4934

The proceeds of the sale shall be deposited into a 4935
University of Toledo account to be determined by the Board of 4936
Trustees of The University of Toledo. 4937

(F) Upon payment of the purchase price, the Director of 4938
the Department of Administrative Services, with the assistance 4939
of the Attorney General, shall prepare a Governor's Deed to the 4940
real estate described in division (A) of this section. The 4941
Governor's Deed shall state the consideration and shall be 4942
executed by the Governor in the name of the State, countersigned 4943
by the Secretary of State, sealed with the Great Seal of the 4944
State, presented in the Department of Administrative Services 4945

for recording, and delivered to the Purchaser. The Purchaser 4946
shall present the Governor's Deed for recording in the Office of 4947
the Lucas County Recorder. 4948

(G) This section shall expire three (3) years after its 4949
effective date. 4950

Section 32. (A) The Governor may execute a Governor's Deed 4951
in the name of the State conveying to Toledo Public Schools 4952
("Grantees"), and its, successors and assigns, all of the 4953
State's right, title, and interest in the following described 4954
real estate: 4955

All of lots Number 1120, 1121, 1122, 1123, 1124, 1125, 4956
1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 4957
1136, 1137, 1189, 1190 except the southerly 10 feet, and 1200, 4958
together with that portion of Winston Boulevard vacated 4959
September 5, 1950, lying between said Lots 1120 through 1129, 4960
and, Lots 1130 through 1137 in Heather Downs Second Addition to 4961
the City of Toledo, Lucas County, Ohio, same being recorded in 4962
Plat 42-B-103. 4963

Parcel Number: 0763347 4964

Prior Instrument Reference: Inst# 20050617-0043177 4965

The foregoing legal description may be corrected or 4966
modified by the Department of Administrative Services to a final 4967
form if such corrections or modifications are needed to 4968
facilitate recordation of the deed. 4969

(B) (1) The conveyance includes improvements and chattels 4970
situated on the real estate, and is subject to all easements, 4971
covenants, conditions, leases, and restrictions of record: all 4972
legal highways and public rights-of-way; zoning, building, and 4973
other laws, ordinances, restrictions, and regulations; and real 4974

estate taxes and assessments not yet due and payable. The real 4975
estate shall be conveyed in an "as-is, where-is, with all 4976
faults" condition. 4977

(2) The deed for the conveyance of the real estate may 4978
contain restrictions, exceptions, reservations, reversionary 4979
interests, and other terms and conditions the Director of 4980
Administrative Services determines to be in the best interest of 4981
the State. 4982

(3) Subsequent to the conveyance, any restrictions, 4983
exceptions, reservations, reversionary interests, or other terms 4984
and conditions contained in the deed may be released by the 4985
State or The University of Toledo without the necessity of 4986
further legislation. 4987

(C) Consideration for the conveyance of the real estate 4988
described in division (A) of this section shall be One and 4989
00/100 Dollar (\$1.00). 4990

The Director of Administrative Services shall offer the 4991
real estate to the Toledo Public Schools through a real estate 4992
purchase agreement. Consideration for the conveyance of the real 4993
estate described in division (A) of this section shall be One 4994
and 00/100 Dollar (\$1.00). If Toledo Public Schools does not 4995
complete the purchase of the real estate within the time period 4996
provided in the real estate purchase agreement, the Director of 4997
Administrative Services may use any reasonable method of sale 4998
considered acceptable by The University of Toledo to determine 4999
an alternate grantee willing to complete the purchase within 5000
three years after the effective date of this section for a 5001
consideration acceptable to The University of Toledo. The 5002
University of Toledo shall pay all advertising costs, additional 5003
fees, and other costs incident to the sale of the real estate to 5004

an alternate grantee. 5005

(D) The real estate described in division (A) of this 5006
section shall be sold as an entire tract and not in parcels. 5007

(E) Except as otherwise specified above, the Grantee shall 5008
pay all costs associated with the purchase, closing and 5009
conveyance, including surveys, title evidence, title insurance, 5010
transfer costs and fees, recording costs and fees, taxes, and 5011
any other fees, assessments, and costs that may be imposed. 5012

The proceeds of the sale shall be deposited into a 5013
University of Toledo account to be determined by the Board of 5014
Trustees of The University of Toledo. 5015

(F) (1) Upon adoption of a resolution by the Board of 5016
Trustees of The University of Toledo and fully executed purchase 5017
agreement, the Director of the Department of Administrative 5018
Services, with the assistance of the Attorney General, shall 5019
prepare a Governor's Deed to the real estate described in 5020
division (A) of this section. The Governor's Deed shall state 5021
the consideration and shall be executed by the Governor in the 5022
name of the State, countersigned by the Secretary of State, 5023
sealed with the Great Seal of the State, presented in the 5024
Department of Administrative Services for recording, and 5025
delivered to the Grantee. The Grantee shall present the 5026
Governor's Deed for recording in the Office of the Lucas County 5027
Recorder. 5028

(2) Should the Grantee no longer use the real estate 5029
described in division (A) of this section for educational 5030
purposes, the real estate described in division (A) of this 5031
section shall revert back to the State of Ohio at the sole 5032
discretion of the Director of Administrative Services and The 5033

University of Toledo. If the real estate is sold to an alternate purchaser, this provision applies only at the discretion of the University of Toledo.

(G) This section shall expire three (3) years after its effective date.

Prior to the execution of the Governor's Deed described in division (E) of this section, possession of the real estate described in division (A) of this section shall be governed by an existing interim lease between the Ohio Department of Administrative Services and the Grantee.

Section 33. (A) The Governor may execute a Governor's Deed in the name of the State conveying to the City of Akron, Ohio ("Grantee"), and its successors and assigns, all of the State's right, title, and interest in two skywalks that connect the Ocasek State Office Building to neighboring properties (the "Improvements"). The Western Skywalk is located over South High Street, Akron, Ohio, 44308 and the Eastern Skywalk is located over Broadway Street, Akron, Ohio 44308. The legal descriptions of the skywalks are as follows:

Western Skywalk

Legal Description of Air Rights

Situated in the City of Akron, County of Summit, State of Ohio, Original Portage Township, Connecticut Western Reserve, Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, Transcribed Records Page 17, and bounded and described as follows:

COMMENCING at a Drill Hole set at the intersection of the east right of way line of S. High St. (66 feet wide) and the south right of way line of E. Bowery St. (66 feet wide), thence

along the east right of way line of said S. High St., South 26 5063
degrees 54 minutes 50 seconds West a distance of 72.20 feet to 5064
the POINT OF BEGINNING of the parcel herein described; 5065

1. South 63 degrees 37 minutes 58 seconds East a distance 5066
of 23.14 feet to a point on the face of the existing building; 5067

2. Thence along the face of said existing building, South 5068
26 degrees 45 minutes 54 seconds West a distance of 8.34 feet to 5069
a building corner; 5070

3. Thence continuing along the face of said existing 5071
building, North 63 degrees 01 minutes 46 seconds West a distance 5072
of 16.68 feet to a building corner; 5073

4. Thence continuing along the face of said existing 5074
building, South 26 degrees 52 minutes 22 seconds West a distance 5075
of 4.29 feet to a point; 5076

5. North 63 degrees 03 minutes 14 seconds West a distance 5077
of 6.48 feet to a point on the east right of way line of said S. 5078
High St.; 5079

6. Thence along said east right of way line, North 26 5080
degrees 54 minutes 50 seconds East a distance of 12.39 feet to 5081
the Point of Beginning, containing 0.0500 acres (218 sq. ft.), 5082
and being subject to a vertical plane extending from the bottom 5083
of existing skywalk to the top of said skywalk. 5084

The bearings for this description are based on Grid North, 5085
of the Ohio State Plane Coordinate System, North Zone, 5086
NAD83(2011), as measured with GPS. 5087

This description was prepared and reviewed under the 5088
supervision of Steven L. Mullaney, Professional Surveyor No. 5089
7900, in February of 2022. 5090

Legal Description of Pier Location 5091

Situated in the City of Akron, County of Summit, State of 5092
Ohio, Original Portage Township, Connecticut Western Reserve, 5093
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5094
Transcribed Records Page 17, and bounded and described as 5095
follows: 5096

COMMENCING at a Drill Hole set at the intersection of the 5097
east right of way line of S. High St. (66 feet wide) and the 5098
south right of way line of E. Bowery St. (66 feet wide), thence 5099
along the east right of way line of said S. High St., South 26 5100
degrees 54 minutes 50 seconds West a distance of 72.20 feet to 5101
the POINT OF BEGINNING of the parcel herein described; 5102

1. South 63 degrees 37 minutes 58 seconds East a distance 5103
of 4.00 feet to a point; 5104

2. South 26 degrees 54 minutes 50 seconds West a distance 5105
of 12.43 feet to point; 5106

3. North 63 degrees 03 minutes 14 seconds West a distance 5107
of 4.00 feet to a point on the east right of way line of said S. 5108
High St.; 5109

6. Thence along said east right of way line, North 26 5110
degrees 54 minutes 50 seconds East a distance of 12.39 feet to 5111
the Point of Beginning, containing 0.0011 acres (50 sq.ft.). 5112

The bearings for this description are based on Grid North, 5113
of the Ohio State Plane Coordinate System, North Zone, 5114
NAD83(2011), as measured with GPS. 5115

This description was prepared and reviewed under the 5116
supervision of Steven L. Mullaney, Professional Surveyor No. 5117
7900, in February of 2022. 5118

Legal Description of Air Rights	5119
Situated in the City of Akron, County of Summit, State of	5120
Ohio, Original Portage Township, Connecticut Western Reserve,	5121
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition,	5122
Transcribed Records Page 17, and bounded and described as	5123
follows:	5124
COMMENCING at a Drill Hole set at the intersection of the	5125
east right of way line of S. High St. (66 feet wide) and the	5126
south right of way line of E. Bowery St. (66 feet wide), thence	5127
along the east right of way line of said S. High St., South 26	5128
degrees 54 minutes 50 seconds West a distance of 72.20 feet to	5129
the POINT OF BEGINNING of the parcel herein described;	5130
1. Thence continuing along the east right of way line of	5131
said High St., South 26 degrees 54 minutes 50 seconds East a	5132
distance of 12.39 feet to a point;	5133
2. North 63 degrees 03 minutes 14 seconds West distance of	5134
66.00 feet to a point on the west right of way line of said S.	5135
High St.;	5136
3. Thence along said west right of way line, North 26	5137
degrees 54 minutes 50 seconds East a distance of 10.00 feet to a	5138
point;	5139
4. South 63 degrees 03 minutes 14 seconds East a distance	5140
of 62.50 feet to a point;	5141
5. North 26 degrees 54 minutes 50 seconds East a distance	5142
of 2.35 feet to a point;	5143
6. South 63 degrees 37 minutes 58 seconds East a distance	5144
of 3.50 feet to the Point of Beginning, containing 0.0153 acres	5145
(668 sq.ft.), and being subject to a vertical plane extending	5146

from the bottom of existing skywalk to the top of said skywalk. 5147

The bearings for this description are based on Grid North, 5148
of the Ohio State Plane Coordinate System, North Zone, 5149
NAD83(2011), as measured with GPS. 5150

This description was prepared and reviewed under the 5151
supervision of Steven L. Mullaney, Professional Surveyor No. 5152
7900, in February of 2022. 5153

Legal Description of Pier Location 5154

Situated in the City of Akron, County of Summit, State of 5155
Ohio, Original Portage Township, Connecticut Western Reserve, 5156
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5157
Transcribed Records Page 17, and bounded and described as 5158
follows: 5159

COMMENCING at a Drill Hole set at the intersection of the 5160
east right of way line of S. High St. (66 feet wide) and the 5161
south right of way line of E. Bowery St. (66 feet wide), thence 5162
along the east right of way line of said S. High St., South 26 5163
degrees 54 minutes 50 seconds West a distance of 72.20 feet to 5164
the POINT OF BEGINNING of the parcel herein described; 5165

1. Thence continuing along the east right of way line of 5166
said High St., South 26 degrees 54 minutes 50 seconds East a 5167
distance of 12.39 feet to a point; 5168

2. North 63 degrees 03 minutes 14 seconds West distance of 5169
1.40 feet to a point; 5170

3. North 26 degrees 54 minutes 50 seconds East a distance 5171
of 12.37 feet to a point; 5172

4. South 63 degrees 37 minutes 58 seconds East a distance 5173
of 1.40 feet to the Point of Beginning, containing 0.0004 acres 5174

(17 sq.ft.). 5175

The bearings for this description are based on Grid North, 5176
of the Ohio State Plane Coordinate System, North Zone, 5177
NAD83(2011), as measured with GPS. 5178

This description was prepared and reviewed under the 5179
supervision of Steven L. Mullaney, Professional Surveyor No. 5180
7900, in February of 2022. 5181

Legal Description of Air Rights 5182

Situated in the City of Akron, County of Summit, State of 5183
Ohio, Original Portage Township, Connecticut Western Reserve, 5184
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5185
Transcribed Records Page 17, and bounded and described as 5186
follows: 5187

COMMENCING at a Drill Hole set at the intersection of the 5188
west right of way line of S. High St. (66 feet wide) and the 5189
south right of way line of E. Bowery St. (66 feet wide), thence 5190
along the west right of way line of said S. High St., South 26 5191
degrees 54 minutes 50 seconds West a distance of 63.34 feet to 5192
the POINT OF BEGINNING of the parcel herein described; 5193

1. Thence continuing along said west right of way line, 5194
South 26 degrees 54 minutes 50 seconds West a distance of 10.00 5195
feet to a point; 5196

2. North 63 degrees 03 minutes 14 seconds West a distance 5197
of 39.50 feet to a point; 5198

3. South 26 degrees 56 minutes 46 seconds West a distance 5199
of 6.10 feet to a point on the face of the existing building. 5200

4. Thence along the face of said existing building, North 5201
63 degrees 36 minutes 09 seconds West a distance of 77.21 feet 5202

to a point on the northwest face of an existing skywalk; 5203

5. Thence along the northwest face of said existing 5204
skywalk, North 31 degrees 17 minutes 08 seconds East a distance 5205
of 23.41 feet to point; 5206

6. South 63 degrees 03 minutes 14 seconds East a distance 5207
of 84.93 feet to a point; 5208

7. South 26 degrees 56 minutes 46 seconds West a distance 5209
of 6.50 feet to a point; 5210

8. South 63 degrees 03 minutes 14 seconds East a distance 5211
of 30.00 feet to the Point of Beginning, containing 0.0507 acres 5212
(2,209 sq.ft.), and being subject to a vertical plane extending 5213
from the bottom of existing skywalk to the top of said skywalk. 5214

The bearings for this description are based on Grid North, 5215
of the Ohio State Plane Coordinate System, North Zone, 5216
NAD83(2011), as measured with GPS. 5217

This description was prepared and reviewed under the 5218
supervision of Steven L. Mullaney, Professional Surveyor No. 5219
7900, in February of 2022. 5220

Legal Description of Pier Location 5221

Situated in the City of Akron, County of Summit, State of 5222
Ohio, Original Portage Township, Connecticut Western Reserve, 5223
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5224
Transcribed Records Page 17, and bounded and described as 5225
follows: 5226

COMMENCING at a Drill Hole set at the intersection of the 5227
west right of way line of S. High St. (66 feet wide) and the 5228
south right of way line of E. Bowery St. (66 feet wide), thence 5229
along the west right of way line of said S. High St., South 26 5230

degrees 54 minutes 50 seconds West a distance of 60.83 feet to 5231
point, thence North 63 degrees 05 minutes 10 seconds West a 5232
distance of 13.23 feet to the POINT OF BEGINNING of the parcel 5233
herein described; 5234

1. South 26 degrees 56 minutes 46 seconds West a distance 5235
of 15.00 feet to a point; 5236

2. North 63 degrees 03 minutes 14 seconds West a distance 5237
of 5.00 feet to a point; 5238

3. North 26 degrees 56 minutes 46 seconds East a distance 5239
of 15.00 feet to a point; 5240

4. South 63 degrees 03 minutes 14 seconds East a distance 5241
of 5.00 feet to the Point of Beginning, containing 0.0017 acres 5242
(75 sq.ft.) 5243

The bearings for this description are based on Grid North, 5244
of the Ohio State Plane Coordinate System, North Zone, 5245
NAD83(2011), as measured with GPS. 5246

This description was prepared and reviewed under the 5247
supervision of Steven L. Mullaney, Professional Surveyor No. 5248
7900, in February of 2022. 5249

Legal Description of Pier Location 5250

Situated in the City of Akron, County of Summit, State of 5251
Ohio, Original Portage Township, Connecticut Western Reserve, 5252
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5253
Transcribed Records Page 17, and bounded and described as 5254
follows: 5255

COMMENCING at a Drill Hole set at the intersection of the 5256
west right of way line of S. High St. (66 feet wide) and the 5257
south right of way line of E. Bowery St. (66 feet wide), thence 5258

along the west right of way line of said S. High St., South 26 5259
degrees 54 minutes 50 seconds West a distance of 56.82 feet to 5260
point, thence North 63 degrees 05 minutes 10 seconds West a 5261
distance of 34.52 feet to the POINT OF BEGINNING of the parcel 5262
herein described; 5263

1. South 26 degrees 56 minutes 46 seconds West a distance 5264
of 16.50 feet to a point; 5265

2. North 63 degrees 03 minutes 14 seconds West a distance 5266
of 7.70 feet to a point; 5267

3. North 26 degrees 56 minutes 46 seconds East a distance 5268
of 16.50 feet to a point; 5269

4. South 63 degrees 03 minutes 14 seconds East a distance 5270
of 7.70 feet to the Point of Beginning, containing 0.0029 acres 5271
(127 sq.ft.) 5272

The bearings for this description are based on Grid North, 5273
of the Ohio State Plane Coordinate System, 5274

North Zone, NAD83(2011), as measured with GPS. 5275

This description was prepared and reviewed under the 5276
supervision of Steven L. Mullaney, Professional Surveyor No. 5277
7900, in February of 2022. 5278

Legal Description of Pier Location 5279

Situated in the City of Akron, County of Summit, State of 5280
Ohio, Original Portage Township, Connecticut Western Reserve, 5281
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5282
Transcribed Records Page 17, and bounded and described 5283
asfollows: 5284

COMMENCING at a Drill Hole set at the intersection of the 5285

west right of way line of S. High St. (66 feet wide) and the 5286
south right of way line of E. Bowery St. (66 feet wide), thence 5287
along the west right of way line of said S. High St., South 26 5288
degrees 54 minutes 50 seconds West a distance of 56.78 feet to 5289
point, thence North 63 degrees 05 minutes 10 seconds West a 5290
distance of 98.61 feet to the POINT OF BEGINNING of the parcel 5291
herein described; 5292

1. South 26 degrees 56 minutes 46 seconds West a distance 5293
of 17.00 feet to a point; 5294

2. North 63 degrees 03 minutes 14 seconds West a distance 5295
of 5.80 feet to a point; 5296

3. North 26 degrees 56 minutes 46 seconds East a distance 5297
of 17.00 feet to a point; 5298

4. South 63 degrees 03 minutes 14 seconds East a distance 5299
of 5.80 feet to the Point of Beginning, containing 0.0022 acres 5300
(99 sq.ft.) 5301

The bearings for this description are based on Grid North, 5302
of the Ohio State Plane Coordinate System, North Zone, 5303
NAD83(2011), as measured with GPS. 5304

This description was prepared and reviewed under the 5305
supervision of Steven L. Mullaney, Professional Surveyor No. 5306
7900, in February of 2022. 5307

Legal Description of Air Rights 5308

Situated in the City of Akron, County of Summit, State of 5309
Ohio, Original Portage Township, Connecticut Western Reserve, 5310
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5311
Transcribed Records Page 17, and bounded and described as 5312
follows: 5313

COMMENCING at a Drill Hole set at the intersection of the west right of way line of S. Broadway St. (variable width) and the south right of way line of E. Bowery St. (66 feet wide), thence along the west right of way line of said S. Broadway St., South 30 degrees 26 minutes 20 seconds West a distance of 99.34 feet to the POINT OF BEGINNING of the parcel herein described;

1. Thence continuing along said west right of way line, South 30 degrees 26 minutes 20 seconds West a distance of 11.02 feet to a point;

2. North 63 degrees 11 minutes 42 seconds West a distance of 21.58 feet to point on the face of an existing building;

Thence along said existing building face along the following three courses:

3. North 26 degrees 55 minutes 32 seconds East a distance of 9.05 feet to a point;

4. South 62 degrees 41 minutes 17 seconds East a distance of 16.67 feet to point;

5. North 26 degrees 53 minutes 50 seconds East a distance of 2.10 feet to a point;

6. South 63 degrees 11 minutes 42 seconds East a distance of 5.59 feet to the Point of Beginning, containing 0.0048 acres (208 sq.ft.), and being subject to a vertical plane extending from the bottom of existing skywalk to the top of said skywalk.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011), as measured with GPS.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No.

7900, in February of 2022. 5342

Eastern Skywalk 5343

Legal Description of Pier Location Situated in the City of 5344
Akron, County of Summit, State of Ohio, Original Portage 5345
Township, Connecticut Western Reserve, Tract 7, T 2 N, R 11 W, 5346
part of Block 26 in Kings Addition, Transcribed Records Page 17, 5347
and bounded and described as follows: 5348

COMMENCING at a Drill Hole set at the intersection of the 5349
west right of way line of S. Broadway St.(variable width) and 5350
the south right of way line of E. Bowery St. (66 feet wide), 5351
thence along the west right of way line of said S. Broadway St., 5352
South 30 degrees 26 minutes 20 seconds West a distance of 99.34 5353
feet to the POINT OF BEGINNING of the parcel herein described; 5354

1. Thence continuing along said west right of way line, 5355
South 30 degrees 26 minutes 20 seconds West a distance of 11.02 5356
feet to a point; 5357

2. North 63 degrees 11 minutes 42 seconds West a distance 5358
of 2.25 feet to point; 5359

3. North 26 degrees 48 minutes 18 seconds East a distance 5360
of 11.00 feet to a point; 5361

4. South 63 degrees 11 minutes 42 seconds East a distance 5362
of 2.95 feet to the Point of Beginning, containing 0.0007 acres 5363
(29 sq.ft.). 5364

The bearings for this description are based on Grid North, 5365
of the Ohio State Plane Coordinate System, North Zone, 5366
NAD83(2011), as measured with GPS. 5367

This description was prepared and reviewed under the 5368
supervision of Steven L. Mullaney, Professional Surveyor No. 5369

7900, in February of 2022. 5370

Legal Description of Air Rights 5371

Situated in the City of Akron, County of Summit, State of 5372
Ohio, Original Portage Township, Connecticut Western Reserve, 5373
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5374
Transcribed Records Page 17, and bounded and described as 5375
follows: 5376

COMMENCING at a Drill Hole set at the intersection of the 5377
west right of way line of S. Broadway St. (variable width) and 5378
the south right of way line of E. Bowery St. (66 feet wide), 5379
thence along the west right of way line of said S. Broadway St., 5380
South 30 degrees 26 minutes 20 seconds West a distance of 99.34 5381
feet to the POINT OF BEGINNING of the parcel herein described; 5382

1. South 63 degrees 11 minutes 42 seconds East a distance 5383
of 66.82 feet to a point on the east right of way line of said 5384
S. Broadway St.; 5385

2. Thence along said east right of way line, South 27 5386
degrees 45 minutes 16 seconds West a distance of 11.00 feet to a 5387
point; 5388

3. North 63 degrees 11 minutes 42 seconds West a distance 5389
of 67.34 feet to a point on the west right of way line of said 5390
S. Broadway St.; 5391

4. Thence along said west right of way line, North 30 5392
degrees 26 minutes 20 seconds East a distance of 11.02 feet to 5393
the Point of Beginning, containing 0.0169 acres (738 sq.ft.), 5394
and being subject to a vertical plane extending from the bottom 5395
of existing skywalk to the top of said skywalk. 5396

The bearings for this description are based on Grid North, 5397

of the Ohio State Plane Coordinate System, North Zone, 5398
NAD83(2011), as measured with GPS. 5399

This description was prepared and reviewed under the 5400
supervision of Steven L. Mullaney, Professional Surveyor No. 5401
7900, in February of 2022. 5402

Legal Description of Pier Location 5403

Situated in the City of Akron, County of Summit, State of 5404
Ohio, Original Portage Township, Connecticut Western Reserve, 5405
Tract 7, T 2 N, R 11 W, part of Block 26 in Kings Addition, 5406
Transcribed Records Page 17, and bounded and described as 5407
follows: 5408

COMMENCING at a Drill Hole set at the intersection of the 5409
west right of way line of S. Broadway St. (variable width) and 5410
the south right of way line of E. Bowery St. (66 feet wide), 5411
thence along the west right of way line of said S. Broadway St., 5412
South 30 degrees 26 minutes 20 seconds West a distance of 99.34 5413
feet to the POINT OF BEGINNING of the parcel herein described; 5414

1. South 63 degrees 11 minutes 42 seconds East a distance 5415
of 2.45 feet to point; 5416

2. South 26 degrees 48 minutes 18 seconds West a distance 5417
of 11.00 feet to a point; 5418

3. North 63 degrees 11 minutes 42 seconds West a distance 5419
of 3.15 feet to a point on the west right of way line of said 5420
South Broadway St.; 5421

4. Thence along said west right of way line, North 30 5422
degrees 26 minutes 20 seconds E a distance of 11.02 feet to the 5423
Point of Beginning, containing 0.0007 acres (39 sq.ft.). 5424

The bearings for this description are based on Grid North, 5425

of the Ohio State Plane Coordinate System, North Zone, 5426
NAD83(2011), as measured with GPS. 5427

This description was prepared and reviewed under the 5428
supervision of Steven L. Mullaney, Professional Surveyor No. 5429
7900, in February of 2022. 5430

The foregoing legal descriptions may be corrected or 5431
modified by the Department of Administrative Services to a final 5432
form if such corrections or modifications are needed to 5433
facilitate recordation of the deed. 5434

(B) The conveyance includes the Improvements and is 5435
subject to all easements, covenants, conditions, leases, and 5436
restrictions of record: all legal highways and public rights-of- 5437
way; zoning, building, and other laws, ordinances, restrictions, 5438
and regulations; and real estate taxes and assessments not yet 5439
due and payable. The Improvements shall be conveyed in an "as- 5440
is, where-is, with all faults" condition. 5441

(C) Consideration for the conveyance will be the mutual 5442
promises exchanged between the parties. The City of Akron has 5443
already purchased the Oliver R. Ocasek Government Office 5444
Building, Summit County Parcel Number 6755895, which sale closed 5445
March 3, 2022, and both parties desire to transfer ownership of 5446
the Improvements, which are attached to the Building, but were 5447
not included in the legal description of the real estate 5448
authorized to be transferred in the previous sale. The 5449
Improvements are currently the subject of a reciprocal easement 5450
between the State of Ohio and the City of Akron, providing for 5451
the use and maintenance of the Improvements. 5452

The Director of Administrative Services shall offer the 5453
Improvements to the City of Akron, Ohio through a real estate 5454

transfer agreement. 5455

(D) Grantee shall pay all costs associated with the 5456
transfer, closing and conveyance, including surveys, title 5457
evidence, title insurance, transfer costs and fees, recording 5458
costs and fees, taxes, and any other fees, assessments, and 5459
costs that may be imposed. 5460

(E) Upon execution of the Real Estate Transfer Agreement, 5461
the Director of the Department of Administrative Services, with 5462
the assistance of the Attorney General, shall prepare a 5463
Governor's Deed to the real estate described in division (A) of 5464
this section. The Governor's Deed shall state the consideration 5465
and shall be executed by the Governor in the name of the State, 5466
countersigned by the Secretary of State, sealed with the Great 5467
Seal of the State, presented in the Department of Administrative 5468
Services for recording, and delivered to the Grantee. The 5469
Grantee shall present the Governor's Deed for recording in the 5470
Office of the Summit County Recorder. 5471

(F) This section shall expire 3 years after its effective 5472
date. 5473

Section 34. (A) The Governor may execute a Governor's Deed 5474
in the name of the State conveying to the City of Columbus, 5475
Ohio, a municipal corporation ("Grantee"), and its successors 5476
and assigns, to be determined in the manner provided in division 5477
(C) of this section, or to an alternative Grantee, and to the 5478
alternative Grantee's heirs and assigns or successors, all of 5479
the State's right, title, and interest in the following 5480
described real estate: 5481

Situated in the City of Columbus, County of Franklin, 5482
State of Ohio and being a part of a 80.202 acres acquired from 5483

The Columbus and Southern Ohio Electric Company as recorded in 5484
Franklin County, Volume 1704, Page 153 and being more fully 5485
described as follows: 5486

Beginning at a point at the intersection of the east 5487
right-of-way line of Hiawatha Park Place (variable R/W) and the 5488
north line of the Ohio State Fairgrounds, said point also being 5489
the southwest corner of Lot 562 of Grasmere Gardens as the same 5490
is numbered and delineated upon the recorded plat thereof, of 5491
record in Plat Book 15, Page 2, Franklin County Recorder's 5492
Office, said point also being on the east limited access right- 5493
of-way line of the North Freeway (FRA-3-18.36); 5494

Thence, along the north line of the Ohio State Fairgrounds 5495
and the south line of said Grasmere Gardens, S 86° 43' 17" E, 5496
805.30 feet to the northeast corner of the Ohio State 5497
Fairgrounds said corner also being on the west line of Hamilton 5498
School Addition, as the same is delineated upon the recorded 5499
plat thereof, of record in Plat Book 22, Page 104, Franklin 5500
County Recorder's Office; 5501

Thence, along the east line of the Ohio State Fairgrounds 5502
and the west line of said Hamilton School Addition and the west 5503
line of Hugh A. Tyler Subdivision as the same is delineated upon 5504
the recorded plat thereof, of record in Plat Book 25, Page 35, 5505
Franklin County Recorder's Office, S 3° 12' 14" W, 1144.70 feet 5506
to a point on the said east limited access right-of-way line of 5507
the North Freeway; 5508

Thence, along the said east limited access right-of-way 5509
line of the North Freeway, N 25° 55' 03" W, 695.94 feet to a 5510
point; 5511

Thence continuing along the said east limited access 5512

right-of-way line of the North Freeway, N 37° 44' 42" W, 712.00 5513
feet to the beginning and containing 9.4 acres more or less. 5514

Bearings are based upon an assumed meridian and are used 5515
to denote angular relationships only. 5516

Part of Franklin County Auditor Parcel Number: 010-067015- 5517
00 5518

Prior Deed: Volume 1704, Page 153 5519

The foregoing legal description may be corrected or 5520
modified by the Department of Administrative Services to a final 5521
form if such corrections or modifications are needed to 5522
facilitate recordation of the deed. 5523

(B) (1) The conveyance includes improvements and chattels 5524
situated on the real estate, and is subject to all easements, 5525
covenants, conditions, leases, and restrictions of record: all 5526
legal highways and public rights-of-way; zoning, building, and 5527
other laws, ordinances, restrictions, and regulations; and real 5528
estate taxes and assessments not yet due and payable. The real 5529
estate shall be conveyed in an "as-is, where-is, with all 5530
faults" condition. 5531

(2) The deed or deeds for conveyance of the real estate 5532
may contain restrictions, exceptions, reservations, reversionary 5533
interests, and other terms and conditions the Director of 5534
Administrative Services determines to be in the best interest of 5535
the State. 5536

(3) Subsequent to the conveyance, any restrictions, 5537
exceptions, reservations, reversionary interests, or other terms 5538
and conditions contained in the deed may be released by the 5539
State or the Ohio Expositions Commission without the necessity 5540
of further legislation. 5541

(C) The Director of Administrative Services shall offer 5542
the real estate to the City of Columbus, Ohio through a real 5543
estate purchase agreement. Consideration for the conveyance of 5544
the real estate described in division (A) of this section shall 5545
be at a price acceptable to the Director of Administrative 5546
Services and the Ohio Expositions Commission. If the City of 5547
Columbus, Ohio does not complete the purchase of the real estate 5548
within the time period provided in the real estate purchase 5549
agreement, the Director of Administrative Services may use any 5550
reasonable method of sale considered acceptable by the Ohio 5551
Expositions Commission to determine an alternate grantee willing 5552
to complete the purchase for a consideration acceptable to the 5553
Department of Administrative Services and the Ohio Expositions 5554
Commission within three (3) years after the effective date of 5555
this section. The Ohio Expositions Commission shall pay all 5556
advertising costs, additional fees, and other costs incident to 5557
the sale of the real estate to an alternative grantee. 5558

(D) The real estate described in division (A) of this 5559
section may be conveyed as an entire tract or as multiple 5560
parcels. 5561

(E) Except as otherwise specified above, the Grantee shall 5562
pay all costs associated with the purchase, closing and 5563
conveyance, including surveys, title evidence, title insurance, 5564
transfer costs and fees, recording costs and fees, taxes, and 5565
any other fees, assessments, and costs that may be imposed. 5566

The proceeds of the sale shall be deposited into the state 5567
treasury to the credit of the Ohio exposition fund pursuant to 5568
Ohio Revised Code Section 991.04. 5569

(F) Upon execution of the real estate purchase agreement, 5570
the Director of the Department of Administrative Services, with 5571

the assistance of the Attorney General, shall prepare a 5572
Governor's Deed to the real estate described in division (A) of 5573
this section. The Governor's Deed shall state the consideration 5574
and shall be executed by the Governor in the name of the State, 5575
countersigned by the Secretary of State, sealed with the Great 5576
Seal of the State, presented in the Department of Administrative 5577
Services for recording, and delivered to the Grantee. The 5578
Grantee shall present the Governor's Deed for recording in the 5579
Office of the Franklin County Recorder. 5580

(G) This section shall expire three (3) years after its 5581
effective date. 5582