

General Warranty Deed *

Memorial Presbyterian Church also known of record as Memorial Presbyterian Church of Dayton, an Ohio not-for-profit corporation of Montgomery County, OH *for valuable consideration paid, grant(s) with general warranty covenants, to Sovereign Grace Church Dayton an Ohio not-for-profit corporation, whose tax-mailing address is 1541 S. Smithville Rd, Dayton OH 45410, the following REAL PROPERTY:*
Situated in the County of Montgomery, in the State of Ohio and in the City of Dayton:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Parcel No. R72 15103 0009

Parcel Nos.: R72 15103 0113 and R72 15103 0041

Parcel No. R72 15103 0019

Parcel No. R72 15103 0041

Parcel No. R72 15103 0011

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

Prior Instrument Reference: Deed Book 1927 Page 138 (as to TRACT I), Deed Book 2242 Page 373 (as to TRACT III), Deed Book 2242 Page 371 (as to TRACT IV), Book 1118 Page 533, Deed Book 1716 Page 244 (as to TRACT II) Of the Deed Records of Montgomery County, Ohio.

The undersigned has hereunto set her hand(s) this 5th day of April, 2022.

Memorial Presbyterian Church also known of record as
Memorial Presbyterian Church of Dayton an Ohio
not-for profit corporation

By: _____

Georgie Woessner,

Its: Chair of The Board of Trustees

State of Ohio County of ss:

This is an acknowledgment clause; no oath or affirmation was administered to the signer.
BE IT REMEMBERED, That on this 5th day of April, 2022, before me, the subscriber, a Notary Public in and for said state, personally came, **Georgie Woessner, Chair of the Board of Trustees for Memorial Presbyterian Church also known of record as Memorial Presbyterian Church of Dayton** the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be voluntary act and deed for and on behalf of **Memorial Presbyterian Church also known of record as Memorial Presbyterian Church of Dayton**.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.


Notary Public

This instrument was prepared by: Jeffrey W. Gammell, Attorney at Law
7925 Paragon Rd., Dayton, Ohio 45459

* See Sections 5302.05 and 5302.06 Ohio Revised Code



DENISE M HOOPER
Notary Public, State of Ohio
My Commission Expires 3-8-2028

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I

Situate in the City of Dayton, in the County of Montgomery and State of Ohio and being parts of Lots FIFTY-THREE THOUSAND TWENTY-SIX (53026) and FIFTY-THREE THOUSAND TWENTY-SEVEN (53027) of the consecutive numbers of lots as shown on the revised plat of the City of Dayton, as conveyed to the City of Dayton and by deed recorded in Deed Book 1530, Page 565 of the Deed Records of said County, being more particularly bounded and described as follows:

Beginning at a point in the West property line of Lot 53027, said point being 15 feet northwardly from the southwest corner of said Lot; thence northwardly along the west property line of Lots 53027 and 53026 to the northwest corner of Lot 53026; thence eastwardly along the north property line of Lot 53026 to a point 45 feet westwardly and measured at right angles from the east line of Section 27; thence southwardly parallel to and 45 feet measured at right angles from the East line of said Section 27 to a point 15 feet northwardly measured at right angles from the South property line of Lot 53027; thence westwardly parallel to and 15 feet measured at right angles from the south property line of Lot 53027 to the place of beginning, containing 7858.4 square feet, more or less, and subject to a driveway easement as recorded in Deed Book 1491, Page 176 of the Deed Records of Montgomery County, Ohio.

Parcel No. R72 15103 0009

TRACT II

Situate in the City of Dayton, in the County of Montgomery and State of Ohio. Being forty-two (42) feet taken by parallel lines off of the South side of Lot Numbered FIFTY-SIX THOUSAND SIX HUNDRED THIRTY-FOUR (56634) EXCEPTING sixty (60) feet taken by parallel lines off of the West end of said forty-two (42) foot strip of the revised and consecutive numbers of Lots on the plat of the said City of Dayton.

ALSO the real property situate, lying and being in the City of Dayton, County of Montgomery, and State of Ohio, and more particularly bounded and described as follows:

Being part of Lot Numbered FIFTY-SIX THOUSAND SIX HUNDRED THIRTY FOUR (56634) of the revised and consecutive numbers of lots on the plat of said City of Dayton, bounded and described as follows:

Beginning at a point in the west line of Smithville Road, said point being 123 feet south of the intersection of Argella Avenue and Smithville Road; thence westwardly along the north line of said Lot 56634, one hundred forty (140) feet to a point, said point being the northeast corner of the tract conveyed to George L. Guernsey et al by deed recorded in Volume 738, Page 39, of the Deed Records of said County; thence southwardly parallel to the east line of said Lot 56634, eighty-six

(86) feet; thence eastwardly parallel to the north line of said Lot, one hundred forty (140) feet to a point in the west line of Smithville Road; thence northwardly along the west line of Smithville Road eighty-six (86) feet to the place of beginning.

Parcel Nos.: R72 15103 0113 and R72 15103 0041

TRACT III

Situated in the City of Dayton, County of Montgomery and State of Ohio and being Lot Numbered FIFTY-SIX THOUSAND SIX HUNDRED THIRTY NINE (56639) of the consecutive number of lots, on the revised plat of the City of Dayton, Ohio.

Parcel No. R72 15103 0019

TRACT IV

Situate in the City of Dayton, County of Montgomery, and State of Ohio and being the North one half (1/2) of Lot Numbered FIFTY-SIX THOUSAND SIX HUNDRED THIRTY-FIVE (56635) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Parcel No. R72 15103 0041

TRACT V

Situate in the City of Dayton, County of Montgomery, in the State of Ohio and described as follows:

Being Lot Numbered FIFTY-SIX THOUSAND SIX HUNDRED THIRTY-THREE (56633) and one hundred twenty-five (125) feet taken by parallel lines off the north side of Lot Numbered FIFTY-SIX THOUSAND SIX HUNDRED THIRTY-SEVEN (56637) both of the consecutive numbers of lots on the revised plat of the said City of Dayton.

Parcel No. R72 15103 0011