

EXHIBIT D

2026 City of Columbus Fee Title Ownership
Franklin County Recorder's Office
Quit-Claim Deeds
Instrument Nos. 202604150043423 and 202604150043456
Transfer and Recorded 04/15/2026

(See Attachment)

DO NOT DETACH



Instrument Number: 202604150043423
Recorded Date: 04/15/2026 1:42:08 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):

Stewart Title
259 W Schrock Rd
Westerville, OH 43081-2874

Simplifile

Transaction Number: T20260029645
Document Type: DEED
Document Page Count: 3

Submitted By (Simplifile):

Stewart Title
259 W SCHROCK RD
Westerville, OH 43081-2874

Simplifile

First Grantor:
280 HIGH STREET LLC

First Grantee:
COLUMBUS CITY OF

Fees:

Document Recording Fee:	\$34.00
Additional Pages Fee:	\$8.00
Total Fees:	\$42.00
Amount Paid:	\$42.00
Amount Due:	\$0.00

Instrument Number: 202604150043423
Recorded Date: 04/15/2026 1:42:08 PM

OFFICIAL RECORDING COVER PAGE

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9003790

TRANSFERRED 04-15-2026 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO	CONVEYANCE TAX EXEMPT A RLF
	MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

QUIT-CLAIM DEED

280 HIGH STREET, LLC, an Ohio limited liability company ("Grantor"), for valuable consideration given by **CITY OF COLUMBUS, OHIO**, a municipal corporation, whose tax mailing address is Division of Real Estate and Land Redevelopment, 90 West Broad Street, Room 425, Columbus, Ohio 43215 ("Grantee"), grants to Grantee the following real property:

- Legal Description: See **Exhibit A** attached hereto and made a part hereof
- Auditor's Parcel Nos.: 010-023466-00, 010-009441-00, and 010-033278-00
- Prior Instrument Reference: Instrument No. 202503270030472
Recorder's Office, Franklin County, Ohio
- Property Address: 280 N. High Street, Columbus, Ohio 43215

[Signature and Acknowledgement Follow on Next Page]

EXHIBIT A

LEGAL DESCRIPTION

ALL OF

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

(010)

Being InLot Numbers Three Hundred Seven (307), Three Hundred Eight (308), and Three Hundred Nine (309), in Plat of the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Page 27, Recorder's Office, Franklin County, Ohio.

023466,
009441
&
033278

Together with the Southern portion of Vacated Locust Street granted in City of Columbus Ordinance 901-80.

Parcel Numbers: 010-023466-00, 010-009441-00 & 010-033278-00

DESCRIPTION VERIFIED

ADAM W. FOWLER, P.E., P.S.

BY: FDA

DATE: Apr 15, 2026



DO NOT DETACH



Instrument Number: 202604150043456
Recorded Date: 04/15/2026 2:10:18 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):
Stewart Title
259 W Schrock Rd
Westerville, OH 43081-2874

Simplifile

Transaction Number: T20260029669
Document Type: DEED
Document Page Count: 4

Submitted By (Simplifile):
Stewart Title
259 W SCHROCK RD
Westerville, OH 43081-2874

Simplifile

First Grantor:
44 CHESTNUT LLC

First Grantee:
CITY OF COLUMBUS OHIO

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$16.00
Total Fees:	\$50.00
Amount Paid:	\$50.00
Amount Due:	\$0.00

Instrument Number: 202604150043456
Recorded Date: 04/15/2026 2:10:18 PM

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9-3792

TRANSFERRED 04-15-2026 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO	CONVEYANCE TAX EXEMPT
	A BNM <hr/> MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

QUIT-CLAIM DEED

44 CHESTNUT, LLC, an Ohio limited liability company ("**Grantor**"), for valuable consideration given by **CITY OF COLUMBUS, OHIO**, a municipal corporation, whose tax mailing address is Division of Real Estate and Land Redevelopment, 90 West Broad Street, Room 425, Columbus, Ohio 43215 ("**Grantee**"), grants to Grantee the following real property:

Legal Description: See **Exhibit A** attached hereto and made a part hereof

Auditor's Parcel Nos.: 010-049033-00, 010-037837-00, 010-008647-00,
010-030670-00, 010-039469-00, 010-000220-00,
010-024894-00, and 010-024883-00

Prior Instrument Reference: Instrument No. 201112020157148
Recorder's Office, Franklin County, Ohio

Property Address: 44 East Chestnut Street, Columbus, Ohio 43215

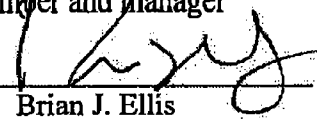
[Signature and Acknowledgement Follow on Next Page]

Grantor has executed this QUIT-CLAIM DEED as of April 8, 2026.

GRANTOR:

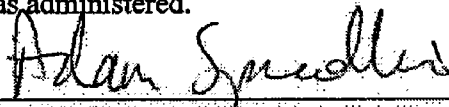
44 CHESTNUT, LLC,
an Ohio limited liability company

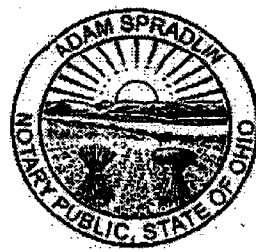
By: Nationwide Realty Investors, Ltd.,
its member and manager

By: 
Brian J. Ellis
President & Chief Operating Officer

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 8th day of April, 2026, by Brian J. Ellis, the President & Chief Operating Officer of Nationwide Realty Investors, Ltd., member and manager of 44 Chestnut LLC, an Ohio limited liability company, on behalf of such company. No oath or affirmation was administered.

(NOTARY SEAL) 
NOTARY PUBLIC



Adam Spradlin
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
April 18, 2026

THIS INSTRUMENT PREPARED BY:
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION
BY: DAVID E. PETERSON, CHIEF REAL ESTATE ATTORNEY
DATE: 08/19/25
FOR: DEVELOPMENT (SETH BREHM)
RE: 280 HIGH 41 TIF

EXHIBIT A**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Inlot 502 and all of Inlots 503, 504, 505, 506 and 507 of THE CITY OF COLUMBUS, a plat of record in Deed Book "F", Page 332, re-recorded in Plat Book 14, Page 27, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a drill hole set at the southwesterly corner of said Inlot 507, being the intersection of the northerly right-of-way line of Chestnut Street (82.5 feet) with the easterly right-of-way line of Pearl Street (35 feet);

Thence North 00° 03' 13" East, with the westerly line of said Inlot 507, said easterly right-of-way line, a distance of 187.42 feet, to a drill hole set at the northwesterly corner of said Inlot 507, being the intersection of said easterly right-of-way line with the southerly right-of-way line of Locust Street (33 feet);

Thence North 90° 00' 00" East, with the northerly lines of said Inlots 507, 506, 505, 504, 503 and 502, said southerly right-of-way line, a distance of 334.54 feet to a point at the northwesterly corner of "Cityview at 3rd Condominiums", a condominium plat of record in Condo Plat Book 179, Page 86;

Thence South 00° 06' 30" West, across said Inlot 502, with westerly line of said "Cityview at 3rd Condominiums", a distance of 62.59 feet, to a point;

Thence North 89° 27' 14" East, continuing across said Inlot 502, with a southerly line of said "Cityview at 3rd Condominiums", a distance of 11.43 feet, to a point;

Thence South 00° 06' 30" West, continuing across said Inlot 502, with a westerly line of said "Cityview at 3rd Condominiums", a distance of 125.16 feet, to a drill hole set in the southerly line of said Inlot 502, the northerly right-of-way line of said Chestnut Street;

Thence North 89° 57' 51" West, with the southerly lines of said Inlot 502, 503, 504, 505, 506 and 507, said northerly right-of-way line, a distance of 345.79 feet to the POINT OF BEGINNING, containing 1.473 acres, more or less, of which 0.402 acre is all of APN 010- 049033, 0.070 acre is all of APN 010-037837, 0.449 acre is all of APN 010-008647, 0.162 acre is all of APN 010-030670, 0.131 acre is all of APN 010-039469, 0.140 acre is all of APN 010- 000220, 0.090 acre is all of APN 010-024894 and 0.029 acre is all of APN 010-024883.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

ALL OF
(010)

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMINC.

Bearings are based on a bearing of North 90° 00' 00" East for a portion of the centerline of Locust Street, as recorded in General Warranty Deed of record in Official Record 33977G17, Recorder's Office, Franklin County, Ohio.

Parcel Numbers: 010-049033-00, 010-037837-00, 010-008647-00, 010-030670-00, 010-039469-00, 010-000220-00, 010-024883-00 & 010-024894-00

049033,
037837,
008647,
030670,
039469,
000220,
024883

&

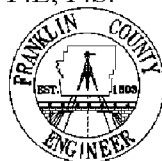
024894

DESCRIPTION VERIFIED

ADAM W. FOWLER, P.E., P.S.

BY: FDA

DATE: Apr 15, 2026



DESCRIPTION VERIFIED

ADAM W. FOWLER, P.E., P.S.

fasante

04/13/2026 2:17:35 PM

*Submitted via Digital Format

