

The Title Company, Ltd. - 3395

200602230035323  
 Pgs: 1 \$28.00 T20060014100  
 02/23/2006 4:30PM BXTITLE CO LT  
 Robert G. Montgomery  
 Franklin County Recorder

**GENERAL WARRANTY DEED**  
 (O.R.C.§5302.05)

KNOW ALL MEN BY THESE PRESENTS that **ROCKY C. SPEARS**, "Grantor", married, for valuable consideration given, (the receipt of which is hereby acknowledged), by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, whose tax mailing address is Mortgage Code 9000 (90 West Broad Street, Columbus, Ohio 43215), does, subject to easements, conditions, and restrictions of record, hereby grant in fee simple, with general warranty covenants (O.R.C.§5302.06), to the Grantee, its successors and assigns forever, the following described real property:

**ALL RIGHT, TITLE, INTEREST, AND ESTATE IN FEE SIMPLE**

Situated in the Township of Sharon, County of Franklin, and State of Ohio. Being Lot No. 7 in Island View Addition, a Subdivision of Lots 65, 66, 67, 68 of Henry C. Lowrie's Homedale Acre Allotment, Plat Book 10, Pages 146 and 147, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 18, Page 26, Recorder's Office, Franklin County, Ohio.

Franklin County Tax Parcel No. 254-151792.

Prior Instrument Reference: Instrument Number 200501190010866 & Instrument Number 199707100044737, Recorder's Office, Franklin County, Ohio.

The Grantors, Rocky C. Spears and Jerri M. Spears, have caused their names to be subscribed this 17 day of February 2006.

**TRANSFERRED**  
**FEB 23 2006**  
 JOSEPH W. TESTA  
 AUDITOR  
 FRANKLIN COUNTY, OHIO

902436  
**CONVEYANCE TAX EXEMPT**  
 A [Signature]  
**JOSEPH W. TESTA**  
**FRANKLIN COUNTY AUDITOR**

[Signature] Rocky C. Spears, married  
 [Signature] Jerri M. Spears, spouse

STATE OF OKLAHOMA  
 COUNTY OF Garfield, SS:

BE IT REMEMBERED, that on this 17 day of February 2006 the foregoing instrument was acknowledged before me by Rocky C. Spears, married, and Jerri M. Spears, spouse.

LINDA DURHAM  
 STATE OF OKLAHOMA  
 NOTARY PUBLIC  
 COMMISSION EXPIRES 05/05/2008  
 CITY OF OKLAHOMA

[Signature] Linda Durham  
 Notary Public

This instrument prepared in accordance with the REAL PROPERTY LAW  
 By: Rocky C. Spears (7-06)  
 Real Estate Agent  
 Real Estate Broker  
 For: Recreation Parks Department  
 Re: Island View Subdivision  
 Negro: DP

Form OH-102C  
ALTA Owner's Policy  
Revised 10/17/92



39-O 344882

# POLICY OF TITLE INSURANCE



ISSUED BY

## *First American Title Insurance Company*

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

Agent #39-281  
The Title Company, Ltd.  
1824 East Broad Street  
Columbus, Ohio 43203  
Phone: 614-252-7200  
Fax: 614-252-7305

Agent for:  
*First American Title Insurance Company*




39-281

*First American Title Insurance Company*

BY  PRESIDENT

ATTEST  SECRETARY

By:  COUNTERSIGNED

Officer or Validating Agent

**INSURANCE FRAUD WARNING** by first American Title Insurance company: Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

SCHEDULE A

File No. TTC-3395

Policy No. 390-344882

Amount of Insurance \$5,000.00

Premium \$175.00

Date of Policy: February 23, 2006 at 4:30 p.m.

1. Name of Insured: City of Columbus, Ohio, a municipal corporation

2. The estate or interest in the land which is covered by this policy is:

Fee Simple.

3. Title to the estate or interest in the land is vested in:

City of Columbus, Ohio, a municipal corporation by General Warranty Deed from Rocky C. Spears, married, and Jerri M. Spears, his spouse signing solely to release dower, dated February 17, 2006, filed for record February 23, 2006 at 4:30 p.m. of record as Instrument No. 200602230035323, Recorder's Office, Franklin County, Ohio.

4. The land referred to in this policy is described as follows:

Situated in the Township of Sharon, County of Franklin, and State of Ohio, to-wit:

Being Lot No. 7 in Island View Addition, a Subdivision of Lots 65, 66, 67 and 68 of Henry C. Lowrie's Homedale Acre Allotment, Plat Book 10, Page 146 and 147, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 18, Page 26, Recorder's Office, Franklin County, Ohio.

SCHEDULE B

File No. TTC-3395

Policy No. 39O-344882

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes for the first half 2006 and subsequent installments, determined and undetermined, which are not yet due and payable.
2. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey or inspection of the premises would disclose.
3. Any right, title or interest claimed by or on behalf of the Eastern Shawnee Tribe or any predecessor in interest or any successor in interest. However, this policy insures against loss or damage that the Insured may sustain by reason of that certain action filed by The Eastern Shawnee Tribe of Oklahoma, Plaintiff, v. The State of Ohio, et al., Case No. 3:05CV7267 Northern District of Ohio Federal Court, Western Division (the "Action"). This policy further insures the Insured against monetary loss or damage that may be incurred by reason of the unmarketability of title due to said Action, but the offer of any title insurance company licensed to transact business in the State of Ohio, including this Company, to insure at regular rates the title to the land herein described in the manner set forth herein shall be conclusive evidence of the marketability of the title. The Company agrees, upon request of any mortgagee or vendee of the insured or a mortgagee of such vendee, to issue its policy of title insurance containing the same affirmative coverage, subject to the same litigation.