

QUIT CLAIM DEED

Board of Trustees of Wright State University, the Grantor(s), as a GIFT/DONATION to the Grantee named, does grant and forever Quit Claim to the City of Fairborn, Ohio, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 21-WD

GRE-CR-1/54-3.85/2.34

SEE EXHIBIT A ATTACHED

Greene County Current Tax Parcel No. A02-0002-0019-0-0001-00

Prior Instrument Reference: Deed Book 444, Pg 588, Greene County Recorder's Office.

To have and to hold said parcel(s) unto the Grantee, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The above parcel(s) conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that Grantee decides not to use the property conveyed for the above-stated purpose, Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase shall be extinguished if any of

the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated or acquired by Grantee.

Notwithstanding the foregoing right of repurchase under Section 163.211 of the Revised Code, and as consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF Board Of Trustees Of Wright State University by and through
Print Name: _____, the Print Title: _____ of Board Of
Trustees Of Wright State University, has hereunto subscribed his name on the _____ day
of _____, _____.

BOARD OF TRUSTEES OF WRIGHT STATE
UNIVERSITY

By: _____
PRINT NAME: _____
PRINT TITLE: _____

STATE OF OHIO, COUNTY OF Greene SS:

BE IT REMEMBERED, that on the _____ day of _____, _____, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Print Name: _____, who acknowledged being the Print Title:
_____ of Board Of Trustees Of Wright State University, and who

acknowledged the foregoing instrument to be the voluntary act and deed of said Board Of Trustees Of Wright State University.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: DLZ Ohio, Inc., on behalf of the City of Fairborn, Ohio, on forms approved by the Attorney General of Ohio.

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 12/14/2017

PID 98157

**PARCEL 21-WD
GRE-CR 1/54-3.85/2.34
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF FAIRBORN, GREENE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Greene County, and being a 0.014 acre parcel out of a 55.411 acre tract known as Greene County Auditor's Parcel number A02-0002-0019-0-0001-00 conveyed to Board of Trustees of Wright State University (hereafter referred to as "Grantor") by the instrument filed as Deed Book volume 444, page 588 (all document references are to the records of Greene County unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of existing right-of-way of Kauffman Avenue and the left side of the centerline of existing right-of-way of Colonel Glenn Highway more particularly described as follows:

COMMENCING FOR REFERENCE at an iron pin found inside of a monument box near the intersection of Kauffman Avenue and Colonel Glenn Highway, the said pin being on the centerline of right-of-way of Kauffman Avenue station 130+00.00;

Thence crossing through the right-of-way, South 33 degrees 25 minutes 20 seconds West for a distance of 64.85 feet to a point at the intersection of the southerly right-of-way line of Kauffman Avenue and the westerly right-of-way line of Colonel Glenn Highway, the said point being the Grantor's northeasterly corner, being 21.38 feet right of the centerline of existing right-of-way of Kauffman Avenue station 129+38.89, and being the TRUE POINT OF BEGINNING of the parcel herein described.

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Thence along the Grantor's easterly line and along the said westerly right-of-way line, South 04 degrees 32 minutes 56 seconds West for a distance of 32.09 feet to an iron pin set at the Grantor's southeasterly corner and at the northeasterly corner of a parcel conveyed to State of Ohio by the instrument filed as Official Record volume 1128, page 155 being 40.00 feet left of the centerline of existing right-of-way of Colonel Glenn Highway station 202+42.08;

Thence along the Grantor's southerly line and along the northerly line of the said State of Ohio parcel, North 85 degrees 26 minutes 41 seconds West for a distance of 37.53 feet to an iron pin set at the Grantor's northwesterly corner and on the southerly right-of-way line of Kauffman Avenue being 20.70 feet right of the centerline of existing right-of-way of Kauffman Avenue station 128+89.70;

Thence along the Grantor's northerly line and along the said southerly right-of-way line, North 54 degrees 01 minutes 16 seconds East for a distance of 49.37 feet to the TRUE POINT OF BEGINNING, containing 0.014 acres, more or less, including 0.000 acres within the present road occupied, resulting in a net take of 0.014 acres out of Greene County Auditor's Parcel number A02-0002-0019-0-0001-00.

Prior instrument record as of this writing recorded in Deed Book volume 444, page 588 in the records of Greene County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2016 and 2017 under his direct supervision.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a yellow plastic cap inscribed "DLZ OHIO".

The stations referenced herein are from the plans known as GRE-CR 1/54-3.85/2.34 on file with the City of Fairborn.

Russell Koenig

Russell Koenig, S-8358

12-14-2017

Date



DESCRIPTION CHECK

Greene County Engineer's Tax Map Dept.

- Legally Sufficient As Described
- Legally Sufficient With Corrections Needed
- Legally Insufficient, New Survey Required

By: *CMB* Date: 12/6/18

PAR ID: DIST ___ BK ___ PG ___ PAR ___