

TRANSFERRED

APR 01 2013

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



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04/02/2013 8:49AM ND  
Terry J. Brown  
Franklin County Recorder

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CONVEYANCE TAX EXEMPT	
E	MB
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

**SHERIFF'S DEED ON ORDER OF SALE**  
(Forfeiture of Unredeemed Delinquent Land Tax Certificate)  
Tax Sale

To All Persons to Whom These Presents Shall Come, Greeting:

Whereas on 12/27/2010, Nelnet, Inc., Plaintiff, filed its certain Complaint and then and thereby commenced a civil action in the Court of Common Pleas of Franklin County, Ohio, against [REDACTED] and numbered on the Docket of said Court as Case No. 10 CV 008716 praying among other things, for the sale of the property in said Complaint and as hereinafter described; [REDACTED]

And, Whereas, such proceedings were had in said action, that by the consideration and judgment of said Court, the said Nelnet, Inc., was on 9/30/2011 awarded a Finding as to taxes against the said [REDACTED] LLC, plus costs of suit, for the sum of \$9,304.37.

And Whereas, it was then and there further ordered, adjudged and decreed, by said Court, in said action, that Zachary Scott, Sheriff of said County of Franklin should cause the lands and tenements in said Complaint and order mentioned and hereinafter described to be advertised and sold in the manner provided by law for the sale of real estate on execution, without appraisalment;

And Whereas, afterwards on the 6th day of August, 2012, in pursuance of the said order and judgment of said Court, and founded thereon, an Order of Sale issued from said Court, in said cause, directed to Zachary Scott, Sheriff of Franklin County, Ohio, commanding him to execute the said order, and in all things to be governed by the provisions of the statute in such case made and provided, and of said order, with his proceedings thereon, he should make due return;

And Whereas, I, the said Zachary Scott, Sheriff aforesaid, having advertised the time and place of selling the same, in the Daily Reporter, a newspaper printed and of general circulation in said County, once a week for three consecutive weeks prior to the day of sale, and otherwise complied with the said order and the provisions of the statute in such cases made and provided, did, on the 16th Day of November, 2012, and on the 7th Day of December, 2012, at 373 S. High St., in the First Floor Press/Conference Room, in the Court House in said County, at 9:00 o'clock

AM of said day, expose to sale, at public auction, the premises hereinafter described, and thereupon having received no bids on the premises, said premises were then and there struck off as no bid no sale and pursuant to the 3/21/2013 Order of Forfeiture of the Court, and the provisions of Ohio Revised Code 5741.40;

And Whereas, the said Court, having examined the proceedings of the said Zachary Scott, Sheriff, aforesaid, in the premises, under said Order of Forfeiture, and being satisfied that the forfeiture aforesaid had been made in all respects in pursuance to said judgment and Order of Forfeiture, and in accordance with the provisions and requisitions of the statute regulating such forfeitures, did order that such forfeiture should be confirmed, and that the said Sheriff should convey the said real estate by good and sufficient deed in fee simple, to the tax certificate holder, Municipal Tax Property, LLC;

NOW THEREFORE, I, Zachary Scott, as Sheriff aforesaid, by virtue of said judgment, order of sale, sale and Order of Forfeiture pursuant to Ohio Revised Code 5721.40, and, said Order providing for the substitution of Municipal Tax Property, LLC in place of Nelnet, Inc., and, in consideration of the premises and the Order of Forfeiture, do hereby GRANT, BARGAIN, and CONVEY unto the said *Municipal Tax Property, LLC*, its successors, and assigns forever, the Real Estate forfeited as aforesaid and situated in the City of Columbus, County of Franklin and State of Ohio and bounded and described as follows:

(SEE ATTACHED EXHIBIT A)

Parcel No. [REDACTED]

LAST TRANSFER OF RECORD: Recorded in 200512200267274

together with all privileges and appurtenances thereto belonging, and all the right, title and interest of the said [REDACTED] et al. and of all the other parties to said suit, of, in, and to the same.

TO HAVE AND TO HOLD the premises aforesaid unto the said *Municipal Tax Property, LLC*, its successors and assigns, forever, as fully and completely as I, the said Zachary Scott, Sheriff of Franklin County, Ohio, by virtue of said judgment, Order of sale and Order of Forfeiture, and of the statute made and provided for such cases, might or should sell and convey the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 28<sup>th</sup> day of March, 2013.

  
Zachary Scott  
Sheriff of Franklin County, Ohio





## Exhibit A

Situated in the State of Ohio, County of Franklin, and the City of Columbus: Being Lot Number One Hundred Eighty-two (182), OF NORLEA PARK ADDITION; as the same are numbered and delineated upon the recirded plat thereof, of record in Plat Book 19, Page 23, Recorder's Office, Franklin County, Ohio.

The property is known for street numbering purposes as 1685 DUXBERRY AV, Columbus, OH 43219 and is further identified as Parcel No. 010-099091-00 ("Certificate Parcel").

SAMPLE  
HomeInfoMax.com

