

RESOLUTION NO. 42-05  
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Susan Lienesch ON THE  
19<sup>th</sup> DAY OF September, 2005.

A RESOLUTION ACCEPTING A LIMITED WARRANTY  
DEED FROM THE KARRAS FAMILY FOR THE PUBLIC  
USE FOR ROADWAY PURPOSES.

WHEREAS, Andreas G. Karras Family Trust, dated July 15, 1992, Andreas G. Karras, Trustee; Pete G. Karras Family Trust, dated June 24, 1992, Pete G. Karras and Lula Karras Trustees; Pete G. Karras Family Trust, created by Amendment, Division and Restatement of May 4, 2001, Lula Karras, Trustee; Pete G. Karras Family Trust, created by Amendment, Division and Restatement of May 4, 2001, Pete G. Karras, Trustee, James G. Karras Family Trust, dated June 24, 1992, Terry J. Karras, Trustee; and John A. Sotiropoulos and Patricia Sotiropoulos, husband and wife, grants and dedicates with limited warranty covenants, to the City of Centerville, County of Montgomery, State of Ohio, 0.5532 acres of land for the public use for roadway purposes.

WHEREAS, Prior Instrument Reference is Deed Microfiche Nos. 83-201 DO3; 93-0636 A01; and 93-0636 B01

WHEREAS, The City of Centerville desires to accept this Deed for 0.5532 acres of land for the improvement of Alexanderville-Bellbrook Road in the City of Centerville.

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY  
RESOLVES:

Section 1. The City of Centerville hereby accepts the Limited Warranty Deed from, Andreas G. Karras Family Trust, dated July 15, 1992, Andreas G. Karras, Trustee; Pete G. Karras Family Trust, dated June 24, 1992, Pete G. Karras and Lula Karras Trustees; Pete G. Karras Family Trust, created by Amendment, Division and Restatement of May 4, 2001, Lula Karras, Trustee; Pete G. Karras Family Trust, created by Amendment, Division and Restatement of May 4, 2001, Pete G. Karras, Trustee, James G. Karras Family Trust, dated June 24, 1992, Terry J. Karras, Trustee; and John A. Sotiropoulos and Patricia Sotiropoulos, husband and wife, a copy of which is attached hereto and incorporated herein as Exhibit "A".

PASSED this 19<sup>th</sup> day of September, 2005.

C. Mark Krueger  
Mayor of the City of Centerville, Ohio

ATTEST:

Debra James, Assistant  
Clerk of Council, City of Centerville, Ohio

**CERTIFICATE**

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number 42-05, passed by the Council of the City of Centerville, Ohio, on the 19<sup>th</sup> day of September, 2005.

Debra James  
Clerk of Council

Approved as to form, consistency  
with existing Ordinances, the  
Charter and Constitutional Provisions.

Department of Law  
Scott A. Liberman  
Municipal Attorney

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT ANDREAS G. KARRAS FAMILY TRUST, dated July 15, 1992, Andreas G. Karras, Trustee; PETE G. KARRAS FAMILY TRUST, dated June 24, 1992, Pete G. Karras and Lula Karras, Trustees; PETE G. KARRAS FAMILY TRUST, created by Amendment, Division and Restatement of May 4, 2001, Lula Karras, Trustee; PETE G. KARRAS FAMILY TRUST, created by Amendment, Division and Restatement of May 4, 2001, Pete G. Karras, Trustee; JAMES G. KARRAS FAMILY TRUST, dated June 24, 1992, Terry J. Karras, Trustee; and JOHN A. SOTIROPOULOS and PATRICIA SOTIROPOULOS, husband and wife, Grantors, for valuable consideration received, hereby grants and dedicates with limited warranty covenants, to THE CITY OF CENTERVILLE, County of Montgomery, State of Ohio, Grantee, for the public use for roadway purposes, the following described real estate:

See Attached "Exhibit A"

Prior Instrument Reference: Deed Microfiche Nos. 83-201 D03; 93-0636 A01; 93-0636 A07; & 93-0636 B01 of the Deed Records of Montgomery County, Ohio

IN TESTIMONY WHEREOF, Andreas G. Karras, Trustee of the Andreas G. Karras Family Trust, dated July 15, 1992; Pete G. Karras and Lula Karras, Trustees of the Pete G. Karras Family Trust, dated June 24, 1992; Lula Karras, Trustee of the Pete G. Karras Family Trust, created by Amendment, Division and Restatement of May 4, 2001; Pete G. Karras, Trustee of the Pete G. Karras Family Trust, created by Amendment, Division and Restatement of May 4, 2001; Terry J. Karras, Trustee of the James G. Karras Family Trust, dated June 24, 1992; and John A. Sotiropoulos and Patricia Sotiropoulos, husband and wife, have set their hands this 16th day of August, 2005.

ANDREAS G. KARRAS FAMILY TRUST  
dated July 15, 1992

By: Andreas G. Karras TRUSTEE  
Andreas G. Karras, Trustee

PETE G. KARRAS FAMILY TRUST  
dated June 24, 1992

By: Pete G. Karras Trustee  
Pete G. Karras, Trustee

By: Lula Karras Trustee  
Lula Karras, Trustee

PETE G. KARRAS FAMILY TRUST  
Amendment dated May 4, 2001

By: Lula Karras Trustee  
Lula Karras, Trustee

PETE G. KARRAS FAMILY TRUST  
Amendment dated May 4, 2001

By: Pete G. Karras Trustee  
Pete G. Karras, Trustee

JAMES G. KARRAS FAMILY TRUST  
dated June 24, 1992

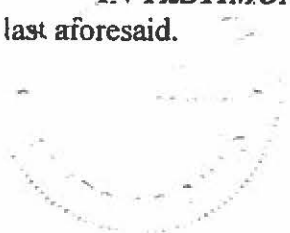
By: Terry Karras Successor Trustee  
Terry L. Karras, Successor Trustee

John A. Sotiropoulos  
John A. Sotiropoulos  
Patricia Sotiropoulos  
Patricia Sotiropoulos

STATE OF OHIO, COUNTY OF Montgomery SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named Andreas G. Karras, Pete G. Karras, Lula Karras, Terry G. Karras, Grantors, who acknowledged that they did sign the foregoing instrument on behalf of said respective Trusts, and that the same is their free act and deed as said Trustee; and personally appeared the above named John A. Sotiropoulos and Patricia Sotiropoulos, husband and wife, Grantors, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, on the day and year last aforesaid.



John R. Koverman Jr.  
Notary Public

JOHN R. KOVERMAN JR., Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date,  
Section 147.03 B, O.

This instrument prepared by:  
John R. Koverman, Jr., Attorney at Law (0021083)  
1300 Liberty Tower, 120 West Second Street, Dayton, Ohio 45402  
(937) 222-6926



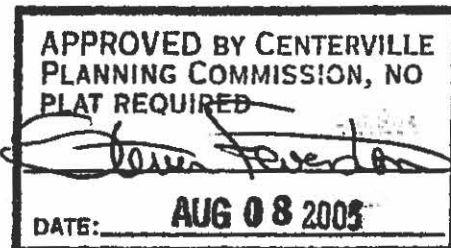
EXHIBIT "A"

CIVIL ENGINEERING 959 Congress Park Drive  
SURVEYING Centerville, Ohio 45459  
LAND PLANNING www.reinkegroup.com  
LANDSCAPE ARCHITECTURE 937.434.4810 phone  
937.434.3978 fax

Legal Description  
Lot Split  
0.5532 Acre's  
City of Centerville,  
August 4, 2005  
Page 1 of 1

*DIV/47*

*Cent.*



Legal Description of  
60.00' Right of Way  
0.5532 Acre Tract Lot Split  
City of Centerville  
Montgomery County, Ohio

*068-6-6-*

Situate in the City of Centerville Section 13, Town 2, Range 6, MRs., Montgomery County, State of Ohio, being part of a 24.399 Acre Tract, as recorded on M.F. #93 0636 B01 of the Montgomery County Deed Records, being in the name of Andreas G. Karras Family Trust, and being more particularly described as follows:

BEGINNING at a bent #5 rebar found at the northeast corner of said Section 13 and at the intersection of State Route 725 ( A.K.A. Alexandersville Bellbrook Pike), right of way varies, and Whites Corner Road (A.K.A. Old Wilmington Pike), right of way 60.00 feet in width, also being the Montgomery County-Greene County Line;

Thence with the east line of said Section 13 and the Montgomery County-Greene County Line, South 00°03'14" West a distance of 63.06 feet to #5 rebar set;

Thence with a new division line of said 24.399 Acre Tract, along the following two courses:

- 1) North 72°01'50" West, a distance of 411.34 feet to a #5 rebar found;
- 2) North 17°58'10" East, a distance of 60.00 feet, to a P.K. nail found in the centerline of said State Route 725 and the northerly line of said Section 13;

Thence with the centerline of said State Route 725 and the northerly line of said Section 13, South 72° 01' 50" East, a distance of 391.94 feet to a P.K. nail found the PLACE OF BEGINNING;

This described tract contains 0.5532 Acres be it the same more or less, and being subject to all legal highways, easements and restrictions of record or otherwise .

Survey Performed by Reinke Group April, 2005 under the direct supervision of Louis J. Hanser , Ohio Professional Survey No. 7843.

Note: all #5 rebars are set are with a yellow plastic cap labeled Reinke P.L.S. # 6207.

Basis for bearing: North line Pelbrook Farms Section Two, as recorded in Plat Book 97, Page 11 of said County Plat Records ( North 49°50'00" West).

JOSEPH LITVIN, P.E., P.S.  
MONTGOMERY COUNTY ENGINEER  
DAYTON, OHIO



The Reinke Group Inc.

By: *[Signature]*  
Louis J. Hanser P.S.  
Ohio Reg. #7843

APPROVED  
*[Signature]* DATE 8/23/05  
FILE NO. 2005-0372

*2005-0372.1*