



FOR SALE OR LEASE
VACANT LAND AVAILABLE
 0 State Rte. 79 (Hebron Rd.) – Heath, OH 43056



- Property Description**
- 2.99 ACRES VACANT LAND AVAILABLE
 - ZONED COMMERCIAL
 - APPROXIMATELY 370' FRONTAGE
 - PARCEL #30-088824-00.000
 - LOCATED NEAR THE INTERSECTION OF IRVINGWICK & ST. RTE. 79
 - OWNER WILL BUILD-TO-SUIT
 - EASY ACCESS TO MAJOR HWY.
 - LISTING RATE \$199,000
 - LEASE RATE \$10.00 PSF


contact information

Steve Layman
 tel 740 349 7844 ext. 22
 slayman@ohioequities.com

Main Office
 605 S Front St Suite 200
 Columbus, Ohio 43215
 tel 614 224 2400
 fax 614 224 5436
 www.ohioequities.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

 **Send To Printer** (Change orientation to Landscape for best printout)

 **Back To ITRAC**

Parcel Information

Parcel ID: 030-088824-00.000**Owner Name:** TWIN INVESTMENTS LTD**Property Location:** HEBRON HEATH, OH 43056

Overview

Tax District: 030 HEATH CITY-HEATH CITY
CSD**Land Use:** 400 Commercial vacant land**Class:** Commercial**Legal Description:** 1222 LOT 8 2.99A**Owner Info:** TWIN INVESTMENTS LTDPO BOX 267
HEBRON, OH 43025
USA**Mailing Info:** TWIN INVESTMENTS
LTDPO BOX 267
HEBRON, OH 43025
USA**Board of Revision:** No**Homestead/Disability:** No**2.5% Reduction:** No**Foreclosure:** No**Market Land Value:** \$89,700**Market Improv. Value:** \$0**Total Value:** \$89,700**Market CAUV Value:** \$0**Market CAUV Improv. Value:** \$0**Total CAUV Value:** \$0**Number of Parcels:** 1**Deed Type:** WD-WARRANTY DEED**Sale Amount:** \$100,000**Sale Date:** 11/14/2007**Conveyance Number:** 3456**Deed Number:**By using this application you understand & agree to the terms of our [disclaimer](#).



200711140029469

Pgs: 1 \$28.00 T20070026744
11/14/2007 12:37PM BXKENT TITLE
Bryan A. Lons
Licking County Recorder

WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:
Stephen R. White, married, and Christopher Bailey, married, for valuable consideration paid, grants with GENERAL WARRANTY COVENANTS to Twin Investments Ltd., the following described property:

Situated in the State of Ohio, County of Licking and in the City of Heath and bounded and described as follows:

Beginning at a point the northwest corner of a tract now owned by Mt. Brice M. Stauch in Volume 350, page 577 and Volume 491, page 594 of the Deed Records of Licking County, Ohio, said point being 43.30 feet right of station 200 + 17.26 of a survey of S.R. 79; thence South 40 degrees 00' East 388.00 feet to a point passing a point marked by an iron pin at 88.0 feet; thence South 41 degrees 00' West 321.54 feet, to a point; thence North 45 degrees 15' West 385.60 feet passing a point marked by an iron pin at 257.60 feet to a point marked by an iron pin, said point being 81.42 feet; right of station 216 + 53.92 of a survey of S.R. 79; thence North 41 degrees 15' East along the State Canal right-of-way line 357.0 feet to the place of beginning. Containing 2.9914 acres.

Parcel No. 030-088824-00.000

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

Said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, excepting taxes and assessments, which shall be prorated to the date of closing and those accruing thereafter.

Prior Reference: Volume , page /Instrument #200111060039904

Witness my/our hand(s) this 5th day of Nov., 2007.

Stephen R. White
Stephen R. White
Christopher Bailey
Christopher Bailey

Victoria J. White
Victoria J. White, wife of grantor
releases all rights of dower therein
Diane M. Bailey
Diane M. Bailey, wife of grantor
releases all rights of dower therein

STATE OF OHIO
COUNTY OF LICKING

I HEREBY CERTIFY that on this 5 day of November, 2007, before me, a Notary Public, personally appeared Stephen R. White* and Christopher Bailey* the grantor(s) in the foregoing deed and acknowledged the signing thereof to be his/her/their free act and deed.

*and Victoria J. White, his wife *and Diane M. Bailey, his wife
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jill A. Holmes

NOTARY PUBLIC
COMMISSION EXPIRATION:

Prepared by:
Larry A. Arnold, Attorney at Law
115 Kenyon Place
Hebron, OH 43025
**See Sections 5302.05 and 5302.06 ORC.



TRANSFERRED
Date November 14, 2007
J. Terry Evans
Licking County Auditor

JILL A. HOLMES
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 29, 2010

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY MW 200 oc



01120821700000003000

DESCRIPTION APPROVED
TIM LOLLO
LICKING COUNTY ENGINEER
APPROVED BY
AJL