

OHIO WARRANTY DEED

That the Grantors, Howard W. Honious and Kathleen M. Honious, husband and wife, for valuable consideration paid, grants, with general warranty covenants, to the Grantee

Paul Cullers and Joyce Cullers  
5359 Karafit Road  
Celina, OH 45822

the following real property:

PARCEL NO. 1:

Situate in the Township of Franklin, County of Mercer and State of Ohio, being a certain tract of land located in the East one-half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20), Town Six (6) South, Range Three (3) East, and more definitely described as follows:

Beginning at an iron pin set of the East line of Section Twenty (20), said pin being North  $89^{\circ} 30'$  East a distance of Twenty (20) feet from the Southeast corner of Lot Number Twenty (20), "Lakes Sub-Division on Grand Lake"; thence South  $00^{\circ} 30'$  East on and along the East line of Section Twenty (20) (centerline of the Karafit Road) a distance of One Hundred Twenty-one and Thirty-six Hundredths (121.36) feet to an iron pin; thence South  $89^{\circ} 30'$  West a distance of Five Hundred Ninety-six and Seventy-four Hundredths (596.74) feet to a point, this being the TRUE PLACE OF BEGINNING for this parcel; thence continuing South  $89^{\circ} 30'$  West a distance of Sixty and Thirty-six Hundredths (60.36) feet to an iron pipe set on the East line of State land; thence Northwesterly a distance of Thirty-five and Seventy-three Hundredths (35.73) feet to an iron pipe set Eighty-eight (88) feet South  $00^{\circ} 30'$  East of the Southwest corner of Lot Number Eleven (11) of "Lakes Sub-Division on Grand Lake"; thence North  $00^{\circ} 30'$  West a distance of Sixty-three (63) feet to an iron pipe; thence North  $89^{\circ} 30'$  East a distance of Sixty-five and Eighty Hundredths (65.80') feet to a point; thence in a Southeasterly direction an approximate distance of Ninety-seven (97') feet to the true place of beginning.

Tract contains approximately Fourteen Hundredths (0.14) of an acre of land, more or less, subject to all conditions, restrictions and easements of record.

PARCEL NO. 2:

Situated in the State of Ohio, the County of Mercer, the Township of Franklin, being part of Section 20, Township 6 South, Range 3 East, also being part of a Certain Parcel No. 54-111B, as the same is shown of record on a plat prepared by the Jennings-Lawrence Co., Page 3 of 29, Plat 3, in the Records of the Recorder's Office, Mercer County, Ohio, and being more particularly described as follows:

Beginning at a point in the Southerly line of Lake Drive (40 feet in width), at its intersection with the Easterly line of the above mentioned Parcel No. 54-111B; thence from said point of beginning South  $01^{\circ} 21' 29''$  West and along the Easterly line of Parcel No. 54-111B, a distance of 95.00 feet to a point on the shoreline of Grand Lake St. Marys; thence North  $15^{\circ} 13' 15''$  West and along said shoreline, a distance of 99.30 feet to a point on the Southerly line of Lakes Drive if produced Westerly; thence South  $88^{\circ} 18' 01''$  East and along the Southerly line of Lakes Drive if produced Westerly, a distance of 28.38 feet to the place of beginning, containing 1345.81 square feet of land or 0.030 acres, subject to all easements and/or restrictions shown of record, also subject to all legal right-of-way.

The above described was based on a survey by the Jennings-Lawrence Co. in 1968.

"Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the grantor, State of Ohio, and a flowage easement over the above described land."

**PARCEL NO. 3:**

Situated in the Northeast Quarter of Section 20, Franklin Township, Mercer County, State of Ohio, and bounded and described as follows:

Being part of State Parcel No. 54-111B, as shown of record on a plat prepared by the Jennings-Lawrence Co., Pge 3 of 29, Plat 3 of the Mercer County Recorder's Office, Mercer County, Ohio, and being more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of Lot #11 of the Lakes Subdivision as recorded in Plat Book 7, Page 1 of the Mercer County Recorder's Office; thence South 01° 21' 29" West along the west end of Lakes Drive a distance of twenty and zero hundredths feet (20.00) to an iron pin for the TRUE POINT OF BEGINNING; thence continuing South 01° 21' 29" West along the west end of Lakes Drive a distance of twenty and zero hundredths feet (20.00') to an iron pin; thence North 88° 18' 01" West a distance of twenty-eight and thirty-three hundredths feet (28.33') to a point; thence North 15° 13' 15" West a distance of twenty and ninety hundredths (20.90') to a point; thence South 88° 18' 01" East along the north line of Parcel No. 54-111B a distance of thirty-four and thirty hundredths feet (34.30') to the place of beginning, containing 0.014 acres, (626 square feet) more or less.

Said tract being subject to all highways and any other easement or restriction of record

Description prepared from a survey of this tract by Eric C. Thomas, Registered Surveyor No. 7326.

"Subject to any and all outstanding easements, rights, permits and right of way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to the retention of any and all riparian and littoral rights by the State of Ohio, and a flowage easements over the above described land."

Last transfers of record appear in Volume 282, Page 558 of the Mercer County, Ohio, Deed Records and Volume 56, Page 830 of the Official Records of Mercer County, Ohio.

Grantors to pay the December, 2000 installment of real estate taxes and assessments, Grantees assume and agree to pay the June, 2001 installment of real estate taxes and assessments and all taxes and assessments due and payable thereafter.

Parcel Numbers: 9-022500-0100 and 9-024800-0000

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAR 19 2001

MERCER COUNTY  
TAX MAP DEPARTMENT

~~Exemption paragraph~~, conveyance Fee 67.50  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KP 3-19-01  
Deputy Aud. Date

**TRANSFERRED**

MAR 19 2001

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

09-20-231-002  
TAX MAP #: 09-20-231-003

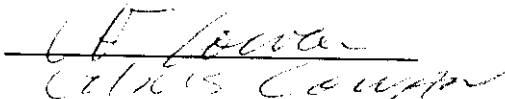
Howard W. Honious and Kathleen M. Honious, husband and wife, hereby release their dower interest in the premises.

Witness our hands this 13<sup>th</sup> March, 2001 day of ~~December, 2000.~~

SIGNED AND ACKNOWLEDGED IN PRESENCE OF:

  
Richard A. Boucher

  
Howard W. Honious

  
Chris Cowan

  
Kathleen M. Honious

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named Howard W. Honious and Kathleen M. Honious, husband and wife, 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, at Celina, Ohio, this 13<sup>th</sup> March, 2001 day ~~December, 2000.~~

  
Notary Public



RICHARD A. BOUCHER, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 O. R. C.

This instrument prepared by: Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822.

200100001484  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
03-19-2001 03:36 pm.  
WARNTY DEED 18.00  
OR Book 122 Page 51 - 53

200100001484  
MTL  
FILE