

## Quit Claim TOD Deed

**DOMINIC J. MAZZONE, unmarried,** of Montgomery County, Ohio for valuable consideration paid, grants to **DOMINIC J. MAZZONE**, whose tax-mailing address is 5595 Paddington Road, Dayton, Ohio 45459, transfer on death to **LORI A. LONSERT and GLENN T. MAZZONE, beneficiaries**, the following described real estate:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Prior Instrument Reference: Vol. 264, Page 69 of the Deed Records of Mercer County, Ohio.

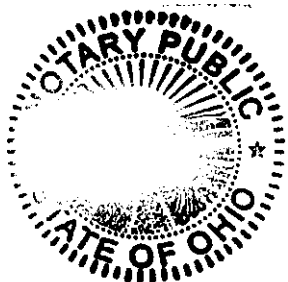
EXECUTED this 15 day of January, 2003.

  
DOMINIC J. MAZZONE

State of Ohio  
County of Montgomery, ss:

**BE IT REMEMBERED** that on this 15 day of January, 2003 before me, the subscriber, a Notary Public in and for said state, personally came **DOMINIC J. MAZZONE**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last aforesaid.



JOSEPH E. BALMER, III, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.03 R.C.

  
Notary Public

This instrument was prepared by Joseph E. Balmer III, Attorney at Law, 1105 Wilmington Ave., Dayton, OH 45420, at the specific request of the Grantor and/or Grantee based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided and makes no assertions with respect to liens which may be against the property, and the parties hereto signify their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

9-23-102-001

9-103100.0000

JEB/sh  
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12/15/03

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JAN 23 2004

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFER NOT NECESSARY

JAN 23 2004

MARK GIESIG  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

**EXHIBIT "A"**

Situate in the State of Ohio, in County of Mercer, the Township of Franklin, being part of Section No. 23, Township 6 South, Range 3 East and being more particularly described as follows:

Beginning at a point in the state property line, at its intersection with the Southerly line of a certain tract standing in the name of Harold C. Lee, as the same is shown of Record in Deed Book 153, Page 263 in the Records of the Recorder's Office, Mercer County, Ohio, same point also being the Northeasterly corner of a certain Parcel No. 54-163, as shown of Record on a Recorded Plat (Plat No. 4, Page 4) of a survey of Grand Lake St. Marys, prepared by the Jennings-Lawrence Company in 1968; thence from said point of beginning South 76°52'11" West and along the Northerly line of said Parcel No. 54-163, a distance of 135.00 feet to a point at the Northwesterly corner of Parcel No. 54-163; thence South 76°51'22" West, a distance of 33.82 feet to a point in the centerline of a channel; thence North 24°42'38" West and along the centerline of said channel, a distance of 308.39 feet to a point; thence North 39°12'04" East, a distance of 40.72 feet to a point; thence the following courses and distances along the Westerly, Southerly and Easterly shoreline of a certain bay or cove:

South 56°03'35" East, a distance of 64.27 feet  
South 42°38'57" East, a distance of 100.32 feet  
South 37°25'26" East, a distance of 73.85 feet  
North 74°49'19" East, a distance of 57.68 feet  
North 73°52'47" East, a distance of 72.58 feet  
North 77°55'56" East, a distance of 139.20 feet  
North, a distance of 40.00 feet.  
North 55°17'24" West, a distance of 92.71 feet  
North 49°24'17" West, a distance of 104.06 feet  
North 17°35'15" West, a distance of 57.20 feet  
North 27°03'31" West, a distance of 95.44 feet

200400000506  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
01-23-2004 At 12:41 PM.  
TRANS DEATH 28.00  
OR Book 180 Page 143 - 144

200400000506  
HOLZFASTER, CECIL, MCKNIGHT & MUES  
1105 WILMINGTON AVE  
DAYTON, OH 45420

North 20°58'52" West, a distance of 66.35 feet to a point on the shoreline of Grand Lake St. Marys; thence the following courses and distances along the shoreline of Grand Lake St. Marys:

North 57°45'49" East, a distance of 89.83 feet  
North 47°47'53" East, a distance of 37.96 feet  
North 34°37'26" East, a distance of 61.72 feet  
North 75°12'52" East, a distance of 54.91 feet  
North 54°28'57" East, a distance of 69.45 feet  
North 46°01'57" East, a distance of 56.83 feet

South 73°17'08" East, a distance of 33.95 feet, to a point on the Westerly shoreline of a channel; thence the following courses and distances along the Westerly and Southerly shoreline of said channel:

South 05°38'00" East, a distance of 97.17 feet  
South 11°17'09" East, a distance of 53.58 feet  
South 54°30'02" East, a distance of 23.61 feet  
North 88°49'07" East, a distance of 21.16 feet

North 45° 34' 45" East, a distance of 22.84 feet to a point on the state property line; thence the following courses and distances along the state property line and the Westerly line of said Harold C. Lee tract:

South 32°48'42" West, a distance of 24.53 feet  
South 54°16'59" West, a distance of 100.13 feet  
South 06°05'38" West, a distance of 100.10 feet  
South 11°50'16" West, a distance of 100.11 feet  
South 10°43'25" East, a distance of 100.07 feet  
South 08°20'29" West, a distance of 100.11 feet  
North 87°15'48" West, a distance of 100.09 feet  
South 61°16'26" West, a distance of 100.13 feet

South 07°25'33" West, a distance of 76.42 feet to the place of beginning, containing 160,486.75 square feet of land or 3.684 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, part by the Jennings-Lawrence Company in 1968 and by Richard C. Jensen, Registered Surveyor No. 5631, August, 1975.

"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 rights by the grantor, State of Ohio, and a flowage easement over the above-described land."