

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 Deed Reference: Vol. 317, Page 315 of the Deed Records of Mercer County, Ohio.

EXECUTED this 15 day of January, 2003.


DOMINIC J. MAZZONE

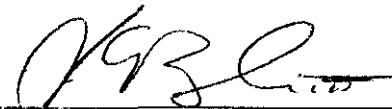
State of Ohio
County of Montgomery, ss:

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 15 day of January, 2003.



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.

9-23-102-002

9-100600.0000

JEB/sh
U:\WPDATA\REAL.ES\MAZZONE.TD2
12/15/03

TRANSFER NOT NECESSARY

JAN 23 2004
MARK CHESIG
COUNTY AUDITOR
MERCER COUNTY, OHIO

DESCRIPTION
SUFFICIENT
FOR TAX MAPING PURPOSES

JAN 23 2004

MERCER COUNTY
TAX MAP DEPARTMENT

EXHIBIT A

Situate in the Township of Franklin, County of Mercer, Ohio, in the northwest quarter of the northwest quarter of Section 23, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at a 5/8 inch iron bar at the southeast corner of the northwest quarter of the northwest quarter of Section 23;

Thence, north 00° 08'00" West along the east line of the northwest quarter of the northwest quarter of said Section 23, a distance of seventy-three and 63/100 (73.63) feet to a point;

Thence, north 89° 21'01" west, a distance of fifty-two and 82/100 (52.82) feet to a 5/8 inch bar in the State of Ohio property line as shown on the Jennings-Lawrence survey of Grand Lake. Said point being the place of beginning for the parcel to be conveyed by this instrument;

Thence, continuing north 89° 21'01" west, a distance of eight hundred twenty-seven and 91/100 (827.91) feet to a 5/8 inch iron bar in the State of Ohio property line. The last described line was determined by the Court of Common Pleas in "The Mercer County Shooting and Fishing Club v. Smith Lampert", dated April 28, 1890.

Thence, along the State of Ohio property line, the following courses and distances:

North 60° 06'37" east, 74.04 feet to an iron pipe;

South 88° 16'12" east, 100.05 feet to an iron pipe;

North 07° 08'08" east, 100.09 feet to a point;

North 11° 55'53" west, 100.07 feet to a point;

North 10° 37'57" east, 100.09 feet to a point;

North 04° 53'16" east, 100.08 feet to an iron pipe;

North 53° 09'06" east, 100.38 feet to a 5/8 inch iron bar;

North 31° 43'23" east, 100.27 feet to a concrete monument at the northwest corner of Lee's Subdivision as recorded in Plat Book 6, Page 12;

Thence, along the outer limits of said Lee's Subdivision the following courses and distances:

South 08° 20'09" east, 174.88 feet to a point;

North 82° 26'50" east, 206.32 feet to a point;

South 14° 52'28" east, 406.60 feet to an iron bar;

South 89° 02'00" east, 128.30 feet to an iron bar at the southeast corner of Lot Number 14;

Thence, north 11° 14'03" west, 308.32 feet to a concrete monument in the State of Ohio property line.

Thence, southerly along said State of Ohio property line the following courses and distances:

South 51° 27'46" east, 44.98 feet to a point;

South 25° 56'37" east, 95.48 feet to a point;

South 21° 45'10" east, 95.39 feet to a point;

South 00° 46'09" east, 95.32 feet to a point;

South 04° 59'54" west, 48.11 feet to the place of beginning.

Containing 5.121 acres of land, more or less.

Surveyed by Gordon L. Geeslin, Registered Surveyor No. 5372, by Survey dated November 8, 1990.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

TRACT ONE Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west ½ of the northwest quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 9 of Lee's Subdivision of Lee's Landing; thence South 89° 01'59" East, a distance of 38.34 feet to a point; thence, North 25° 56'37" West a distance of 33.17 feet to a point; thence, North 51° 27'46" West a distance of 44.98 feet to a point; thence, South 11° 14'03" East, a distance of 58.32 feet to the place of beginning.

Containing 0.032 acre of land, more or less.

TRACT TWO: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west ½ of the northwest quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 10 of Lee's Subdivision of Lee's Landing; thence, South 89°01'59" East, a distance of 52.58 feet to a point; thence, North 25°56'37" West, a distance of 54.81 feet to a point; thence, North 89°01'59" West, a distance of 38.34 feet to a point; thence, South 11°14'03" East, a distance of 50.00 feet to the place of beginning.

Containing 0.051 acre of land, more or less.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated April 11, 2003. On file in the County Engineer's Office.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the Township of Franklin, County of Mercer, and State of Ohio, to-wit:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west ½ of the northwest quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 11 of Lee's Subdivision of Lee's Landing; thence, South 89° 01'59" East, a distance of 63.07 feet to a point; thence, North 21°45'10" West, a distance of 45.73 feet to a point; thence, North 25°56'37" West, a distance of 7.51 feet to a point; thence, North 89°01'59" West, a distance of 52.58 feet to a point; thence, South 11°14'03" East, a distance of 50.00 feet to the place of beginning.

Containing 0.065 acre of land, more or less.

Subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated April 11, 2003. On file in the County Engineer's Office.

200400000505
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
01-23-2004 At 12:41 pm.
TRANS DEATH 36.00
OR Book 180 Page 140 - 142

200400000505
HOLZFASTER, CECIL, MCKNIGHT & MUES
1105 WILMINGTON AVE
DAYTON, OH 45420