

Governor's Deed

State of Ohio

KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS: The provisions of Section 1501.01 of the Ohio Revised Code authorize the exchange or sale of lands or property, real or personal, when such is advantageous to the State of Ohio; and

WHEREAS: Randal R. Utter and Christopher S. Hopkins have entered into an agreement on April 29, 2008, with the Ohio Department of Natural Resources to purchase the referenced real estate for the consideration of Seven Thousand Dollars and No/100 (\$7,000.00); and

WHEREAS: The Director of the Ohio Department Natural Resources, State of Ohio, has deemed the above sale beneficial to the citizens of the State of Ohio; and

WHEREAS: By Journal Entry dated June 12, 2008, the Director of the Ohio Department of Natural Resources and the Chief of the Division of Parks and Recreation, have declared the hereafter described real estate situated in the Township of Franklin, County of Mercer, State of Ohio, as surplus.

NOW, THEREFORE: THE STATE OF OHIO, by TED STRICKLAND, GOVERNOR, acting under the authority of Sections 117.50, 1501.01 and 5301.13 of the Ohio Revised Code, and the covenants contained in the Agreement to Buy and Sell Land and in consideration of Seven Thousand Dollars and No/100 (\$7,000.00), does hereby remise, release and forever quitclaim unto Randal R. Utter and Christopher S. Hopkins, whose tax mailing address is 830 Vintage Lake Court, Centerville, OH 45458, their heirs and assigns all right, title and interest of the State of Ohio (Department of Natural Resources) in the following described real estate:

Being three parcels of land situated in Franklin Township, Mercer County, Ohio in the Northwest quarter of Section 29, Township 6 South, Range 3East. Being more particularly described as follows:

Parcel 1

Commencing at an Iron Pin Found marking the Northwest marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C. 1, Page 159;

Thence South 01° 51'01" West (**Basis of Bearings**) along the west line of said Lot #5, a distance of thirty and forty-two hundredths feet (30.42') to a Mag Nail Found at the Southeast corner of Lot #7 of the Original Plat of the Village of Montezuma;

Thence North 88°08'59" West along the south line of said Lot #7, a distance of one hundred sixty-five and zero hundredths feet (165.00') to an Iron Pin Found;

Thence North 01°51'01" East along the west line of said Lot #7, a distance of fifty-nine and forty-seven hundredths feet (59.47') to an Iron Pin Set, being the **TRUE POINT OF BEGINNING**;

Thence continuing North 01°51'01" East a distance of nine and one hundredths feet (9.01') to a point;

Thence South 71°12'02" East along the edge of water, a distance of eighty and seventy-two hundredths feet (80.72') to a point;

Thence South 39°06'05" West along the State of Ohio property line, a distance of seven and sixteen hundredths feet (7.16') to an Iron Pin Set;

Thence North 72°38'42" West along the State of Ohio property line, a distance of seventy-five and sixty-three hundredths feet (75.63') to the **TRUE POINT OF BEGINNING**, containing 0.014 acres of land more or less.

Parcel 2

Commencing at an Iron Pin Found marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C. 1, Page 159;

Thence South 01°51'01" West (**Basis of Bearings**) along the west line of said Lot #5, a distance of thirty and forty-two hundredths feet (30.42') to a Mag Nail Found at the Southeast Corner of Lot #7 of the Original Plat of the Village of Montezuma;

Thence North 88°08'59" West along the south line of Lot #7 of the Original Plat of Montezuma, a distance of one hundred sixty-five and zero hundredths feet (165.00') to an Iron Pin Found;

Thence North 01°51'01" East along the west line of said Lot #7, a distance of fifty-nine and forty-seven hundredths feet (59.47') to an Iron Pin Set;

Thence South 72°38'42" East along the State of Ohio property line, a distance of seventy-five and sixty-three hundredths feet (75.63') to an Iron Pin Set;

Thence North 39°06'05" East along the State of Ohio property line, a distance of thirty-six and seventy-three hundredths feet (36.73') to an Iron Pin Set, being the **TRUE POINT OF BEGINNING**;

Thence North 68°25'47" West along the edge of water, a distance of eleven and eighty-four hundredths feet (11.84') to a point;

Thence North 21°04'12" East along the edge of water, a distance of twenty-eight and twenty-one hundredths feet (28.21') to a point;

Thence South 24°44'06" East along the State of Ohio property line, a distance of eight and eighty hundredths feet (8.80') to an Iron Pin Set;

Thence South 01°06'45" East along the State of Ohio property line, a distance of eighteen and seventy-eight hundredths feet (18.78') to an Iron Pin Set;

Thence South 39°06'05" West along the State of Ohio property line, a distance of five and four hundredths feet (5.04') to the **TRUE POINT OF BEGINNING**, containing 0.006 acres of land more or less.

Parcel 3

Commencing at an Iron Pin Found marking the Northwest Corner of Lot #5 of Runningbrook Subdivision as recorded in P.C.1, Page 159;

Thence North 12°55'00" East (**Basis of Bearings**) along the west line of said Lot #4, a distance of one hundred thirty-five and nineteen hundredths feet (135.19') to an Iron Pin Found at the Northwest Corner of Lot #4 of said Runningbrook Subdivision, being the **TRUE POINT OF BEGINNING**;

Thence North 68°58'54" West along the State of Ohio property line, a distance of twenty-seven and forty-seven hundredths feet (27.47') to an Iron Pin Set;

Thence North 51°54'15" West along the State of Ohio property line, a distance of twenty-two and eighty-one hundredths feet (22.81') to an Iron Pin Set;

Thence North 63°46'27" West along the State of Ohio property line, a distance of ninety-two and nine hundredths feet (92.09') to an Iron Pin Set;

Thence North 76°36'46" West along the State of Ohio property line, a distance of one hundredth seventy-two and eighty-six hundredths feet (172.86') to an Iron Pin Set;

Thence South 85°49'27" West along the State of Ohio property line, a distance of twenty-five and thirty-two hundredths feet (25.32') to an Iron Pin Set;

Thence North 87°37'16" West along the State of Ohio property line, a distance of fifteen and fifty-nine hundredths feet (15.59') to an Iron Pin Set;

Thence North 65°54'29" West along the State of Ohio property line, a distance of eight and seventy-seven hundredths feet (8.77') to a point on the edge of water;

Thence North 76°53'28" East a distance of forty-six and ninety-two hundredths feet (46.92') to a point on the edge of water;

Thence South 80°04'11" East a distance of thirty-three and seventy hundredths feet (33.70') to a point on the edge of water;

Thence North 74°01'34" East a distance of twenty-eight and fifty-six hundredths feet (28.56') to a point on the edge of water;

Thence South 75°12'55" East a distance of thirty-eight and twenty-one hundredths feet (38.21') to a point on the edge of water;

Thence South 71°43'52" East a distance of forty and thirty-eight hundredths feet (40.38') to a point on the edge of water;

Thence South 70°46'29" East a distance of one hundred twelve and seventy-nine hundredths feet (112.79') to a point on the edge of water;

Thence South 51°44'47" East a distance of seventy-four and twenty-seven hundredths feet (74.27') to a point on the edge of water;

Thence South 12°55'00" West a distance of fourteen and fifty-six hundredths feet (14.56') to the **TRUE POINT OF BEGINNING**, containing 0.172 acres of land more or less.

Said tracts being subject to all highways and any other easements or restrictions of record.

Previous Deed Reference: State of Ohio

Descriptions based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October, 2007 and is on file with the Mercer County Engineers Office.

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: 14-003850.0000 Map No: 09-29-155-001

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 23 2010

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 23 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, ~~conveyance fee~~ **EA**
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.
[Signature] 2/23/2010
Deputy Aud. Date

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to Randall R. Utter and Christopher S. Hopkins, their heirs and assigns forever.

IN TESTIMONY WHEREOF, I, TED STRICKLAND, GOVERNOR, for and in the name of the State of Ohio, have signed this deed at Columbus, Ohio, and have caused the same to be countersigned by the Secretary of State and the Great Seal of the State of Ohio to be hereunto affixed this 15th day of August, Two Thousand and Eight (2008).



THE STATE OF OHIO

BY: Ted Strickland
TED STRICKLAND
GOVERNOR

COUNTERSIGNED

BY: Jennifer L. Brunner
JENNIFER L. BRUNNER
SECRETARY OF STATE

DRAFTED AND PREPARED

BY: Mary Taylor
MARY TAYLOR
AUDITOR OF STATE
PURSUANT TO SECTION
1501.01, 117.50 AND 5301.13
(O.R.C.)

Recorded in Volume 17, Page 49 New Deeds Various State Lands

Land Office, Auditor of State

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