

TRANSFER NOT NECESSARY

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 19 2010

MAY 19 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

MERCER COUNTY
TAX MAP DEPARTMENT

WARRANTY DEED

Know All Men by These Presents, that

SOUTHPOINTE/SOUTH SIDE CORP., aka SOUTH POINTE SOUTH SIDE, INC., an Ohio non-profit corporation, in consideration of One Dollar and other good and valuable consideration to them in hand paid, do hereby **Grant, Bargain, Sell** and convey with general warranty covenants to 5307 Stillwater, LLC, an Ohio limited liability company, its successors and assigns, the following real property:

See Exhibit "A"

Said property is shown on the recorded plat thereof as recorded in Plat Cabinet 1, Pages 261-262, subject to all easements, conditions and restrictions of record and also subject to the declaration of covenants, conditions and restrictions and reservations of easements as recorded in Official Record Volume 15, Pages 1013-1029, Mercer County Recorder's Office and it is specifically noted that such deed is still subject to all common grounds and rights thereto and as such are not being transferred with this deed.

Tax Parcel No. 09-033000.1900
Tax Map No. 9-20-282-018

Prior Deed Reference: Instrument #200900002066

Premises commonly known as 5307 Stillwater Lane, Celina, Ohio 45822

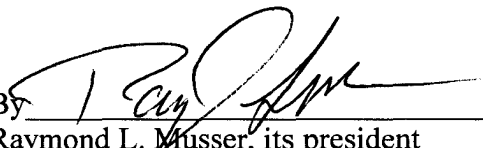
(Note: This deed is given to transfer and correct the instrument recorded in Instrument #200900004641 and recorded June 18, 2009. This deed is given to correct several deficiencies. The previous deed referenced the corporation as South Point South Side, Inc. which is not the correct corporation name as the charter #940117 with the Secretary of State references the correct name as SOUTHPOINTE/SOUTHSIDE CORP. Also at the time of the signing the corporation had been cancelled and the corporation was not reinstated until November 17, 2009.

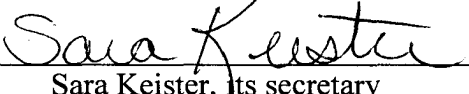
In addition, it is the intention of the parties that the transfer is to subject the above described property to all covenants, conditions and restrictions and reservations of easements as noted above and that such property is still subject to all rights of the common grounds and the rights thereto.)

By acceptance of this deed, the grantees hereby agree that such property shall be subject to the covenants, conditions and restrictions and reservations of easements as noted above and all future transfers of the property shall include and be subject to such restrictions including all rights to the common ground which rights are being excepted and are not transferred.

IN WITNESS THEREOF, Grantor has caused its corporate name to be subscribed hereto by Raymond L. Musser, its president, and Sara Keister, its secretary, thereunto duly authorized by resolution of its board of directors, this 24~~th~~ day of APRIL, 2010.

Signed and acknowledged in presence of:

By 
Raymond L. Musser, its president

SOUTHPOINTE/SOUTHSIDE CORP.
An Ohio non-profit corporation
By 
Sara Keister, its secretary

STATE OF OHIO

:
:
: SS.
:

COUNTY OF MERCER

BE IT REMEMBERED, that on this 24th day of APRIL, 2010, before me, a notary public in and for said state, personally came the above-named SOUTHPOINTE/SOUTHSIDE CORP., a non-profit corporation, by Raymond L. Musser, its president, and Sara Keister, its secretary, of the Grantor in the foregoing deed, and acknowledged the signing thereof to be its and their voluntary act and deed pursuant to authority of its board of directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the day 24th aforesaid.



*This instrument was prepared by:
Jason E. This, Attorney at Law
5030 State Route 66, PO Box 42
New Bremen, Ohio 45869*

Diana Goodwin
Notary Public

DIANA GOODWIN
Notary Public • State of Ohio
My Comm. Exp. August 3, 2012
Recorded in Auglaize County

June 10, 2008

SOUTH POINTE SUBDIVISION FIRST ADDITION SURVEY (TRACT ONE)

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, and being a part of Lot Twenty-six in South Pointe Subdivision first Addition in the northeast quarter of Section 20, Township 6 South, Range 3 East. Being more particularly described as follows :

Beginning at a point at the northwest corner of Lot 19 in South Pointe Subdivision First Addition -

Thence, North 89°22'17" West, a distance of 10.00 feet to a point -

Thence, South 00°47'41" West, a distance of 66.91 feet to a point -

Thence, South 89°20'19" East, a distance of 10.00 feet to a 5/8 inch iron bar at the southwest corner of said Lot 19 -

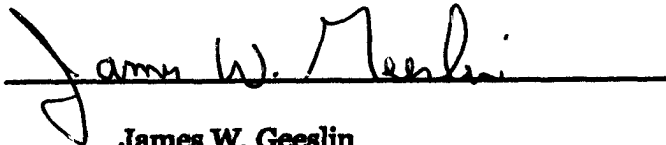
Thence, North 00°47'41" East, a distance of 66.92 feet to the place of beginning.

Containing 0.015 acre of land more or less.

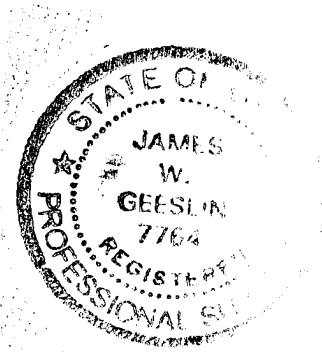
Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated June 10, 2008. On file in the County Engineer's Office.

Surveyed by



James W. Geeslin
P.S. 7764



**GEESLIN
LAND SURVEYING**

107 N. CEDAR STREET
COLDWATER, OHIO 45828
PHONE: (419) 586-6155
FAX: (419) 678-9332

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|--|--|--|--|
| PERMANENT PARCEL No. _____ | | | |
| Part of _____ Sec. _____ T. _____ R. _____ Township _____ | | | |
| Grantor: _____ | | Area Retained: _____ Acres | |
| Grantee: _____ | | Area Retained: _____ Acres | |
| See References: _____ | | | |
| APPROVALS: | | AGENCY: | |
| Board of Health _____ Date _____ | | Township Zoning Officer _____ Date _____ | |
| | | County Engineer _____ Date _____ | |