

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

KS 8/10/2010  
Deputy Aud. Date

**TRANSFERRED**

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

AUG 10 2010

AUG 10 2010

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

MERCER COUNTY  
TAX MAP DEPARTMENT

**GENERAL WARRANTY DEED**

**PAUL E. CULLERS and JOYCE E. CULLERS**, husband and wife, Grantors,  
of Mercer County, Ohio, for valuable consideration paid, grant with general warranty  
covenants, to **JOYCE E. CULLERS, TRUSTEE OF THE JOYCE E. CULLERS  
REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 23, 1995**, Grantee,  
whose tax mailing address is 5359 Karafit Road, Celina, Ohio 45822, the following  
real property:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL  
DESCRIPTION OF REAL ESTATE.**

SUBJECT TO TAXES AND ASSESSMENTS CURRENTLY A  
LIEN ON SAID PREMISES, ALL OF WHICH GRANTEE  
ASSUMES AND AGREES TO PAY COMMENCING WITH  
THE FEBRUARY, 2011, INSTALLMENT, AND ALL  
THEREAFTER.

Prior Instrument References: Vol. 243, Pg. 595, Vol. 257, Pg. 247, and Vol.  
330, Pg. 731 of the Deed Records of Mercer County, Ohio; and Book 178, Pg. 1306,  
Book 122, Pg. 51, and Book 205, Pg. 2013 of the Official Records of Mercer County,  
Ohio.

**PAUL E. CULLERS and JOYCE E. CULLERS**, husband and wife, Grantors,  
hereby release all rights of dower therein.

Signed this 5th day of August, 2010.

Paul E. Cullers  
PAUL E. CULLERS

Joyce E. Cullers  
JOYCE E. CULLERS


STATE OF OHIO

SS:

COUNTY OF SHELBY

Before me, a Notary Public in and for said County and State, personally appeared the above-named **PAUL E. CULLERS** and **JOYCE E. CULLERS**, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal this 5th day of ~~July~~<sup>August</sup>, 2010.

  
Notary Public



**LORI A. WHITTENBERGER**  
Notary Public, State of Ohio  
My Commission Expires Apr. 13, 2014

This instrument prepared by: FAULKNER, GARMHAUSEN, KEISTER & SHENK, A Legal Professional Association, Courtview Center -- Suite 300, 100 South Main Avenue, Sidney, Ohio 45365; (937) 492-1271.

G:\CULLERS, PAUL & JOYCE\Deed To Joyce's Trust.Doc  
RFK/law 7/14/2010

**EXHIBIT "A"**

**BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:**

**TRACT 1**

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

Being a part of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 20 of said Franklin Township, and more particularly described as follows:

Commencing at the East quarter post of said Section 20, which point is the intersection of the center lines of State Route 703 and Karafit Road; thence North 0° 30' West a distance of 828.75 feet to point "B" as shown on a survey made by B. R. Gebhart, registered surveyor, dated August 11, 1956, said point "B" being the place of beginning; thence South 88° 52' West a distance of 193.50 feet to point "C" on said survey; thence North 38° 23' West a distance of 283.40 feet to point "D" on said survey; thence North 38° 55' West a distance of 214.40 feet to point "E" on said survey; thence North 36° 50' West a distance of 164.15 feet to point "F" on said survey; thence North 29° 7' West a distance of 88.90 feet to point "G" on said survey; thence North 15° 5' West a distance of 115.30 feet to point "H" on said survey; thence North 0° 30' West a distance of 53.60 feet to the South line of Lakes Drive, as shown on said plat of Lakes Subdivision; thence North 89° 30' East a distance of 669.60 feet to the East line of said Section 20; thence South 0° 30' East a distance of 764 feet to the place of beginning, containing 8.37 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING:** A strip of land 20 feet in uniform width off of the South end of the above described tract previously conveyed to Perry W. McCasland and Lila B. McCasland, said conveyance being dated the 5th day of July, 1957, and being recorded in Deed Volume 192, Page 69, Mercer County, Recorder's Office, Celina, Ohio.

**ALSO, LESS AND EXCEPT THE FOLLOWING:** Beginning at an iron pin set on the East line of Section 20, said pin being North 89° 30' East a distance of twenty feet from the Southeast corner of Lot #20, LAKES SUBDIVISION ON GRAND LAKE; thence South 00° 30' East on and along the East line of Section 20 (centerline of Karafit Road) a distance of 121.36 feet to an iron pin; thence South 89° 30' West a distance of 596.74 feet to a point—this being the true place of beginning for this parcel; thence continuing South 89° 30' West a distance of 60.36 feet to an iron pipe set on the East line of State land; thence Northwesterly a distance of 35.73 feet to an iron pipe set 88.00 feet South 00° 30' East of the Southwest corner of Lot #11 of LAKES SUBDIVISION ON GRAND LAKE; thence North 00° 30' West a distance of 63.00 feet to an iron pipe; thence North 89° 30' East a distance of 65.80 feet to a point; thence in a Southeasterly direction an approximate distance of 97.00 feet to the true place of beginning. Tract contains approximately .14 of an acre of land.

(The parties hereto intend the above described tract to be all of the area in the survey of B. R. Gebhart dated August 11, 1956, within the points "A" through "I" as set forth on said survey, excluding the real estate platted and recorded in Plat Book 7, Page 1, and also excluding said strip of land 20 feet wide of uniform width across the south end of the above described tract previously conveyed to Perry W. McCasland and Lila B. McCasland and the .14 acre tract out of the Northwest corner conveyed to Edward Bany and Alberta Bany, Deed Volume 238, Page 117.)

Premises is subject to the overflow of Grand Lake and the right of State of Ohio for reservoir lands, if any.

Parcel Nos. 09-024600.0000 and 09-033100.0000  
Tax Map Nos. 09-20-231-004 and 09-20-283-001

TRACT 2

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

Beginning at an iron pipe located at the Southwest corner of Section Sixteen (16), Town Six (6) South, Range Three (3) East; thence North 1° 21' 19" East Three Hundred Sixty-five (365) feet along the West line of Section Sixteen (16) to an iron pin; thence on a curve to the East with a radius of Seventy-three and Five Hundredths (73.05) feet to an iron pin; thence South 87° 08' 08" East One Hundred Ten and Eighty-two Hundredths (110.82) feet to an iron pin; thence South 77° 12' 22" East Seventy and Eleven Hundredths (70.11) feet to an iron pipe; thence North 72° 58' 32" East Ninety-nine and Seventy-one Hundredths (99.71) feet to an iron pipe; thence North 6° 27' 32" East One Hundred Fourteen and Fifty-nine Hundredths (114.59) feet to a point in the approximate middle of an existing roadway; thence South 83° 51' 35" East One Hundred Twenty-six and Ninety-five Hundredths (126.95) feet; thence South 70° 2' 15" East Twenty-seven (27) feet to a point; thence South 83° 51' 35" East Forty-three and Thirty-two Hundredths (43.32) feet to a point; thence North 6° 52' 59" East One Hundred Forty-two and Seventy-one Hundredths (142.71) feet to a point; thence South 87° 58' 2" East Forty-one and Seventy-five Hundredths (41.75) feet to a point; thence North 2° 01' 58" East Twenty-three (23) feet to a point; thence South 87° 58' 2" East Ninety-five (95) feet to a point; thence South 2° 01' 58" West Seven Hundred Six and Three Hundredths (706.03) feet to a point on the South line of Section Sixteen (16); thence North 88° 41' 26" West Seven Hundred One and Sixty Hundredths (701.60) feet to the place of beginning, subject to all legal highways and easements of record.

The above described parcel is part of the Phase 4 Survey of the Subdivision of State Lands of Grand Lake-St. Marys Reservoir as shown on Page 22 of 23 Pages of the Survey Records in the Recorder's Office of Mercer County, Ohio.

It includes all or part of parcels numbered 54-95, 54-108, 54-109, and 54-110 thereon.

**LESS AND EXCEPT THE FOLLOWING:** Situate in the Township of Franklin, in the County of Mercer, and the State of Ohio, to-wit:

Being a part of Lot 54-95 in Section Sixteen (16), Town Six (6), Range Three (3) East, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Beginning at the Southeast corner of Lot 54-96, thence the following courses:

1. North 6° 52' 30" East on the East line of Lot 54-96, One Hundred Fifty and Fifty-three Hundredths (150.53) feet to the edge of the dock, passing over a set #5 rebar at Twenty-one (21.00) feet and at Ninety-eight (98.00) feet;
2. South 80° 51' 52" East on the Easterly extension of the dock line, Eight (8.00) feet;
3. South 35° 51' 52" East, Eight (8.00) feet;
4. South 9° 24' 43" East, Thirty-eight and One Hundredth (38.01) feet to the Northerly extension of a concrete dock line;
5. South 6° 52' 30" West, Sixty-two and Sixty-three Hundredths (62.63) feet on the dock line to the intersection of the Easterly extension of the private drive centerline;
6. North 83° 51' 35" West on said centerline, Twenty-one and Forty-seven Hundredths (21.47) feet to the POINT OF BEGINNING.

The above described parcel contains 0.050 acres, more or less, subject to all legal highways and easements of record.

LAST TRANSFERS: Vol. 146, Page 255, Vol. 198, Page 294, Vol. 256, Page 758, and Vol. 257, Page 225.

Parcel Nos. 09-001100.0000 and 09-000900.0000  
Tax Map Nos. 09-16-351-023 and 09-16-351-024

TRACT 3

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

Commencing at the East Quarter Post of Section Twenty (20), Town Six (6) South, Range Three (3) East; thence South 00° 00' along the East line of Section Twenty (20) a distance of One Thousand Six Hundred Twenty-eight and Five-tenths (1,628.5) feet to the PLACE OF BEGINNING herein; thence West 90° a distance of Two Hundred Fifty-eight (258) feet to a point; thence South 22° 37' West a distance of Two Hundred Sixteen and Sixty-seven Hundredths (216.67) feet to a point; thence East 90° a distance of One Hundred Seventy-one and Thirty-two Hundredths (171.32) feet to a point; thence North 00° 00' a distance of Fifty (50) feet to a point; thence East 90° a distance of One Hundred Seventy (170) feet to a point; thence North 00° 00' along the East line of Section Twenty (20) a distance of One Hundred Fifty (150) feet to the place of beginning, containing in said Tract One and One Hundred Eighty-one Thousandths (1.181) acres of land, more or less, subject to all legal highways.

LAST TRANSFERS: Vol. 238, Page 422 and Vol. 256, Page 758.

**ALSO:**

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the east half of the southeast quarter of Section 20, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at a harrow tooth spike at the southeast corner of said Section 20 –

Thence, North 01°27'05" East, along the east line of the southeast quarter of said Section 20 and the centerline of Karafit Road, a distance of 608.43 feet to a spindle –

Thence, North 88°35'44" West, a distance of 168.00 feet to a 5/8 inch iron bar –

Thence, North 01°17'30" East, a distance of 213.46 feet to a 5/8 inch iron bar –

Thence, North 88°15'54" West, a distance of 171.45 feet to an iron pipe. Said point being the place of beginning for the parcel of land to be conveyed by this instrument –

Thence, North 14°45'15" East, a distance of 169.67 feet to a 5/8 inch iron bar –

Thence North 43°56'45" East, a distance of 46.05 feet to a 5/8 inch iron bar –

Thence, South 88°48'16" East, a distance of 12.97 feet to an iron pipe –

Thence, South 24°06'24" West, a distance of 215.78 feet to the place of beginning.

Containing 0.073 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 October 1, 2003. On file in the County Engineer's Office.

Parcel No. 09-062500.0000  
Tax Map No. 09-20-400-011

**TRACT 4**

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 (1/2) of the Northeast Quarter (1/4) of Section Twenty (20), Town Six (6), 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° 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° 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° 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° 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 (35.75) feet to an iron pipe set Eight-eight (88) feet South 00° 30' East of the Southwest corner of Lot Number Eleven (11) of "Lakes Sub-Division on Grand Lake"; thence North 00° 30' West a distance of Sixty-three (63) feet to an iron pipe; thence North 89° 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. 09-024800.0000  
Tax Map No. 09-20-231-003

#### TRACT 5

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 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° 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° 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° 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 or record and subject to the retention of any and all riparian and littoral rights by grantor, State of Ohio, and a flowage easement over the above described land."

**ALSO:**

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., Page 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  $01^{\circ} 21' 29''$  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  $01^{\circ} 21' 29''$  West along the west end of Lakes Drive a distance of twenty and zero hundredths feet (20.00') to an iron pin; thence North  $88^{\circ} 18' 01''$  West a distance of twenty-eight and thirty-three hundredths feet (28.33') to a point; thence North  $15^{\circ} 13' 15''$  West a distance of twenty and ninety hundredths feet (20.90') to a point; thence South  $88^{\circ} 18' 01''$  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 or record and subject to the retention of any and all riparian and littoral rights by grantor, State of Ohio, and a flowage easement 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.

Parcel No.: 9-022500-0100  
Tax Map No.: 09-20-231-002



TRACT 6

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

Being Lot Number Twenty-seven (27) of Grandhaven Subdivision as the same appears upon the recorded plat thereof, of record in Plat Book 7, page 17, of the Plat Records of Mercer County, Ohio, and including any right, title and interest in any rights of way and roads in the subdivision, and all rights to the channel, if any.

Parcel No.09-030700.0000

Tax Map No.: 09-20-277-020

SUBJECT TO LEGAL HIGHWAYS AND EASEMENTS, CONDITIONS, AND RESTRICTIONS OF RECORD.