

TRANSFER NOT NECESSARY

MAY 16 2011

**RANDALL E. GRAPNER
COUNTY AUDITOR**

MERCER COUNTY, OHIO

**DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES**

APR 26 2011

**MERCER COUNTY
TAX MAP DEPARTMENT**

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SUFFICIENT
FOR TAX MAPPING PURPOSES**

MAY 16 2011

**MERCER COUNTY
TAX MAP DEPARTMENT**

SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that **CHARLES ROBERT SWALLOW** and **ANNETT M. SWALLOW**, husband & wife, the Grantors, of Darke County, Ohio, for valuable consideration paid, grant with general warranty covenants to **CHARLES ROBERT SWALLOW** and **ANNETT M. SWALLOW**, the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 142 Washington Road, Union City, Ohio 45390 the following real property, to-wit:

**Situated in Franklin Township, T6S, R3E, Mercer County, Ohio;
Lot twenty-one (21), Bass Landing, as recorded in Plat Cabinet 1,
Page 250 of the Plat Records of Mercer County, Ohio.**

Subject to all easements, conditions, and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc., as recorded in Volume 11, Page 984, of the Records of Mercer County, Ohio, Recorder's Office, all supplements and amendments thereto, and all taxes and assessments.

In addition, Grantees have the exclusive right to use of an undivided one-half (½) interest in and to the access ramp to Boat Dock Nos. 13 and 14 along with Lot No. 24, and exclusive use of the boat slip at Dock No. 13. Grantees agree to maintain in conjunction with, and equally with, Lot No. 24 said ramp. Said grantees further agree to keep and maintain in good condition, the seawall at Dock No. 13. These conditions, covenants, easements and restrictions of record shall run with the land and shall bind and benefit all owners of the property described herein as well as those in the Bass Landing Plat, as hereinbefore enumerated, and their respective heirs, successors and assigns.

Tax parcel: 09-000721.0000
Map: 09-16-377-007

Prior instrument: 2007 0000 1869

Premises address: 5529 Island View Drive
Celina, Ohio 45822

**Situated in Franklin Township, T6S, R3E, Mercer County, Ohio;
Lot twenty-two (22), Bass Landing, as recorded in Plat Cabinet 1,
Page 250 of the Plat Records of Mercer County, Ohio.**

Subject to all easements, conditions and restrictions of record, including, but not limited to, those set forth in the Declaration of Covenants, Conditions, Restrictions and Assessments for Bass Landing, Inc. as recorded in Volume 11, Page 984 of the Records of Mercer County, Ohio, Recorder's Office, all supplements and amendments thereto. In addition, Grantee has a shared well (located on Lot No. 32) with Lot Nos. 14 and 32, which the Grantees agree to maintain in conjunction with, and equally with, the users of said well.

Prior instruments: 2011 0000 1759
2004 0000 8274
2011 0000 0834

Tax parcel: 09-000722.0000
Map: 09-16-377-006

Add To:
Parcel # 09-000721.0000
Map # 09-16-377-007

Also conveyed with this grant are Eight (8) shares of Bass Landing Inc, stock and #8 dock,

Premises address: 5525 Island View Drive
Celina, Ohio 45822

In witness whereof, **CHARLES ROBERT SWALLOW** and **ANNETT M. SWALLOW**, the Grantors, have set their hands the date and place below stated.

Charles Robert Swallow
CHARLES ROBERT SWALLOW

Annett M. Swallow
ANNETT M. SWALLOW

STATE OF OHIO
0110 **COUNTY, SS:**

BE IT REMEMBERED that on this 26TH day of April, 2011 before me, a notary public in and for said county and state, personally came **CHARLES ROBERT SWALLOW** and **ANNETT M. SWALLOW**, 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 official seal on the year and day last aforesaid.

Veryl S. Cisco
NOTARY PUBLIC

Prepared by:
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Attorney at Law
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St. Marys Ohio 45885
Ph: 419-394-7431
Fax: 419-394-7432



VERYL S. CISCO
Notary Public-State of Ohio
My Commission Expires Feb 14, 2015
Recorded in Auglaize County