

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUN 09 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

JUN 09 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 6-9-16  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

KP 6-9-16  
Deputy Aud. Date

# Know All Men by These Presents:

(General Warranty Deed)

**THAT Stephen C. Cook aka Steve Cook, married,** of Mercer County, Ohio

for valuable consideration paid, *Grants With General Warranty Covenants To*

**CJ Nelson Rentals, LLC, an Ohio Limited Liability Company,  
its successors and assigns,  
whose tax mailing address is 7141 Havemann Road, Celina, Ohio 45822**

the following described real estate:

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

A triangular tract of land in the Northwest Quarter (1/4) of Section Twenty (20),  
Town Six (6), Range Three (3) East, Franklin Township, Mercer County, Ohio, same  
being a part of Coldwater Beach lying North and adjacent to a Township Road  
extending West from center of Section Twenty (20) and more definitely described as  
follows:

Beginning at an iron pipe set on the Quarter Section Line Nine Hundred Ninety and  
sixty-six Hundredths (990.66) feet West of stone corner marking center of Section  
Twenty (20); thence West on and along Quarter Section Line Three Hundred Thirty  
(330) feet to an iron pipe; thence Northeasterly with an interior angle of 48°25' and a  
distance of Two Hundred Eleven and eighty Hundredths (211.80) feet on and along  
Raudabaugh Line to a Three (3) inch iron pipe set by State of Ohio survey marking  
corner of Raudabaugh Line; thence Southeasterly with an interior angle of 91°49' and  
a distance of Two Hundred Forty-seven (247) feet on and along Raudabaugh line to  
pipe marker, same being point of beginning. **Tract contains Five Hundred Eighty-  
nine Thousandths (0.589) or Six Tenths (0.6) of an acre, more or less,** subject to  
rights-of-way of Township Road on South side.

The above conveyance is subject to all restrictions, easements and right-of-way of  
record, and all zoning restrictions.

Deed Reference: Volume 292, Page 476, Deed Records of Mercer County Ohio.

ALSO: Situated in the State of Ohio, County of Mercer and more particularly  
described as follows:

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

Commencing for reference at the corner stone at the center of said Section 20; thence  
North 89°20'06" West, along the south line of said northwest quarter of Section 20, a

distance of nine hundred ninety (990.00) feet to a brass survey marker at an angle in the State of Ohio property line; thence North 50°11'58" West, along said State of Ohio property line, a distance of eighty and 71/100 (80.71) feet to a 5/8 inch iron bar. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North 50°11'58" West, along said State of Ohio property line a distance of one hundred sixty-five and 63/100 (165.63) feet to a point; thence continuing along said State of Ohio property line, South 42°26'27" West, a distance of one hundred fifty-seven and 18/100 (157.18) feet to a point in the north right-of-way line of Coldwater Beach Road; thence North 88°30'49" West, along said north right-of-way line of Coldwater Beach Road, a distance of twenty-eight and 51/100 (28.51) feet to a 5/8 inch iron bar in the afore mentioned State of Ohio property line; thence North 09°02'32" East, along said State of Ohio property line, a distance of one hundred two and 65/100 (102.65) feet to the water's edge of a channel; thence in an easterly direction along said edge of water, the following courses and distances: South 62°45'31" East, 27.10 feet to a point; North 74°40'13" East, 37.99 feet to a point; North 13°15'35" East, 71.32 feet to a point; North 51°00'37" East, 17.74 feet to a point; South 71°28'26" East, 28.19 feet to a point; South 56°22'43" East, 28.67 feet to a point; South 79°39'05" East, 54.01 feet to a point; South 65°01'45" East, 36.16 feet to a point; South 73°38'37" East, 19.08 feet to a point; thence leaving said water's edge, south, a distance of one hundred fifteen and 20/100 (115.20) feet to the place of beginning. **Containing 20,519 square feet 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 Gordon L. Geeslin, Registered Surveyor 5372, dated July 24, 1987, on file in the county Engineer's Office.

Deed Reference: Governor's Deed State of Ohio Volume 306, Page 102, Deed Records of Mercer County Ohio.

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

The following tract of in the northwest quarter of Section 20, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as shown on a plat of survey made by B. R. Gebhart, registered surveyor, to which plat reference is made for more particular description:

Beginning at a concrete monument "A" set on the northeast corner of Coldwater Beach Road and North Shore Drive in Coldwater Beach; thence northeasterly along the east line of North Shore Drive 93.75 feet to a point "X" an iron pin, said point being the southwest corner of Russel Kerrick tract; thence easterly with an interior angle of 88°35', 61.60 feet to an iron pin "Y", said point being the southeast corner of Russel Kerrick tract; thence southerly with an interior angle of 97°08', 76.70 feet to point "B", a wood stake set on north line of Coldwater Beach Road; thence westerly with an interior angle of 97°14', 71.02 feet along the north line of Coldwater Beach Road to point of beginning. **Tract contains 0.13 acres, more or less**, and is a part of Section 1, Coldwater Beach, as recorded in Plat Book 4, Page 39, Mercer County Recorder's Records.

Deed Reference: Volume 91, Page 262, Deed Records of Mercer County, Ohio.

LESS AND EXCEPT:

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

Being a part of the Northwest Quarter of Section 20, T-6-S, R-3-E, Franklin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a cotton gin spindle (found) over a stone at the center of Section 20 and the centerline intersection of SR 219, Windy Point Road and Coldwater Beach

Road, thence, North 89°20'06" West along the south line of the northwest quarter of said Section 20 for a distance of 990.11 feet to a brass monument (found); thence, North 50°11'58" West (passing through a 5/8" re-rod found at a distance of 54.87 feet) for a total distance of 80.71 feet to a 5/8" re-rod (found), said re-rod being the Point of Beginning for the parcel herein described; thence, South 00°00'00" West for a distance of 16.03 feet to the northerly right-of-way line of Coldwater Beach Road; thence, North 88°30'49" West along the aforesaid northerly right-of-way line, for a distance of 220.41 feet to a 5/8" re-rod w/cap (set); thence, North 09°02'52" East (passing through a p-k nail set for reference at a distance of 94.25 feet) for a total distance of 95.71 feet to a point; thence, along what was formerly the water's edge, the following courses – North 74°40'13" East for a distance of 21.07 feet to a point; thence, North 13°15'35" East for a distance of 71.32 feet to a point; thence, North 51°00'37" East for a distance of 17.74 feet to a point, thence, South 71°28'26" East for a distance of 28.19 feet to a point; thence, South 56°22'43" East for a distance of 28.67 feet to a point; thence, South 79°39'05" East for a distance of 54.01 feet to a point; thence, South 65°01'45" East for a distance of 36.16 feet to a point; thence, south 73°39'59" East for a distance of 19.07 feet to a point; thence, South 00°00'00" East and leaving what was formerly the water's edge (passing through a 5/8" re-rod found at a distance of 10.00 feet) for a total distance of 115.20 feet to the Point of Beginning. **Containing therein 0.722 acres.** Prepared by James M. Kent, PS 6792 OH with reference hereby made to a plat of survey; drawing #2375 dated 3/18/97. Basis of bearings per survey by Gordon Geeslin dated July, 1987.

Subject to all easements, conditions, restrictions, and rights of way of record.


Deed Reference: Volume 28, Page 237, Deed Records of Mercer County Ohio.

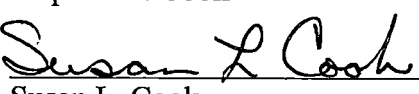
Tax ID #09-03590.0000

Tax Map #09-20-178-002

And all the *Estate, Right, Title and Interest* of the said Grantor in and to said premises; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, **CJ Nelson Rentals, LLC**, its successors and assigns forever. And the said Grantor, **Stephen C. Cook aka Steve Cook**, does hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that he will *Defend* the same against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Stephen C. Cook aka Steve Cook and Susan L. Cook, his wife**, who hereby release all their right and expectancy of dower in the premises, have hereunto set their hands on this 8th day of June, 2016.

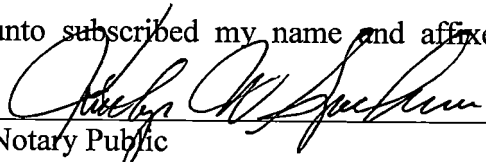
  
Stephen C. Cook

  
Susan L. Cook

STATE OF OHIO, COUNTY OF MERCER, SS:

BE IT REMEMBERED, that on this 8th day of June, 2016, before me, the subscriber, a notary public in and for said state, personally came **Stephen C. Cook aka Steve Cook and Susan L. Cook, his wife**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public



KATHRYN W. SPEELMAN  
Notary Public-State of Ohio  
Commission has no expiration  
Section 147.03 R.C.