

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 02 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 02 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee EG
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.
Deputy Aud. Date 3/2/17

WARRANTY DEED*
(statutory form)

Know All Men By These Presents, that **Ole Fort Reservation**, an Ohio limited liability company, Grantor, for valuable consideration paid, grants with general warranty covenants, to **Luke Kahlig, Gerald Kaup, Lorraine Kaup and Lucille L. Pohl**, Grantees, whose tax mailing address is c/o Lucille L. Pohl 1326 Ft. Recovery-Minster Road, Fort Recovery, OH 45846, the following described real estate:

See legal description attached as Exhibit "A" hereto and made a part thereof.

Parcel ID#: 17-036400.000 Tax Map #: 13-16-126-001
Property known as: 104 W. Center Street, Ft. Recovery, OH 45846

Parcel ID#: 05-022500.0100 Tax Map #: 108-34-153-018
Property known as: 422 Flora Lane, Coldwater, OH 45828

(Prior Instrument References: OR Volume 184, Page 331, Mercer County Recorder's Office).

Executed on the dates of their respective acknowledgments.

Ole Fort Reservation
an Ohio limited liability company


Luke Kahlig, Member


Gerald Kaup, Member


Lorraine Kaup, Member


Lucille L. Pohl, Member

State of Ohio, County of Mercer, §:

Before me, a Notary Public in and for said county, personally appeared the above named **Ole Fort Reservation**, an Ohio limited liability company, by **Luke Kahlig**, its Member, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of him personally and as such member.

In Testimony Whereof, I have hereunto set my hand and official seal at Fort Recovery, Ohio, this 22nd day of February, 2017.

Ted M. Romer

Notary Public

TED M. ROMER, Notary Public
In and for the State of Ohio
My Commission Expires 9/29/18

SEAL

State of Ohio, County of Mercer, §:

Before me, a Notary Public in and for said county, personally appeared the above named **Ole Fort Reservation**, an Ohio limited liability company, by **Gerald Kaup**, its Member, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of him personally and as such member.

In Testimony Whereof, I have hereunto set my hand and official seal at Fort Recovery, Ohio, this 22nd day of February, 2017.

Ted M. Romer

Notary Public

TED M. ROMER, Notary Public
In and for the State of Ohio
My Commission Expires 9/29/18

SEAL

State of Ohio, County of Mercer, §:

Before me, a Notary Public in and for said county, personally appeared the above named **Ole Fort Reservation**, an Ohio limited liability company, by **Lorraine Kaup**, its Member, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of her personally and as such member.

In Testimony Whereof, I have hereunto set my hand and official seal at Fort Recovery, Ohio, this 22nd day of February, 2017.

Ted M. Romer

Notary Public

TED M. ROMER, Notary Public
In and for the State of Ohio
My Commission Expires 9/29/18

SEAL

State of Ohio, County of Mercer, §:

Before me, a Notary Public in and for said county, personally appeared the above named **Ole Fort Reservation**, an Ohio limited liability company, by **Lucille L. Pohl**, its Member, who acknowledged that she did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of her personally and as such member.

In Testimony Whereof, I have hereunto set my hand and official seal at Fort Recovery, Ohio, this 22nd day of February, 2017.

Ted M. Romer
Notary Public

TED M. ROMER, Notary Public
In and for the State of Ohio
My Commission Expires 9/29/18

This Instrument prepared by and without the benefit of a title search:
NOBLE, MONTAGUE & MOUL, L.L.C.
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code

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EXHIBIT "A"
LEGAL DESCRIPTION
TRACT 1 – 0.112 ACRES

BEING PART OF OUTLOT #4 AND OWNED BY THE OLE FORT RESERVATION, LLC AS DESCRIBED IN OFFICIAL RECORD 184, PAGE 451 OF THE MERCER COUNTY DEED RECORDS, SITUATED IN SECTION 16, TOWN 15 NORTH, RANGE 1 EAST, VILLAGE OF FORT RECOVERY, MERCER COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with cap set at the northeast corner of Nature's Villa Fort Recovery Condominium Section 6 as shown on Instrument #2016-337 and being on the south property line of a tract of land owned by Jared L. Laux as described in Instrument #2014-4223;

thence, South 83°-51'-37" East, 59.47 feet, along the south property line of said Laux tract to an iron pin with cap set at the northwest corner of Nature's Villa Fort Recovery Condominium Section 5, Unit 106 as shown on Instrument #2008-2781;

thence, South 06°-33'-50" West, 82.50 feet, along the west line of said Section 5, Unit 106 to an iron pin set on the north line of said Section 5 (Common Element);

thence, North 83°-07'-43" West, 53.43 feet, along the north line of said Section 5 (Common Element) to an iron pin with cap set;

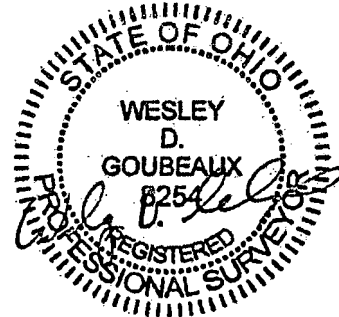
thence, North 82°-39'-48" West, 5.59 feet, along the north line of said Section 5 (Common Element) to an iron pin with cap set at the southeast corner of said Section 6;

thence, North 06°-14'-50" East, 81.70 feet, along the east line of said Section 6 to the place of beginning.

Containing 0.112 acres more or less and all being subject to all legal highways and easements of record.

The bearing of South 83°-51'-37" East along the north line of Nature's Villa Fort Recovery Condominium Section 5 as shown on Instrument #2008-2781.

The above legal description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey under his direct supervision and dated September 29, 2016.



**LEGAL DESCRIPTION
TRACT 2 – 0.285 ACRES**

BEING PART OF OUTLOT #3 AND OWNED BY THE OLE FORT RESERVATION, LLC AS DESCRIBED IN OFFICIAL RECORD 184, PAGE 451 OF THE MERCER COUNTY DEED RECORDS, SITUATED IN SECTION 16, TOWN 15 NORTH, RANGE 1 EAST, VILLAGE OF FORT RECOVERY, MERCER COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with cap set at the northeast corner of Nature's Villa Fort Recovery Condominium Section 5, Unit 216 as shown on Instrument #2008-2781 and being on the west right-of-way line of Wayne Street;

thence, North 84°-06'-20" West, 88.65 feet, along the north line said Section 5, Unit 216 to an iron pin with cap set;

thence, South 05°-53'-40" West, 5.20 feet, along the west line said Section 5, Unit 216 to an iron pin with cap set on the north line of said Section 5 (Common Element);

thence, North 83°-07'-43" West, 64.95 feet, along the north line of said Section 5 (Common Element) to an iron pin with cap set on the west line of said Section 5, Unit 106;

thence, North 06°-33'-50" East, 83.31 feet, along the east line of said Section 5, Unit 106 to an iron pin with cap set on the south property line of a tract of land owned by Curtis W. Staugler and Renee L. Staugler as described in Instrument #2015-6265;

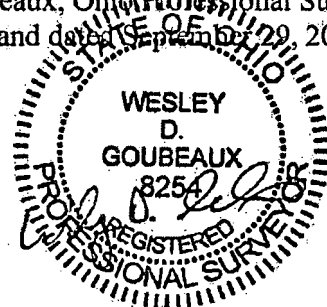
thence, South 83°-51'-37" East, 153.60 feet, along the south line of said Staugler tract to an iron pin with cap set on the west right-of-way line of Wayne Street;

thence, South 06°-36'-23" West, 78.56 feet, along the west right-of-way line of Wayne Street to the place of beginning.

Containing 0.285 acres more or less and all being subject to all legal highways and easements of record.

The bearing of South 83°-51'-37" East along the north line of Nature's Villa Fort Recovery Condominium Section 5 as shown on Instrument #2008-2781.

The above legal description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey under his direct supervision and dated September 29, 2016.



**LEGAL DESCRIPTION
TRACT 3 – 0.397 ACRES**

BEING PART OF OUTLOTS #3 AND #4 AND PART OF LOTS 1, 2, 3, AND 4 OF MOST PRECIOUS BLOOD FIRST ADDITION AND OWNED BY THE OLE FORT RESERVATION, LLC AS DESCRIBED IN OFFICIAL RECORD 184, PAGE 451 OF THE MERCER COUNTY DEED RECORDS, SITUATED IN SECTION 16, TOWN 15 NORTH, RANGE 1 EAST, VILLAGE OF FORT RECOVERY, MERCER COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin with cap set at the northeast corner of Nature's Villa Fort Recovery Condominium Section 1 as shown on Plat Cabinet 3, Slide 102 and being on the south line of Common Element of Nature's Villa Fort Recovery Condominium Section 5 as shown on Instrument #2008-2781;

thence, South 83°-07'-43" East, 186.64 feet, along the north line of said Section 5 (Common Element) to an iron pin with cap set on the west line of said Section 5, Unit 216;

thence, South 05°-53'-40" West, 21.76 feet, along the west line of said Section 5, Unit 216 to an iron pin set at the northwest corner of Nature's Villa Fort Recovery Condominium Section 4 as shown on Instrument #2007-7133;

thence, South 09°-42'-51" West, 60.20 feet, along the west line of said Section 4 to an iron pin with cap set on the north line of Nature's Villa Fort Recovery Condominium Section 3 as shown on Instrument #2007-3527;

thence, North 88°-29'-23" West, 93.60 feet, along the north line of said Section 3 and its extension to an iron pin with cap set at the northwest corner of Nature's Villa Fort Recovery Condominium Section 2 as shown on Instrument #2006-5622;

thence, South 01°-28'-35" West, 6.39 feet, along the west line of said Section 2 to an iron pin with cap set on the northeasterly line of said Section 1;

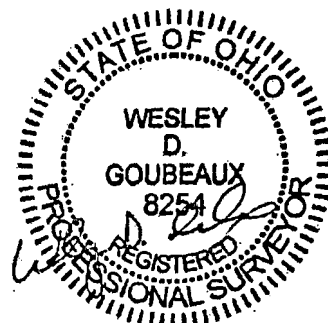
thence, North 86°-48'-20" West, 92.47 feet, along the northeasterly line of said Section 1 to an iron pin with cap set;

thence, North 07°-20'-12" East, 102.92 feet, along the northeasterly line of said Section 1 to the place of beginning.

Containing 0.397 acres more or less and all being subject to all legal highways and easements of record.

The bearing of South 83°-51'-37" East along the north line of Nature's Villa Fort Recovery Condominium Section 5 as shown on Instrument #2008-2781.

The above legal description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254, based on a survey under his direct supervision and dated September 29, 2016.



LEGAL DESCRIPTION
0.562 ACRES

BEING A PART OF LOT NUMBER 1581 OF NATURE'S VILLA AS SHOWN ON PLAT CABINET 3, PAGE 98 OF THE MERCER COUNTY PLAT RECORDS, SITUATE IN THE VILLAGE OF COLDWATER, MERCER COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at the southwest property corner of Lot number 1581 of Nature's Villa and being the southwest corner of Nature's Villa Coldwater Condominium, Section 6A as shown on Instrument #2010-6609;

thence, North 58°-05'-16" East, 93.00 feet, along southeasterly line of said Section 6A to an iron pin with cap set;

thence, North 45°-06'-57" East, 50.03 feet, along southeasterly line of said Section 6A to an iron pin with cap set on the southerly right-of-way line of Flora Lane;

thence, along the southerly right-of-way line of Flora Lane on a curve to the left with a radius of 50.00 feet, an arc distance of 77.37 feet, a delta angle of 88°-39'-20", and a chord bearing South 89°-12'-43" East, 69.88 feet, to an iron pin with cap set;

thence, along the southerly right-of-way line of Flora Lane on a curve to the right with a radius of 40.00 feet, an arc distance of 30.55 feet, a delta angle of 43°-45'-42", and a chord bearing North 68°-20'-28" East, 29.81 feet, to an iron pin with cap;

thence, South 89°-46'-41" East, 130.23 feet, along the south right-of-way line of Flora Lane to an iron pin with cap set at the northwest corner of Nature's Villa Coldwater Condominium, Section 10 as shown on Instrument #2016-0335;

thence, South 00°-03'-02" West, 95.33 feet, along the west line of said Section 10 to an iron pin set on the north line of Lot 1476 of Sturbridge Estates Fourth Addition as shown on Plat Cabinet 1, Slide 307;

thence, North 89°-46'-41" West, 342.11 feet, along the north line of said Sturbridge Estates, Fourth Addition to the place of beginning.

Containing 0.562 acres more or less and being subject to all legal highways and easements of record. Bearings are based on those shown in Plat Cabinet 3, page 98.

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor number 8254, based on a survey performed under his direction and dated September 29, 2016, with the bearings being based on those shown in Plat Cabinet 3, page 98.

