

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

FEB 22 2018

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

FEB 22 2018

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

~~Exemption paragraph, conveyance Fee~~ 3500⁰⁰
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 2-22-18
Deputy Aud. Date

WARRANTY DEED*

(statutory form)

Know All Men By These Presents, that **William Newton Arnold** aka **William Neuton Arnold**, married, and **Jane Lloyd Arnold**, his wife, by William Newton Arnold, her Attorney in Fact pursuant to a certain Power of Attorney recorded at Instrument #20180000 0802, Mercer County Recorder's; **John Glae Arnold** aka **John Glay Arnold**, married, and **Linda K. Butcher**, his wife; **Michael Arnold**, married, and **Susan Dianne Arnold**, his wife, by Michael Joe Arnold, her Attorney in Fact pursuant to a certain Power of Attorney recorded at Instrument #20180000 0803, Mercer County Recorder's; and **David Arnold**, married, and **Marilyn T. Arnold**, his wife, Grantors, for valuable consideration paid, grant with general warranty covenants, to **Aqua-View Sites, Inc.**, Grantee, whose tax mailing address is 8489 CR 219A, Celina, OH 45822, the following described real estate:

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

The remaining lands in the North half of the Northeast Quarter of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, not included in Parts 1 and 2, and outside the lands claimed by the State of Ohio by virtue of the survey line as shown on the plat of survey of Grand Lake St. Marys as established by Jennings-Lawrence and more particularly described as follows:

Beginning at the East quarter post of the Northeast Quarter of Section 23, Town 6 South, Range 3 East, said point being defined by a spike found on the centerline of the Behm Road;

Thence North 01°18'52" East, along the East line of Section 23, also being the centerline of the Behm Road, Eight Hundred Thirty-one and Thirty-seven Hundredths (831.37) feet to a spike found on the South line of the Arnolds Duckfoot Landing;

Thence North 88°41'16" West, along the South line of the Arnolds Duckfoot Land, Seven Hundred Seventy-one and Eighty-six Hundredths (771.86) feet, to an iron pipe found at the original Southwest corner of the Arnolds Duckfoot Landing and also being on the line established by Jennings-Lawrence defining the lands claimed by the State of Ohio;

Thence along the Jennings-Lawrence Line as follows:

North 15°14'53" West, One Hundred Thirty-one and Ninety-nine Hundredths (131.99) feet to an iron pin set;

Thence North 76°54'28" West, One Hundred Thirty-one and Thirty-nine Hundredths (131.39) feet to an iron pin set;

Thence North 64°06'09" West, One Hundred Thirty-one and Forty-seven Hundredths (131.47) feet to an iron pin set;

Thence North 79°10'08" West, One Hundred Thirty-one and Thirty-seven Hundredths (131.37) feet to a point in the Channel;

Thence South 28°13'48" West, One Hundred Thirty-one and Fifty-two Hundredths (131.52) feet to an iron pin set;

Thence South 08°40'24" West, One Hundred Thirty-one and Seventy-two Hundredths (131.72) feet to an iron pin set;

Thence South 20°42'18" West, One Hundred Thirty-one and Fifty-nine Hundredths (131.59) feet to an iron pin set;

Thence South 44°02'41" West, One Hundred Thirty-one and Forty Hundredths (131.40) feet to an iron pin set;

Thence South 05°25'01" West, One Hundred Thirty-one and Seventy-five Hundredths (131.75) feet to an iron pin set;

Thence South 21°57'31" West, One Hundred Thirty-one and Fifty-seven Hundredths (131.57) feet to an iron pin set;

Thence South 08°05'57" East, One Hundred Thirty-one and Ninety-one Hundredths (131.91) feet to an iron pin set;

Thence South 63°00'09" East, One Hundred and Thirty-nine Hundredths (100.39) feet to an iron pin set;

Thence South 76°56'32" East, One Hundred and Forty-six Hundredths (100.46) feet to an iron pin set;

Thence South 57°46'18" East, One Hundred and Thirty-six Hundredths (100.36) feet to an iron pin set;

Thence South 05°09'59" West, Seventy-nine and Fifty-two Hundredths (79.52) feet to an iron pin set;

Thence South 80°43'51" West, Thirty-two and Ninety-three Hundredths (32.93) feet to an iron pin set on the South line of the North half of the Northeast Quarter of Section 23;

Thence South 88°21'05" East, along the South line of the North half of the Northeast Quarter, One Thousand One Hundred Ninety-three and Fifty-two Hundredths (1193.52) feet to the Place of Beginning.

The afore described tract contains Twenty-seven and Four Hundred Three Thousandths (27.403) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 213, Page 203, and is bounded on the South by a line established by survey by Geeslin for Gilliland and filed in the Mercer County Engineers Record of Surveys, on the East by the centerline of the Behm Road, on the North by the Arnolds Duckfoot Landing and on the West and Northwest by the Jennings-Lawrence survey line as shown on the Plat of the Ohio Department of Natural Resources survey of Grand Lake St. Marys, Sheets 39, 40 and 43, of 43 Sheets, PT Section 23, Town 6 South, Range 3 East.

All bearings are as shown on the above referred to Jennings-Lawrence survey of Grand Lake St. Marys.

This description was prepared by Roy F. Thompson, Jr., Reg. Sur. 5379.

The above-described real estate (Tracts Numbered 2 and 3) being the same lands transferred in Deed Volume 167, Page 410, of the Deed Records, Mercer County, Ohio, Recorder's Office.

LESS AND EXCEPT:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the North half of the Northeast Quarter of Section 23, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at the cornerstone at the Northeast Quarter of said Section 23;

Thence, South $01^{\circ}18'52''$ West, along the East line of the Northeast Quarter of said Section 23 and the centerline of Behm Road, a distance of four hundred ninety-two and $14/100$ (492.14) feet to a point;

Thence, North $88^{\circ}32'01''$ West, a distance of seven hundred seventy-two and $53/100$ (772.53) feet to a $5/8$ inch iron bar in the State of Ohio's property line. Said point being the Place of Beginning for the parcel of land to be conveyed by this instrument;

Thence, along said state property line, the following courses and distances:

North $15^{\circ}02'40''$ West, a distance of 132.03 feet to a $5/8$ inch iron bar;

North $76^{\circ}43'08''$ West, a distance of 131.41 feet to a $5/8$ inch iron bar;

North $63^{\circ}53'58''$ West, a distance of 131.49 feet to a $5/8$ inch iron bar;

North $79^{\circ}04'11''$ West, a distance of 131.37 feet to a point;

South $28^{\circ}25'54''$ West, a distance of 131.52 feet to a $3/4$ inch iron bar;

South $08^{\circ}51'23''$ West, a distance of 131.53 feet to a $5/8$ inch iron bar;

South $20^{\circ}56'40''$ West, a distance of 46.92 feet to a point;

Thence, leaving said state property line, South $87^{\circ}15'09''$ East, a distance of five hundred seven and $77/100$ (507.77) feet to a $5/8$ inch iron bar;

Thence, North $01^{\circ}18'52''$ East, a distance of seventy-three and $35/100$ (73.35) feet to the Place of Beginning.

Containing 2.643 acres of land, more or less. Subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated July 13, 1999, on file in the County Engineer's Office.

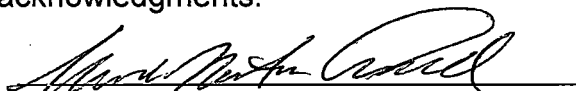
Parcel #: 09-081800.0000 Tax #: 09-23-229-016
Property known as: 0 Behm Road, Celina, Ohio 45822

Real Estate Taxes shall be prorated to the date of the closing.

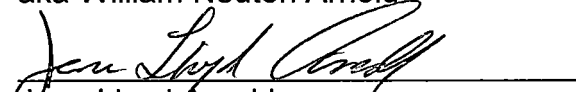
Grantors hereby release all of their rights of dower therein in the share of the other.

(Prior Instrument References: Deed Volume 321, Page 445, Mercer County Recorder's Office).

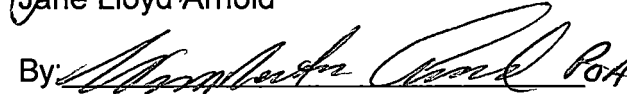
Executed on the dates their respective acknowledgments.



William Newton Arnold
aka William Neuton Arnold



Jane Lloyd Arnold

By:  PoA

William Newton Arnold,
her Attorney in Fact

State of Ohio, County of Greene, §:

Before me, a notary public in and for said county, personally appeared the above named **William Newton Arnold aka William Neuton Arnold**, married, and **Jane Lloyd Arnold**, his wife, by William Newton Arnold, her Attorney in Fact, who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed and the free act and deed of Jane Lloyd Arnold.

Greene In Testimony Whereof, I have hereunto set my hand and official seal at Ohio, this 17 day of February, 2018.

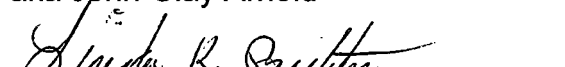




Notary Public



John Glae Arnold
aka John Glay Arnold

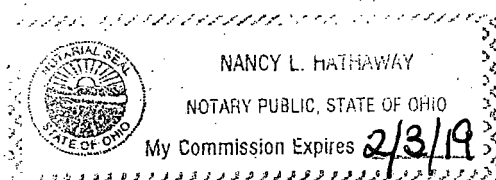


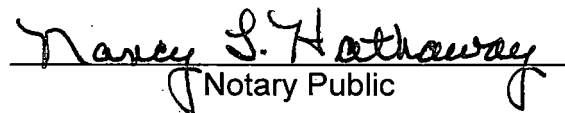
Linda K. Butcher

State of Ohio, County of Mercer §:

Before me, a Notary Public in and for said County and State, personally appeared the above named **John Glae Arnold aka John Glay Arnold**, married, and **Linda K. Butcher**, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Celina, Ohio, this 19 day of February, 2018.





Notary Public

Michael Arnold
Michael Arnold

Susan Dianne Arnold
Susan Dianne Arnold

By Michael J. Arnold POA.
Michael Joe Arnold, her Attorney in Fact

State of Ohio, County of Mercer, §:

Before me, a notary public in and for said county, personally appeared the above named **Michael Arnold**, married, and **Susan Dianne Arnold**, his wife, by Michael Joe Arnold, her Attorney in Fact, who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed and the free act and deed of Susan Dianne Arnold.

Celina In Testimony Whereof, I have hereunto set my hand and official seal at Ohio, this 19 day of February, 2018.

SEAL

Nancy L. Hathaway
Notary Public
Nancy L. Hathaway
Notary Public, State of Ohio
My Commission Expires Feb. 3, 2019

David Arnold
David Arnold

Marilyn T. Arnold
Marilyn T. Arnold

State of Ohio, County of Mercer, §:

Before me, a Notary Public in and for said County and State, personally appeared the above named **David Arnold**, married, and **Marilyn T. Arnold**, his wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

Celina In Testimony Whereof, I have hereunto set my hand and official seal at Ohio, this 19 day of February, 2018.

SEAL

Nancy L. Hathaway
Notary Public
Nancy L. Hathaway
Notary Public, State of Ohio
My Commission Expires Feb. 3, 2019

This Instrument prepared by:
NOBLE, MONTAGUE & MOUL, LLC
Attorneys at Law
146 East Spring St.
St. Marys, OH 45885
(419) 394-7441

* See Sections 5302.05 and 5302.06, Ohio Revised Code

F:\Client WP Files\RESTATE\DEEDS\Aqua-View Sites, Inc