

**TRANSFERRED**

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

APR 12 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

APR 12 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 217.00  
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 4/12/2019

**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 **DEAN WINNER** and **SHALIN WINNER**, the Grantees, for their joint lives, remainder to the survivor of them, whose tax mailing address will be 2835 Parkwood Drive, Troy, Ohio 45373 the following real property, to-wit:  
Situating 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 ( $\frac{1}{2}$ ) 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.

Prior instruments: 2011 0000 2299  
2007 0000 1869

Situating 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 2299  
2011 0000 1759  
2004 0000 8274  
2011 0000 0834

Tax parcel: 09-000721.0000 (both parcels)  
Map: 09-16-377-007

Premises address: 5529 Island View Drive  
Celina, Ohio 45822

Also conveyed with this grant are five (5) shares of Bass Landing Inc, stock.

Premises address: 5525 Island View Drive  
Celina, Ohio 45822

Real estate taxes and assessments shall be prorated to sale date.

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  
Darke COUNTY, SS:

BE IT REMEMBERED that on this 10<sup>th</sup> day of April, 2019 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.

Prepared by:  
**KENNETH E. HITCHEN**  
Attorney at Law  
510 West South St.  
St. Marys Ohio 45885  
Ph: 419-394-7431  
Fax: 419-394-7432

Scott W. Geesaman  
**NOTARY PUBLIC**



**Scott W. Geesaman**  
Notary Public, State of Ohio  
My Comm. Exp. July 16, 2022