

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

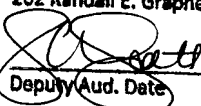
JUL 08 2019

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 08 2019

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee <sup>\$</sup>700.00  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.  
 7/8/19  
Deputy Aud. Date

OHIO WARRANTY DEED

That the Grantors, **Vance A. Nation and Kimberly S. Nation**, Husband  
and Wife, for valuable consideration paid, grants, with general warranty covenants,  
to the Grantee, **Bayview Sun & Snow LLC**, whose tax mailing address is 5350

Bayview Rd., Celina, OH 45822, the following real property:

Situated in the West fractional half of the Northeast Quarter of Section 20, Town 6  
South, Range 3 East, Township of Franklin, County of Mercer, and State of Ohio,  
to wit:

Being lots numbered Seven (7) and Eight (8) of LAKEVISTA SUBDIVISION-  
Phase I, as the same appear upon the recorded plat thereof in Plat Cabinet 1,  
Pages 377-378, Mercer County, Ohio, Recorder's Office, subject to all easements,  
conditions, restrictions, and rights-of-way of record.

Property Address: 5038 LakeVista Lane, Celina, OH 45822 (Lot 7)  
5028 LakeVista Lane, Celina, OH 45822 (Lot 8)

**Lot 7**

Prior Instrument Reference: 201600005712  
Tax Parcel Number: 09-024950.0000  
Tax Map Number: 09-20-251-024

**Lot 8**

Prior Instrument Reference: 201600005712  
Tax Parcel Number: 09-024900.0800  
Tax Map Number: 09-20-251-031

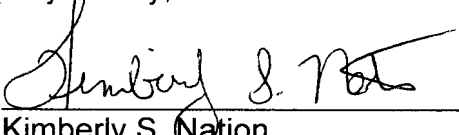
Grantee shall pay the June 2019 installment of real estate taxes and  
assessments, and all taxes and assessments thereafter.

The Grantors, Vance A. Nation and Kimberly S. Nation, husband and wife,  
hereby release all rights of dower herein.

Grantors state, under oath, that the name of Frywise Inc. was changed to  
Vance Nation Inc. as documented by the Certificate of Action of the Shareholders  
and Directors of Frywise Inc. dated April 11, 2013, filed with the Ohio Secretary of  
State on April 15, 2013, Document#2013 1050 1627.

Witness our hands this 5<sup>th</sup> day of July, 2019.

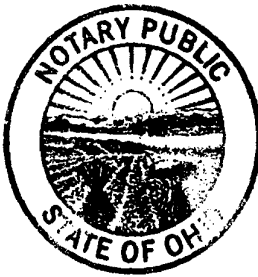
  
Vance A. Nation

  
Kimberly S. Nation

STATE OF OHIO, COUNTY OF MERCER, SS:

Before me, a notary public in and for said County and State, personally appeared the above named, Vance A. Nation and Kimberly S. Nation, husband and 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 Mercer, Ohio, this 5 day July, 2019.



Deanna L. Bowman  
Notary Public, State of Ohio  
My Commission Expires 11/8/2021

  
Notary Public

SEAL

This instrument prepared by: Meikle, Tesno & Luth, Attys.  
100 N. Main St., Celina, OH 45822.