

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

DEC 22 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

DEC 22 2021

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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

KS 12/22/2021
Deputy Aud. Date

QUIT-CLAIM DEED

BAYVIEW LODGE, INC. aka BAY VIEW LODGE, INC., an Ohio corporation, and
BAYVIEW SUN & SNOW, LLC., an Ohio limited liability company, ("Grantors"), for valuable
consideration paid to them by BAYVIEW SUN & SNOW MARINA, LLC., an Ohio limited liability
company ("Grantee"), remise, release and forever quit claim and assign to said Grantee, its
successors and assigns forever, the following described real estate (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and all the estate, title and interest of said Grantor, either in law or in equity, of, in and to said
Property; together with all of the privileges and appurtenances to the same belonging, and all
rents, issues and profits hereof; to have and to hold the same to the only proper use of the said
Grantee.

Tax Mailing Address: 5350 Bayview Road, Celina, Ohio 45822

Grantors have executed this Deed this 16 day of DECEMBER 2021.

GRANTORS:

BAYVIEW LODGE, INC. aka BAY VIEW LODGE, INC., an Ohio corporation

By: William A. Goodwin
Name: William A. Goodwin
Its: Manager

BAYVIEW SUN & SNOW, LLC., an Ohio limited liability company

By: William A. Goodwin
Name: William A. Goodwin
Its: Manager

STATE OF OHIO
COUNTY OF MERCER SS:

The foregoing instrument was acknowledged before me this 16 day of DECEMBER 2021 by
WILLIAM A. GOODWIN, MANAGER OF BAYVIEW LODGE, INC. aka BAY VIEW LODGE,
INC., an Ohio corporation, on behalf of said corporation and WILLIAM A. GOODWIN,
MANAGER OF BAYVIEW SUN & SNOW, LLC., an Ohio limited liability company, on behalf of
said company.

Steven J. Schmidt
Notary Public

This instrument prepared by:
Ted Gudorf, J.D., LL.M.
Gudorf Law Group, LLC
8153 North Main Street
Dayton, Ohio 45415



STEVEN J. SCHMIDT
Notary Public • State of Ohio
My Commission Expires:
June 2, 2024

This deed, prepared at the request of the Grantor, is based solely upon information supplied by the parties and
without the benefit of a title examination. The drafter assumes no liability for any errors, inaccuracies or omissions
and makes no assertions with respect to liens which may be against the property. Parties signify their agreement to
this Disclaimer by the execution and the acceptance of this instrument.

**Exhibit A
Legal Description**

Parcel I

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

Being a parcel of land in the NW 1/4 of Section 29, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing for reference at a found RR spike at the northeast corner of said NW 1/4, thence S. 1° 00' 00" W. (assumed bearing) on the east line of the NW 1/4 (being also the centerline of SR 219), 596.85 feet to a found RR spike; thence N 89° 10' 00" W. on the south line of Nagy Drive, 224.25 feet to a found #5 rebar at the POINT OF BEGINNING for the parcel to be conveyed, thence the following courses:

1. S. 1° 00' 00" W. 213.85 feet to a found #5 rebar on the north line of a 60 foot easement;
2. N. 89° 00' 00" W. 819.36 feet to a set #5 rebar, passing over a set #5 rebar at 325.75 feet;
3. N. 1° 00' 00" E. 211.46 feet to a set #5 rebar on the south line of Nagy Drive;
4. S. 89° 10' 00" E. on said south line, 819.36 feet to the POINT OF BEGINNING.

The above described parcel contains 4.000 acres, more or less, subject to all legal highways and easements of record.

LESS AND EXCEPT THE FOLLOWING:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio and in the northwest quarter of Section 29, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at a cornerstone at the northeast corner of the northwest quarter of said Section 29, thence, S. 01° 00' 00" W. 596.85 feet along the east line of the northwest quarter of said Section 29, and also being the centerline of State Route 219 to a railroad spike found; thence N. 89° 10' 00" W. 403.75 feet along the south right-of-way of Nagy Drive to an iron pin with cap set as the POINT OF BEGINNING; thence continuing along the last described line 640.00 feet to an iron pin with cap found; thence, S. 00° 52' 34" W. 211.33 feet to an iron pin with cap found; thence, S. 89° 00' 16" E. 640.00 feet along the north right-of-way of Brookside Drive to an iron pin with cap set; thence N. 00° 52' 35" E. 213.14 feet to the POINT OF BEGINNING, containing 3.12 acres of land, more or less, subject to all valid easements and right of way.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated December 3, 1995, on file in the County Engineer's and Recorder's offices.

Containing in all, after said exception, .88 acre of land, more or less.

Auditor's Parcel Number: 09-119300.0400

Map Number: 09-29-127-013

Prior Instrument Reference: OR Book 163, Page 2582, Mercer County, Ohio Records.

Parcel II:

Being a parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 22, Franklin Township, Town 6 South, Range 3 East, Mercer County, Ohio, and more fully described as follows:

Parcel No. 1: Being all of Parcel #54-184, as shown of record on a Plat prepared by the Jennings-Lawrence Co., Subdivision of Part of Lands of State of Ohio, Grand Lake St. Marys Reservoir, Number 4, Recorded in the Office of the Mercer County Recorder on October 1, 1974, and containing 73,168 Square Feet.

Parcel No. 2: Also, situated in the Northeast Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and being a part of the 3.185 acre tract as described in Mercer County Deed Records Volume 267, Page 97 and being more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot #34 of Bayview Second Addition as described in Plat Book 6, Page 5; thence North 86°11'40" West 184.28 feet along the South line of a tract of land as described in Mercer County Deed Records Volume 294, Page 458, to a P.K. Nail; thence North 24°43'05" East 74.70 feet along the West line of said tract, to a point; thence continuing along said West line North 21°17'28" East 55.13 feet to a railroad spike, said spike being the true Point of Beginning for the tract described herein; thence North 43°08'58" West 50.16 feet along the East line of tract of land as described in Deed Records Volume 299, Page 187 to a railroad spike; thence North 14°55'42" West 61.90 feet to an iron pipe at the Northeast corner of said tract; thence North 84°53'47" West 95.00 feet to an iron pin at the Northwest corner of said tract; thence North 00°00'00" East 140.00 feet to an iron pin; thence North 90°00'00" East 181.73 feet passing thru an iron pin at 150.00 feet to a point in the centerline of a channel; thence South 02°27'58" West 206.22 feet along the centerline of said channel to a point; thence North 89°50'30" West 36.00 feet to an iron pin at the Northerly point of a tract of land as described in Deed Book 294, Page 458; thence South 11°38'16" East 39.74 feet to the Point of Beginning **containing 0.707 acres, more or less**, and being subject to all legal highways and easements of record. The above description was based on the Jennings-Lawrence Company survey done in 1968, and reference is made to a survey by Richard T. Mote, Registered Surveyor #5552, dated July, 1986.

Parcel No. 3: Beginning at an iron pipe marking the Southwest corner of Lot #34 of the Bayview Section Addition, Section 22, Franklin Township, Mercer County, Ohio; thence North 89°51'27" West a distance of 184.03 feet to an iron pin; thence North 24°05' East a distance of 74.70 feet to an iron pin; thence North 20°23' East a distance of 55.00 feet to an iron pin; thence North 12°57'30" West a distance of 41.10 feet to an iron pin; thence South 45°52' East a distance of 207.54 feet to an iron pin at the Northwest corner of Lot #34, Bayview Second Addition; thence South 12°31' West along the West side of Lot #34, Bayview Second Addition a distance of 26.00 feet to the place of beginning. Line bearing South 45°52' East 207.54 feet. This description equals line bearing South 45°04'30" East 207.54 feet State survey of the above parcel #54-184, Parcel #2 **contains 15,505 square feet or 0.3559 acres of land.**

Parcel No. 4: Beginning at an iron pin at the Southwest corner of Lot #34 of Bayview Second Addition as described in Plat Book 6, Page 5; thence South 00°53'11" West 27.66 feet to an iron pin at the Northwest corner of Lot #36 of said Bayview Second Addition; thence South 43°50'05" West 119.09 feet along a line that is parallel to and a distance of 50.0 feet from the Southeast line of said Lot #36 to an iron pin on the Southwest line of said Lot #36; thence North 60°47'49" West 18.37 feet to an iron pin at the Southwest corner of said Lot #36; thence South 79°09'59" West 92.05 feet along the North line of Lot #52 of Bayview Third Addition as described in Plat Book 7, Page 24 to a railroad spike on the centerline of Bayview Road; thence North 19°57'13" West 23.19 feet to a railroad spike; thence North 08°45'36" West 63.11 feet to a railroad spike at the South corner of the tract as described

in Deed Book 283, Page 356; thence North 24°43'05" East 55.00 feet along the East line of said Tract to a railroad spike; thence South 86°11'46" East 184.28 feet along the South line of the tract as described in Deed Book 294, Page 458 to the Point of Beginning, **containing 0.463 acres, more or less**, and being subject to all legal easements and highways of record. This tract is particularly subject to the 30-foot easement for Circle Drive and the 50-foot easement for Bayview Drive. Reference is made to a survey by Richard T. Mote, Registered Surveyor #5552, dated October, 1985. Said tract also contains a portion of Lot 36, Bayview Second Addition.

LESS AND EXCEPT THE FOLLOWING OUT OF PARCEL NO. 4: Beginning at an iron pin at the Northeasterly corner of Lot #36 of Bayview Second Addition as platted in Mercer County Plat Records Volume 7, Page 24; thence South 43°50'05" West 54.45 feet along the line between Lot #36 and said 0.463 acres tract to an iron pin; thence North 36°39'02" East 63.47 feet to an iron pin; thence South 00°53'11" West 11.65 feet along the East line of said 0.463 acre tract to the Point of Beginning, **containing 216.08 square feet, more or less**, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in September, 1989, by Richard T. Mote, Registered Surveyor #5552.

ALSO LESS AND EXCEPT THE FOLLOWING OUT OF PARCEL NO. 4: Beginning at a railroad spike at the Southwest corner of said 0.463 acre tract which is also the Northwest corner of Lot #52 of Bayview Third Addition; thence North 19°57'13" West 9.11 feet along the Westerly line of said 0.463 acre tract and centerline of Bayview Road to an iron spike; thence South 89°53'57" East 47.40 feet to an iron pin on the North line of said Lot #52; thence South 79°09'59" West 45.09 feet along said North lot line to the Point of Beginning, **containing 202.72 square feet, more or less**, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in September, 1989, by Richard T. Mote, Registered Surveyor #5552.

Parcel No. 5: Situated in the Northwest Quarter of Section 22, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and being a part of Lot #52 of Bayview Third Addition as platted in Mercer County, Plat Records Volume 7, Page 24, and being more particularly described as follows:

Commencing at a railroad spike at the Northwest corner of said Lot #52 which is also the Southwest corner of a 0.463 acre tract; thence North 79°09'59" East 45.09 feet along the North line of said Lot #52 to an iron pin, said iron pin being the true Point of Beginning for the tract described herein; thence continuing North 79°09'59" East 46.96 feet along said lot line to an iron pin; thence South 60°47'49" East 9.75 feet along the line between Lot #52 and the 0.463 acre tract to an iron pin; thence South 81°44'05" West 28.62 feet to an iron pin; thence North 89°53'57" West 26.30 feet to the point of beginning, **containing 202.02 square feet, more or less**, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in September, 1989, by Richard T. Mote, Registered Surveyor #5552.

Parcel No. 6: Situated in the State of Ohio, and in the Township of Franklin, and bounded and described as follows:

Situated in the Northeast Quarter of Section 22, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, and being a part of Lot #36 of Bayview Second Addition as platted in Mercer County Plat Records Volume 7, Page 24, and being more particularly described as follows:

Beginning at an iron pin at the Southwesterly corner of said Lot #36; thence 43°50'05" East 64.64 feet along the Northerly line of said Lot to an iron pin; thence South 36°39'02" West 38.68 feet to an iron pin; thence South 43°50'05" West 25.00 feet to an iron pin on the Southerly line of said Lot #36; thence North 60°47'49" West 5.00 feet along said Southerly line to the Point of Beginning, **containing 216.84 square feet, more or less**, and being subject to all legal highways and easements of record.

This description was prepared from an actual survey completed in September, 1989, by Richard T. Mote, Registered Surveyor #5552.

Deed Reference: Volume 315, Page 531, Volume 322, Page 196, and Volume 317, Page 361, Deed Records of Mercer County, Ohio.

Tax ID #09-068200.0000

Tax Map #09-22-226-003

Property Address: 5350 Bayview Road, Celina, Ohio 45822

Parcel III:

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 Lake Vista 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.

Deed Reference: Instrument #201900002820, Mercer County Recorder's Office.

Tax ID #09-024950.0000 (Lot 7) and 09-024900.0800 (Lot 8)

Tax Map #09-20-251-024 (Lot 7) and 09-20-251-031 (Lot 8)