

DESCRIPTION
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JAN 19 2022

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MERCER COUNTY
TAX MAP DEPARTMENT

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.

KP 1.19.2022
Deputy Aud. Date

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY PROPERTY GROUP
SHELBY, LTD, an Ohio limited liability company, Grantor, grants to TWIN OAKS RESORT &
CAMPGROUND LTD., an Ohio limited liability company, Grantee, whose tax mailing address is
351 Industrial Dr., Minster, OH 45865, for the following real property (the "Property"):

Situated in Section 23, T6S, R3E, in the Township of Franklin, County of Mercer
and State of Ohio:

Tract I:

Beginning at a point in the state property line, at its intersection with the Southerly
line of a certain tract standing in the name of Harold C. Lee, as the same is shown
of record in Deed Book 153, Page 263 in the Records of the Recorder's Office,
Mercer County, Ohio, same point also being the Northeasterly corner of a certain
Parcel No. 54-163, as shown of record on a recorded Plat (Plat No. 4, Page 4) of a
survey of Grand Lake St. Marys, prepared by the Jennings-Lawrence Company in
1968; thence from said point of beginning South 76° 52' 11" West and along the
Northerly line of said Parcel No. 54-163, a distance of 135.00 feet to a point at the
Northwesterly corner of Parcel No. 54-163; thence South 76° 51' 22" West, a
distance of 33.82 feet to a point in the centerline of a channel; thence North 24° 42'
38" West and along the centerline of said channel, a distance of 308.39 feet to a
point; thence North 39° 12' 04" East, a distance of 40.72 feet to a point;

thence the following courses and distances along the Westerly, Southerly and
Easterly shoreline of a certain bay or cove: South 56° 03' 35" East, a distance of
64.27 feet; South 42° 38' 57" East, a distance of 100.32 feet; South 37° 25' 26"
East, a distance of 73.85 feet; North 74° 49' 19" East, a distance of 57.68 feet;

North 73° 52' 47" East, a distance of 72.58 feet; North 77° 55' 56" East, a distance of 139.20 feet; North, a distance of 40.00 feet; North 55° 17' 24" West, a distance of 92.71 feet; North 49° 24' 17" West, a distance of 104.06 feet; North 17° 35' 15" West, a distance of 57.20 feet; North 27° 03' 31" West, a distance of 95.44 feet, North 20° 58' 52" West, a distance of 66.35 feet to a point on the shoreline of Grand Lake St. Marys;

thence following courses and distances along the shoreline of Grand Lake St. Marys: North 57° 45' 49" East, a distance of 89.83 feet; North 47° 47' 53" East, a distance of 37.96 feet, North 34° 37' 26" East, a distance of 61.72 feet, North 75° 12' 52" East, a distance of 54.91 feet; North 54° 28' 57" East, a distance of 69.45 feet; North 46° 01' 57" East, a distance of 56.83 feet; South 73° 17' 08" East, a distance of 33.95 feet, to a point on the Westerly shoreline of a channel;

thence the following courses and distances along the Westerly and Southerly shoreline of said channel: South 05° 38' 00" East, a distance of 97.17 feet; South 11° 17' 09" East, a distance of 53.58 feet; South 54° 30' 02" East, a distance of 23.61 feet; North 88° 49' 07" East, a distance of 21.16 feet; North 45° 34' 45" East, a distance of 22.84 feet to a point on the state property line;

thence the following courses and distances along the state property line and the Westerly line of said Harold C. Lee tract: South 32° 48' 42" West, a distance of 24.53 feet; South 54° 16' 59" West, a distance of 100.13 feet; South 06° 05' 38" West, a distance of 100.10 feet; South 11° 50' 16" West, a distance of 100.11 feet; South 10° 43' 25" East, a distance of 100.07 feet; South 08° 20' 29" West, a distance of 100.11 feet; North 87° 15' 48" West, a distance of 100.09 feet; South 61° 16' 26" West, a distance of 100.13 feet; South 07° 25' 33" West, a distance of 76.42 feet to the place of beginning, containing 160,486.75 square feet of land or 3.684 acres, subject to all easements and/or restrictions shown of record, also subject to all legal right-of-way.

The above described was based on a survey, part by the Jennings-Lawrence Company in 1968 and by Richard C. Jensen, Registered Surveyor No. 5631, August, 1975.

"Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to retention of any and all riparian rights by the State of Ohio, and a flowage easement over the above-described land."

Parcel Number: 09-103100.0000

Tax Map #09-23-102-001

Tract II:

Being in the Northwest Quarter of the Northwest Quarter of Section 23, Township 6 South, Range 3 East, being more particularly described as follows:

Commencing for reference at a 5/8-inch iron bar at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 23;

Thence, North 00° 08' 00" west along the east line of the Northwest Quarter of the Northwest Quarter of said Section 23, a distance of seventy-three and 63/100 (73.63) feet to a point; thence North 89° 21' 01" West, a distance of fifty-two and 82/100 (52.82) feet to a 5/8 inch iron bar in the State of Ohio property line as shown on the Jennings-Lawrence Survey of Grand Lake. Said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North 89° 21' 01" West, a distance of eight hundred twenty-seven and 91/100 (827.91) feet to a 5/8 inch iron bar in the State of Ohio property line. The last described line was determined by the Court of Common Pleas in "The Mercer County Shooting and Fishing Club v. Smith Lampert", dated April 28, 1890. Thence, along the State of Ohio property line, the following courses and distances: North 60° 06' 37" East, 74.04 feet to an iron pipe; South 88° 16' 12" East, 100.05 feet to an iron pipe; North 07° 08' 08" East, 100.09 feet to a point; North 11° 55' 53" West, 100.07 feet to a point; North 10° 37' 57" East, 100.09 feet to a point; North 04° 53' 16" East, 100.08 feet to an iron pipe; North 53° 09' 06" East, 100.38 feet to a 5/8 inch iron bar; North 31° 43' 23" East 100.27 feet to a concrete monument at the northwest corner of Lee's Subdivision as recorded in Plat Book 6, Page 12; thence along the outer limits of said Lee's Subdivision the following courses and distances: South 08° 20' 09" East, 174.88 feet to a point; North 82° 26' 50" East, 206.32 feet to a point; South 14° 52' 28" East, 406.60 feet to an iron bar; South 89° 02' 00" East, 128.30 feet to an iron bar at the southeast corner of Lot Number 14; thence, North 11° 14' 03" West, 308.32 feet to a concrete monument in the State of Ohio property line.

Thence, southerly along said State of Ohio property line the following courses and distances: South 51° 27' 46" East, 44.98 feet to a point; South 25° 56' 37" East, 95.48 feet to a point; South 21° 45' 10" East, 95.39 feet to a point; South 00° 46' 09" East, 95.32 feet to a point; South 04° 59' 54" West, 48.110 feet to the place of beginning.

Containing 5.121 acres of land more or less. Surveyed by. Gordon L. Geeslin, Registered Surveyor No. 5372, by survey dated November 8, 1990.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Tract One:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the west ½ of the Northwest Quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 9 of Lee's Subdivision of Lee's Landing; thence South 89° 01' 59" East, a distance of 38.34 feet to a point; thence, North 25° 56' 37" West, a distance of 33.17 feet to a point; thence, North 51° 27' 46" West a distance of 44.98 feet to a point; thence South 11° 14' 03" East, a distance of 58.32 feet to the place of beginning. Containing 0.032 acre of land, more or less.

Tract Two:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the West ½ of the Northwest Quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 10 of Lee's Subdivision of Lee's Landing; thence, South 89° 01' 59" East, a distance of 52.58 feet to a point; thence, North 25° 56' 37" West, a distance of 54.81 feet to a point; thence, North 89° 01' 59" West, a distance of 38.34 feet to a point; thence, South 11° 14' 03" East, a distance of 50.00 feet to the place of beginning.

Containing 0.051 acre of land, more or less. Subject to all easements and right-of-way of record. Reference is made to a survey of this area by James W. Geeslin, Professional Surveyor 7764, dated April 11, 2003. On file in the County Engineer's Office.

AND FURTHER EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the West ½ of the Northwest Quarter of Section 23, Township 6 South, Range 3 East. Being more particularly described as follows:

Beginning at a point at the southeast corner of Lot Number 11 Lee's Subdivision of Lee's Landing; thence, south 89° 01' 59" East, a distance of 63.07 feet to a point; thence, North 21° 45' 10" West, a distance of 45.73 feet to a point; thence, North 25° 56' 37" West, a distance of 7.51 feet to a point; thence North 89° 01' 59" West,

a distance of 52.58 feet to a point; thence, South 11° 14' 03" East, a distance of 50.00 feet to the place of beginning. Containing 0.065 acre 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 April 11, 2003. On file in the County Engineer's Office.

Parcel Number: 09-100600.0000
Tax Map #09-23-102-002

Prior Instrument Reference: Instrument# 202100004779.

Executed on the 10 day of November, 2021.

COMMUNITY PROPERTY GROUP SHELBY, LTD
BY: Douglas Larger
DOUGLAS LARGER, sole member

STATE OF OHIO)
)SS:
COUNTY OF AUGLAIZE)

The foregoing instrument was acknowledged before me this 10 day of November, 2021, by DOUGLAS LARGER, sole member of Community Property Group Shelby, Ltd..

Bonita J. Trzaska
Notary Public



Bonita J. Trzaska
Notary Public, State of Ohio
My Commission Expires 03/01/2026

This instrument prepared by: Schnelle Law Office, LLC, Sidney, OH 45365

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November 9, 2021