



Buckeye Beach Park LLC



Legal Description & Deeds  
of Campground and Mobile  
Home Park Parcels

EXHIBIT "A"

Parcel One:

Situated in the State of Ohio, County of Fairfield and in the Township of Walnut and being the southwest corner of the northwest quarter of Section 24, Township 17, Range 18 in the Refugee Tract;

Being all of Lots 14 and 14-R in Bateson's Beach First Addition as recorded in Plat 2, page 27, of the Fairfield County Deed Records.

In addition to the lots described, Parcel #3 also contains the property described as follows:

The tract is part of the northwest quarter of Section 24, Township 17 North, Range 18 West, Refugee Lands, Walnut Township, Fairfield County, Ohio. The tract includes all of Lot 14 of the Bateson Beach Cottage Lots, as recorded in Plat Book #2, page 27 of the Fairfield County Records, and an area between said lot and Buckeye Lake. The channel portion of the tract, as determined by the existing sea wall as of the date of ratification of an agreement recorded in Volume 468, at page 554 of the Fairfield County Records, shall forever be maintained as a channel by the applicant, his heirs and assigns forever, as a covenant and one of the premises of the Lake Lands Agreement. The tract is more particularly described as follows:

Beginning at the southwest corner of the northwest quarter of Section 24, Township 17 North, Range 18 West, Refugee Lands;

Thence North 03 deg. 55' 41" East 822.35 feet along the line between Sections 23 and 24 to a point of intersection with the extended south line of Lot 1 of Bateson Beach, Plat Book #2, page 27;

Thence North 73 deg. 12' 47" East, 271.43 feet along the south line of Lots 1, 2, 3 and 4 of Bateson Beach to the southeast corner of Lot 4; Thence North 61 deg. 22' 47" East, 225.69 feet along the south line of Lots 5, 6, 7 and 8 to a deflection point in the south line of Lot 8; thence South 84 deg. 47' 13" East 290.41 feet along the south line of Lots 8,9,10, 11, 12 and 13 to the southwest corner of Lot 14 and the true place of beginning of the tract herein described; thence North 03 deg. 55' 41" East, 147.00 feet, passing the old northwest corner of Lot 14 at 100.00 feet, to the new northwest corner of Lot 14 and the old northwest corner of the tract; thence North 61' 07" 51" East, 17.84 feet along the new north line of Lot 14 to the Northwest corner of the channel portion of this tract; thence North 51 deg. 02' 31" East, 35.90 feet along the new north line of Lot 14 to the northeast corner of the channel portion of this tract; thence North 46 deg. 53' 47" East, 14.70 feet to the new northeast corner of Lot 14 and the northeast corner of Lot 14 and the northeast corner of the tract; thence South 03 deg. 55' 41" West, 193.00 feet, passing the old northeast corner of Lot 14 at 93.00 feet, to the southeast corner of Lot 14 and the southeast corner of the tract; thence South 84 deg. 47' 13" West, 51.33 feet, passing the southeast and southwest corners of the channel portion of this tract at 14.41 feet and 36.33 feet

respectively, to the southwest corner of Lot 14 and the true place of beginning of the tract herein described in all 8617 square feet or 0.198 acres.

This net addition contains 3485 feet or 0.080 acres; or 1738 square feet or 0.040 acres, excluding the channel portion of the addition.

Property address: 0 Batesone Beach Dr NE, Thornville, OH 43076  
Parcel Number 0460209000

Parcel Two:

Situated in the State of Ohio, County of Fairfield and Township of Walnut, being 5.26 acres more fully described as follows:

Situated in the State of Ohio, County of Fairfield, and Township of Walnut, and being the southwest corner of the northwest quarter of Section 24, Township 17, Range 18 in the Refugee Tract Beginning at an existing iron pin on the half section line, said point being South 89° 54' 59" East, 120.00 feet from the centerline of Lancaster Avenue at the southwest corner of the northwest quarter of Section 24, Township 17, Range 18; thence North 0° 42' 42" West, 199.31 feet to an iron pin set; thence South 89° 11' 25" West, passing an iron pin set at 90.10 feet, a total distance of 120.10 feet to a point in the centerline of County Road 84; thence along the centerline of County Road 84, North 0° 48' 35" West, 99.66 feet to a point; thence leaving the centerline of said road, North 89° 11' 25" east, passing an iron pin set at 30.00 feet, a total distance of 120.27 feet to an iron pin found; thence North 0° 52' 17" West, 250.00 feet to an iron pin found; thence South 89° 12' 56" West, passing an iron pin set at 90.00 feet, a total distance of 120.00 feet to a point in the centerline of County Road 84; thence along the centerline of said road, North 0° 48' 35" West, 110.91 feet to a point; thence North 69° 31' 53" East, passing an iron pin set at 21.47 feet, a total distance of 264.48 feet to an existing iron pin in the southerly line of Bateson Drive; thence, continuing along the southerly line of Bateson Drive, along a curve to the right having a radius of 434.34 feet and having a chord that bears North 80° 08' 58" East, a distance of 161.62 feet to an existing iron pin; thence, continuing along the southerly line of Bateson Drive, South 89° 07' 41" East, 367.54 feet to a point; thence, leaving the southerly line of Bateson Drive, South 0° 39' 19" West, 20.00 feet to a point; thence, South 40° 27' 24" East, 24.04 feet to an iron pin set; thence South 0° 39' 19" West, 263.00 feet to an iron pin set in the southerly line of First Street; thence, continuing along the southerly line of First Street, South 89° 18' 36" East, 595.28 feet to an existing iron pin; thence South 0 deg. 07' 13" East, passing an existing iron pin at 399.87 feet, a total distance of 461.14 feet to an iron pin set; thence South 89° 39' 09" West, 659.08 feet to an existing iron pin; thence North 89° 54' 59" West, 594.95

Parcel  
046-00345-20

feet to the Point of Beginning, CONTAINING 18.65 ACRES of land, more or less.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:**

Situated in the State of Ohio, County of Fairfield and Township of Walnut, and being part of section 24, Township 17, Range 18, and being more particularly described as follows:

The following Lots in BATESON'S CHANNEL SUBDIVISION Revised in Section 24, Walnut Township (Refugee), Fairfield County, Ohio.

Lots Numbered 33 through 65, inclusive, as recorded in Plat Book 8, page 42.

**FURTHER EXCEPTING THE FOLLOWING DESCRIBED 5.9718 ACRE TRACT:**

Situated in the State of Ohio, County of Fairfield and Township of Walnut, and being part of section 24, Township 17, Range 18, and being more particularly described as follows:

Being part of an 18.65 acre parcel conveyed to Buckeye Beach Marina as recorded in Deed Book 544, page 885 in the Fairfield County Recorder's Office, and being more particularly described as follows:

Beginning for reference at an iron pin found marking the northeast corner of Lot #42 of Bateson's Channel Subdivision as found in Plat Book 2, page 27 in the Fairfield County Recorder's Office, said

point is on the west right of way line of Bateson Drive (50' wide); thence South 00° 39' 19" West, 461.44 feet to a point; thence South 89° 39' 09" West, 659.08 feet to an iron pin found and being the Principal Place of Beginning of the tract herein to be described: thence with the south line of the 18.65 acre parcel, North 89 deg. 54' 59" West, 594.95 feet to a point;

thence North 00° 42' 42" West, 199.31 feet to a point;

thence South 89° 11' 25" West, 120.10 feet to a point in the centerline of County Road #84;

thence with the centerline of County Road #84, North 00° 48' 45" West, 99.66 feet to a point;

thence leaving said centerline North 89 deg. 11' 25" East, 120.27 feet to a point;

thence North 0° 52' 17" West, 120.00 feet to a point;

thence with a new line through the 18.65 acre parcel, South 88° 54' 55" East, 605.27 feet to a point in the west line of a canal;

thence with the west line of the canal, South 0° 39' 19" West, 408.37 feet to the Place of Beginning, CONTAINING 5.9718 ACRES, more or less.

The bearings of the above described tract are based on the west line of Bateson Drive as being South 00° 07' 13" East as previously surveyed.

All iron pins set are 5/8 inch reinforcing bars with yellow caps labeled "Dennis P. Hagan, #6917.

The above description was based on a field survey performed on 9/12/94, done under the supervision of Dennis P. Hagan, Ohio Registered Surveyor #6917.

Property Address: 13546 Shell Beach, Thornville, Oh 43076

Parcel Number: 046 00 345-00

AFTER 5 DAYS RETURN TO  
LISA MCKENZIE  
RECORDER OF FAIRFIELD COUNTY  
PO BOX 2420  
LANCASTER OH 43130



Bonita M. Bair  
5089 Bateson Dr. N.E.  
Thornville, OH 43076

307639259 R003



U.S. POSTAGE®  
\$ 000.65<sup>0</sup>  
ZIP 43130  
02 IN  
0001402449R05 05 2020



# Know all Men by these Presents

That Clarence D. Cotterman and Jean Cotterman, husband and wife,

of the Township of Licking, County of Licking  
and State of Ohio Grantor's, in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable considerations  
to them paid by  
Buckeye Beach Marina, Inc.

of the Township of Walnut, County of Fairfield  
and State of Ohio Grantee the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said Grantor  
Buckeye Beach Marina, Inc.

following Real Estate situated in the County of Fairfield its heirs and assigns forever, the  
in the State of Ohio and in the Township of  
Walnut and bounded and described as follows:

DESCRIPTION EXHIBIT "A" ATTACHED

consisting of 2 pages and incorporated  
into this deed and made a part hereof.

## TRANSFERRED

SEP 16 1986

*James P. Reid*  
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

Fee \$ 16.25

Exempt \$ \_\_\_\_\_

*James P. Reid*  
Auditor, Fairfield County, Ohio

Last Transfer: Deed Record Volume 533, Page 441

To have and to hold said premises, with all the privileges and appurtenances  
thereunto belonging, to the said Grantee

Buckeye Beach Marina, Inc.

of the Township of Walnut County of Fairfield  
and State of Ohio Grantee the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee

Buckeye Beach Marina, Inc.

following **Real Estate** situated in the County of Fairfield its heirs and assigns forever, the  
in the State of Ohio, and in the Township of  
Walnut and bounded and described as follows:

DESCRIPTION EXHIBIT "A" ATTACHED  
consisting of 2 pages and incorporated  
into this deed and made a part hereof.

**TRANSFERRED**

SEP 16 1986

*James P. Reid*  
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

Fee \$ 16.29

Exempt \$ \_\_\_\_\_

*James P. Reid*  
Auditor, Fairfield County, Ohio

Last Transfer: Deed Record Volume 533, Page 441

**To have and to hold** said premises, with all the privileges and appurtenances  
thereunto belonging, to the said Grantee.

Buckeye Beach Marina, Inc. heirs and assigns forever  
And the said Grantors, Clarence D. Cotterman and Jean Cotterman,

do hereby covenant with the said Grantee for themselves and their heirs

Buckeye Beach Marina, Inc.

its heirs and assigns, that they are lawfully seized of the premises  
aforesaid; that the said premises are **Free and Clear** from all Incumbrances whatsoever  
except for real estate taxes and assessments, if any, due and payable  
after date hereof, the same having been pro-rated to the date of  
closing, all of which the said Grantee herein assumes, accepts and  
agrees to pay as a part of the consideration hereof, and except  
any special assessments which have been levied or will be levied as  
a result of the Buckeye Lake Sewer Project are hereby assumed by the  
grantee as a part of the consideration hereof.

W. 11888

and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee Buckeye Beach Marina, Inc. its heirs and assigns against the lawful claims of all persons whomsoever Except as hereinbefore set forth.

In Witness Whereof the said Grantors, Clarence D. Cotterman and Jean Cotterman, husband and wife,

who hereby release their right of dower in the premises, have hereunto set their hand & this 15th day of September in the year of our Lord one thousand nine hundred and eighty-six (1986)

Signed and acknowledged in presence of

Kurtis V. Howard
Carol J. Kirk

Clarence D. Cotterman

Jean Cotterman

The State of OHIO LICKING County ss.

Be it Remembered That on this 15th day of September, A.D. 1986, before me, the subscriber, a Notary Public in and for said county, personally came the above named Clarence D. Cotterman and Jean Cotterman

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid:



Carol J. Kirk
CAROL J. KIRK, Notary Public
State of Ohio
My Commission Expires March 27, 1987

This instrument prepared by HOSHOR & TOSI, INC., LPA, James G. Tosi
P.O. Box 658, 117 E. Main St., Hebron, Ohio
43025

9518 ENV

Clarence D. Cotterman

Clarence D. Cotterman
Home Drive E.
10 43025

TO
BUCKEYE BEACH MARINA, INC.

19

COUNTY AUDITOR

FILED in Fairfield County, Ohio
3:01 O'CLOCK P. M.
SEP. 17 1986
DEED VOL. 544 PAGE 885

SEP 16 1986

Gene Wood
Fairfield County, Ohio

W. BEACH
7-24



Be it Remembered That on this 15th day of September, A.D. 1986, before me, the subscriber, a Notary Public in and for said county, personally came the above named

Clarence D. Cotterman and Jean Cotterman

in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid:

Carol J. Kirk

CAROL J. KIRK, Notary Public  
State of Ohio  
My Commission Expires March 27, 1987



This instrument prepared by HOSHOR & TOSI, INC., LPA, James G. Tosi  
P.O. Box 658, 117 E. Main St., Hebron, Ohio  
43025

9518 ENV

**Warrant**

Clarence D. & Jean Cotterman  
1145 Lakeshore Drive E.  
Hebron, Ohio 43025

TO

BUCKEYE BEACH MARINA, INC.

Transferred \_\_\_\_\_ 19\_\_

COUNTY AUDITOR

RECEIVED in Fairfield County, Ohio  
3:01 O'CLOCK P. M.  
RECORDED SEPT. 17 19 86  
RECORD DEED VOL 544 PAGE 885

SEP 16 1986

Gene Wood

Recorder in Fairfield County, Ohio

PAITSON BEACH

18-17-24

EXHIBIT "A"

Parcel 1: Situated in the State of Ohio, County of Fairfield and Township of Walnut and being the southwest corner of the northwest quarter of Section 24, Township 17, Range 18 in the Refugee Tract:

Beginning at an existing iron pin on the half section line, said point being South 89° 54' 59" East, 120.00 feet from the centerline of Lancaster Avenue at the southwest corner of the northwest quarter of Section 24, Township 17, Range 18: Thence, North 0° 42' 42" West, 199.31 feet to an iron pin set; Thence, South 89° 11' 25" West, passing an iron pin set at 90.10 feet, a total distance of 120.10 feet to a point in the centerline of County Road 84; Thence, along the centerline of County Road 84, North 0° 48' 35" West, 99.66 feet to a point; Thence, leaving the centerline of said road, North 89° 11' 25" East, passing an iron pin set at 30.00 feet, a total distance of 120.27 feet to an iron pin found; Thence, North 0° 52' 17" West, 250.00 feet to an iron pin found; Thence, South 89° 12' 56" West, passing an iron pin set at 90.00 feet, a total distance of 120.00 feet to a point in the centerline of County Road 84; Thence, along the centerline of said road, North 0° 48' 35" West, 110.91 feet to a point; Thence, North 69° 31' 53" East, passing an iron pin set at 21.47 feet, a total distance of 264.48 feet to an existing iron pin in the southerly line of Bateson Drive; Thence, continuing along the southerly line of Bateson Drive, along a curve to the right having a radius of 434.34 feet and having a chord that bears North 80° 08' 58" East, a distance of 161.62 feet to an existing iron pin; Thence, continuing along the southerly line of Bateson Drive, South 89° 07' 41" East, 367.54 feet to a point; Thence, leaving the southerly line of Bateson Drive, South 0° 39' 19" West, 20.00 feet to a point; Thence, South 40° 27' 24" East, 24.04 feet to an iron pin set; Thence, South 0° 39' 19" West, 263.00 feet to an iron pin set in the southerly line of First Street; Thence, continuing along the southerly line of First Street, South 89° 18' 36" East, 595.28 feet to an existing iron pin; Thence, South 0° 07' 13" East, passing an existing iron pin at 399.87 feet, a total distance of 461.14 feet to an iron pin set; Thence, South 89° 39' 09" West, 659.08 feet to an existing iron pin; Thence, North 89° 54' 59" West, 594.95 feet to the point of beginning. Containing 18.65 acres of land, more or less.

Subject to all valid and existing easements, conditions and restrictions of record.

Parcel 2: Situated in the State of Ohio, County of Fairfield and Township of Walnut and being the southwest corner of the northwest quarter of Section 24, Township 17, Range 18 in the Refugee Tract:

Being a parcel of land in Bateson's Channel Subdivision Revised, (Plat Book 8, Page 42 of the Fairfield County Deed Records) and being more fully described as follows:

Beginning at a point on the northerly line of Bateson Drive, said point being the southeast corner of Lot 6 of said subdivision; Thence North along the easterly line of said Lot 6, 100.00 feet to the northeast corner of said Lot 6; Thence, East 26.00 feet to a point at the northwest corner of Lot 7 of said subdivision; Thence, South along the westerly line of said Lot 7, 100.00 feet to a point at the southwest corner of said Lot 7; Thence, West along the northerly line of Bateson Drive, 26.00 feet to the place of beginning. Containing 0.060 acres, more or less.

Subject to all valid and existing easements, conditions and restrictions of record.

Parcel 3: Situated in the State of Ohio, County of Fairfield and Township of Walnut and being the southwest corner of the northwest quarter of Section 24, Township 17, Range 18 in the Refugee Tract:

Being all of Lots 14 and 14-R in Bateson's beach First Addition as recorded in Plat 2, Page 27 of the Fairfield County Deed Records.

In addition to the lots described, Parcel # 3 also contains the property described as follows:

The tract is part of the northwest quarter of Section 24, Township 17 North, Range 18 West, Refugee Lands, Walnut Township, Fairfield County, Ohio. The tract includes all of Lot 14 of the Bateson Beach Cottage Lots, as recorded in Plat Book #2, Pg. 27 of the Fairfield County Records, and an area between said lot and Buckeye Lake. The channel portion of the tract, as determined by the existing sea wall as of the date of ratification of an Agreement recorded in Volume 468 at Page 554 of the Fairfield County Records, shall be forever maintained as a channel by the applicant, his heirs and assigns forever, as a covenant and one of the premises of the Lake Lands Agreement. The tract is more particularly described as follows:

Beginning at the southwest corner of the northwest quarter of Section 24, Township 17 North, Range 18 West, Refugee Lands; thence North  $03^{\circ} 55' 41''$  East 822.35 feet along the line between Sections 23 and 24 to a point of intersection with the extended south line of Lot 1 of Bateson Beach, Plat Book #2, Pg. 27; thence North  $73^{\circ} 12' 47''$  East 271.43 feet along the south line of Lots 1, 2, 3, and 4 of Bateson Beach to the southeast corner of Lot 4; thence North  $61^{\circ} 22' 47''$  East 225.69 feet along the south line of Lots 5, 6, 7 and 8 to a deflection point in the south line of Lot 8; thence South  $84^{\circ} 47' 13''$  East 290.41 feet along the south line of Lots 8, 9, 10, 11, 12, and 13 to the southwest corner of Lot 14 and the true place of beginning of the tract herein described; thence North  $03^{\circ} 55' 41''$  East 147.00 feet, passing the old northwest corner of Lot 14 at 100.00 feet, to the new northwest corner of Lot 14 and the old northwest corner of the tract; thence North  $61^{\circ} 07' 51''$  East 17.84 feet along the new north line of Lot 14 to the Northwest corner of the channel portion of this tract; thence North  $51^{\circ} 02' 31''$  East 35.90 feet along the new north line of Lot 14 to the northeast corner of the channel portion of this tract; thence North  $46^{\circ} 53' 47''$  East 14.70 feet to the new northeast corner of Lot 14 and the northeast corner of the tract; thence South  $03^{\circ} 55' 41''$  West 193.00 feet, passing the old northeast corner of Lot 14 at 93.00 feet, to the southeast corner of Lot 14 and the southeast corner of the tract; thence South  $84^{\circ} 47' 13''$  West 51.33 feet, passing the southeast and southwest corners of the channel portion of this tract at 14.41 feet and 36.33 feet respectively, to the southwest corner of Lot 14 and the true place of beginning of the tract herein described, containing in all 8617 square feet or 0.198 acres.

This net addition contains 3485 square feet or 0.080 acres; or 1738 square feet or 0.040 acres, excluding the channel portion of the addition.

Subject to all valid and existing easements, conditions and restrictions of record.

Being the same premises conveyed by Fairfield Mobile Park and Marina, Inc., formerly known as Towns Mobile Home to Clarence D. Cotterman and Jean Cotterman by Deed in Volume 533 at Page 441 of the Fairfield County Records.

In addition to the lots described, Parcel # 3 also contains the property described as follows:

The tract is part of the northwest quarter of Section 24, Township 17 North, Range 18 West, Refugee Lands, Walnut Township, Fairfield County, Ohio. The tract includes all of Lot 14 of the Bateson Beach Cottage Lots, as recorded in Plat Book #2, Pg. 27 of the Fairfield County Records, and an area between said lot and Buckeye Lake. The channel portion of the tract, as determined by the existing sea wall as of the date of ratification of an Agreement recorded in Volume 468 at Page 554 of the Fairfield County Records, shall be forever maintained as a channel by the applicant, his heirs and assigns forever, as a covenant and one of the premises of the Lake Lands Agreement. The tract is more particularly described as follows:

Beginning at the southwest corner of the northwest quarter of Section 24, Township 17 North, Range 18 West, Refugee Lands; thence North  $03^{\circ} 55' 41''$  East 822.35 feet along the line between Sections 23 and 24 to a point of intersection with the extended south line of Lot 1 of Bateson Beach, Plat Book #2, Pg. 27; thence North  $73^{\circ} 12' 47''$  East 271.43 feet along the south line of Lots 1, 2, 3, and 4 of Bateson Beach to the southeast corner of Lot 4; thence North  $61^{\circ} 22' 47''$  East 225.69 feet along the south line of Lots 5, 6, 7 and 8 to a deflection point in the south line of Lot 8; thence South  $84^{\circ} 47' 13''$  East 290.41 feet along the south line of Lots 8, 9, 10, 11, 12, and 13 to the southwest corner of Lot 14 and the true place of beginning of the tract herein described; thence North  $03^{\circ} 55' 41''$  East 147.00 feet, passing the old northwest corner of Lot 14 at 100.00 feet, to the new northwest corner of Lot 14 and the old northwest corner of the tract; thence North  $61^{\circ} 07' 51''$  East 17.84 feet along the new north line of Lot 14 to the Northwest corner of the channel portion of this tract; thence North  $51^{\circ} 02' 31''$  East 35.90 feet along the new north line of Lot 14 to the northeast corner of the channel portion of this tract; thence North  $46^{\circ} 53' 47''$  East 14.70 feet to the new northeast corner of Lot 14 and the northeast corner of the tract; thence South  $03^{\circ} 55' 41''$  West 193.00 feet, passing the old northeast corner of Lot 14 at 93.00 feet, to the southeast corner of Lot 14 and the southeast corner of the tract; thence South  $84^{\circ} 47' 13''$  West 51.33 feet, passing the southeast and southwest corners of the channel portion of this tract at 14.41 feet and 36.33 feet respectively, to the southwest corner of Lot 14 and the true place of beginning of the tract herein described, containing in all 8617 square feet or 0.198 acres.

This net addition contains 3485 square feet or 0.080 acres; or 1738 square feet or 0.040 acres, excluding the channel portion of the addition.

Subject to all valid and existing easements, conditions and restrictions of record.

Being the same premises conveyed by Fairfield Mobile Park and Marina, Inc., formerly known as Towns Mobile Home to Clarence D. Cotterman and Jean Cotterman by Deed in Volume 533 at Page 441 of the Fairfield County Records.

DESCRIPTION REVIEWED AND  
APPROVED FOR TRANSFER ONLY  
OFFICE OF FAIRFIELD COUNTY ENGINEER  
BY 11-15-86 DATE: 11-16-86

35  
11000



Form 662 - Warranty Deed - Ohio  
Statutory Form

TUTBLANK REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT. PUBLISHERS, BURLING, VT. 05408

# Know all Men by these Presents

That D. Joseph Griffith, Trustee,

of Fairfield County, State of Ohio, for valuable consideration paid, grants  
with general warranty covenants, to Buckeye Beach Marina, Inc., an Ohio corporation,

whose tax mailing address is

the following real property:

**TRANSFERRED**

See Exhibit "A" attached hereto and incorporated  
by reference as if fully rewritten herein.

JAN 17 1995

James P. Reid  
County Auditor, Fairfield County, Ohio

66189  
RECEIVED IN FAIRFIELD  
COUNTY, OHIO  
AT 3:54 O'CLOCK P.M.  
RECORDED Jan 17 19 95  
RECORD Vol 632 PAGE 695  
14-

REAL ESTATE CONVEYANCE

Fee \$ \_\_\_\_\_

Exempt # M

James P. Reid

JAN 17 1995  
Gene Wood  
RECORDER, FAIRFIELD COUNTY, OHIO

Auditor, Fairfield County, Ohio  
Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_

~~not if the husband of the grantor releases all rights of dower therein.~~

Witness my hand this 6<sup>th</sup> day of January  
19 95.

Signed and acknowledged in presence of

Julie A. Ransom  
Julie A. Ransom

D. Joseph Griffith, Trustee  
D. Joseph Griffith, Trustee

Shawna L. McCandlish

of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Buckeye Beach Marina, Inc., an Ohio corporation,

whose tax mailing address is

the following real property:

**TRANSFERRED**

See Exhibit "A" attached hereto and incorporated by reference as if fully rewritten herein.

JAN 17 1995

*James P. Reid*  
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

Fee \$ \_\_\_\_\_

Exempt # M

*James P. Reid*

Auditor, Fairfield County, Ohio  
Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_

with this instrument, releases all rights of claim therein.

66189  
RECEIVED IN FAIRFIELD COUNTY, OHIO  
AT 3:54 O'ELDER L.H.  
RECORDED Jan 17 1995  
RECORD BOOK VOL 632 PAGE 695

14-  
JAN 17 1995  
*Gene Wood*  
RECORDER, FAIRFIELD COUNTY, OHIO

Witness my hand this 16<sup>th</sup> day of January

19 ~~94~~ <sup>95</sup>

Signed and acknowledged in presence of

*Julie A. Ransom*  
Julie A. Ransom

*D. Joseph Griffith*, Trustee  
D. Joseph Griffith, Trustee

*Shawna L. McCandlish*

State of Ohio, } ss. Before me, a Notary Public,  
FAIRFIELD County, } in and for said County and State, personally appeared the above named  
D. Joseph Griffith, Trustee,

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Lancaster, Ohio, this 16<sup>th</sup> day of January A. D. 19 ~~94~~ <sup>95</sup>



SHAWNA L. McCANDLISH  
Notary Public, State of Ohio  
Commission expires 3-31-97

*Shawna L. McCandlish*  
Notary Public - State of Ohio

EXHIBIT "A" TO WARRANTY DEED FROM D. JOSEPH GRIFFITH,  
TRUSTEE, TO BUCKEYE BEACH MARINA, INC., AN OHIO CORPORATION

DEED DESCRIPTION

5.9718 ACRES +/-

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF WALNUT, AND BEING PART OF SECTION #24, TOWNSHIP 17, RANGE 18, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF A 18.65 ACRE PARCEL CONVEYED TO BUCKEYE BEACH MARINA, AS RECORDED IN DEED VOLUME 544, PAGE 885, IN THE FAIRFIELD COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND MARKING THE NORTHEAST CORNER OF LOT #42 OF BATESON'S CHANNEL SUBDIVISION AS FOUND IN PLAT BOOK 2 PAGE 27 IN THE FAIRFIELD COUNTY RECORDER'S OFFICE, SAID POINT IS ON THE WEST RIGHT-OF-WAY LINE OF BATESON DRIVE (50' WIDE), THENCE S 00 39'19" W 461.44 FEET TO A POINT, THENCE S 89 39'09" W 659.08 FEET TO AN IRON PIN FOUND AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED:

THENCE, WITH THE SOUTH LINE OF THE 18.65 ACRE PARCEL N 89 54'59" W 594.95 FEET TO A POINT:

THENCE, N 00 42'42" W 199.31 FEET TO A POINT:

THENCE, S 89 11'25" W 120.10 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD #84:

THENCE, WITH THE CENTERLINE OF COUNTY ROAD #84 N 00 48'45" W 99.66 FEET TO A POINT:

THENCE, LEAVING SAID CENTERLINE N 89 11'25" E 120.27 FEET TO A POINT:

THENCE, N 00 52'17" W 120.00 FEET TO A POINT:

THENCE, WITH A KNEW LINE THROUGH THE 18.65 ACRE PARCEL S 88 54'55" E 605.27 FEET TO A POINT IN THE WEST LINE OF A CANAL:

THENCE, WITH THE WEST LINE OF THE CANAL S 00 39'19" W 408.37 FEET TO THE PLACE OF BEGINNING. THE TRACT AS SURVEYED CONTAINS 5.9718 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED TRACT ARE BASED ON THE WEST LINE OF BATESON DRIVE AS BEING S 00 07'13" E AS PREVIOUSLY SURVEYED.

ALL IRON PINS SET ARE 5/8" REINFORCING BARS WITH YELLOW CAPS LABELLED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION WAS BASED ON A FIELD SURVEY PERFORMED ON 9/12/94, DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, OHIO REGISTERED SURVEYOR #6917.

THE ABOVE DESCRIPTION IS FOR MORTGAGE PURPOSES ONLY, THE INFORMATION ABOVE WAS BASED OFF OF A SURVEY PERFORMED BY PAUL DUMOND & ASSOCIATES.

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY. FAIRFIELD COUNTY  
AUDITOR-TAX MAPS.

By JK Date 1/17/95



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FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR-TAX MAPS.  
By JK Date 1/17/95

DATED : 9/15/94

STATE OF OHIO  
DENNIS P. HAGAN  
6917  
REGISTERED PROFESSIONAL SURVEYOR  
*Dennis P. Hagan*  
DENNIS P. HAGAN, P.E., P.S.  
OHIO REGISTERED SURVEYOR #6917