

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 09 2015

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 09 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee **735⁰⁰**
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KE 1-9-15
Deputy Aud. Date

②

FIDUCIARY DEED - OHIO STATUTORY FORM
SEC. 5302.09

SCOTT T. DREES, TRUSTEE of "The Drees Keystone Preservation Trust" dated July 29, 2013, Grantor, for valuable consideration paid, hereby grants with fiduciary covenants to BONNIE L. HOLZINGER, TRUSTEE of the Bonnie L. Holzinger Revocable Trust dated June 29, 1999, Grantee, whose tax mailing address is 1585 Oakwood Trail, Xenia, Ohio 45385, the real property described in the hereto attached Exhibit "A".

Commonly known as: 5263 North Shore Drive, Celina, Ohio 45822 and
O North Shore Drive, Celina, Ohio 45822

Parcel Nos. 09-037600.0000
09-036000.0000

Prior Deed Reference: Instrument # 201300006522

Subject to all easements, covenants and restrictions of record.

Executed this 5th day of January, 2015.

Scott T. Drees

Scott T. Drees, Trustee of The Drees
Keystone Preservation Trust
dated July 29, 2013

STATE OF OHIO)
)SS:
COUNTY OF MONTGOMERY)

Before me, a Notary Public in and for said County and State, personally appeared the above named, Scott T. Drees, Trustee of The Drees Keystone Preservation Trust dated July 29, 2013, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed as such Trustee.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and official seal, at Dayton, Ohio, this 5th day of January, 2015.

Tara M. Creech

Notary Public



TARA M. CREECH
Notary Public, State of Ohio
My Commission Expires
January 18, 2017

This instrument prepared by:
Douglas A. Sebesy, Attorney, of
Martin, Folino, Harmon & Stachler
A Legal Professional Association
214 W. Monument Avenue
P.O. Box 10068
Dayton, Ohio 45402

EXHIBIT A

Tract 1:

Situated in the County of Mercer, State of Ohio and Township of Franklin and being Lot Numbered SIX (6) of Section A, as the same appears upon the recorded plat of Coldwater Beach, as recorded in Volume 260, Page 144 of the Mercer County, Ohio Deed Records.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions and covenants to record all zoning restrictions.

Parcel No.: 09-037600.0000

Map No: 09-20-152-011

Tract 2:

Situated in the Township of Franklin, County of Mercer and State of Ohio, and being a tract of land in N W ¼ Section 20, T6S, R3E, Franklin Township, Mercer County, Ohio, as shown upon a plat drawn by B.R. Gebhart, Registered Surveyor, dated May 16, 1952 and recorded in Book 2, page 393, County Engineer's Records, Mercer County, Ohio, to which plat reference is hereby made for more particular description:

Beginning at an iron pipe "P" 223.85 feet Northeasterly from a concrete marker set on the NE corner of Coldwater Beach Drive and North Shore Drive;

Thence with an interior angle of 92° 28' and a distance easterly of 48.20 feet to an iron pipe "Q" Set on Radabaugh Line;

Thence Southerly along Raudabaugh line 130 feet to a point;

Thence Westerly to a point on North Shore Drive;

Thence Northeasterly along East side of North Shore Drive 130 feet to a point of beginning.

The above tract is part of Section I Coldwater Beach

This conveyance is made subject to all legal highways and easements, all restrictions, conditions and covenants to record all zoning restrictions.

Parcel No.: 09-036000.0000

Map No: 09-20-177-028

**First American Title
Insurance Company
409 E. Monument Ave, Ste. 204
Dayton, OH 45402
2141658**