

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 26 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

FEB 26 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

*Exception paragraph, conveyance fee EU*  
The Grantor and Grantee of this deed have  
assented with the provisions of R.C. Sec 230,  
202 Randall E. Grapner Mercer County Auditor.

*[Signature]* 2/26/16  
Deputy Aud. Secy

**OHIO WARRANTY DEED  
STATUTORY FORM**

**BONNIE L. HOLZINGER, TRUSTEE OF THE BONNIE L. HOLZINGER  
REVOCABLE LIVING TRUST AGREEMENT DATED THE 29<sup>th</sup> DAY OF JUNE, 1999,**  
Grantor, of Greene County, State of Ohio, for valuable consideration paid, grants with  
general warranty covenants to, **PAUL S. HOLZINGER and BONNIE L. HOLZINGER,**  
husband and wife, Grantees, whose tax mailing address is 1585 Oakwood Trail, Xenia,  
OH 45385, the real property described in the attached Exhibit "A":  
*for their joint lives remainder to the survivor*

This conveyance is made subject to all legal highways and easements, all  
restrictions, conditions and covenants to record, all zoning restrictions, and  
all taxes and assessments not yet payable.

Prior Instrument Reference:            Volume 1305 Page 675

WITNESS our hands this 21<sup>st</sup> day of December, 2015.

GRANTOR:

*Bonnie L. Holzinger*  
Bonnie L. Holzinger, Trustee of the Bonnie  
L. Holzinger Revocable Living Trust  
Agreement dated the 29<sup>th</sup> day of June, 1999



**EXHIBIT "A"**

**PARCEL 1**

Situate in the Township of Franklin in the County of Mercer and State of Ohio and bounded and described as follows to wit:

Being all of Lot Number Thirteen (13) in the Turtle Neck Point, Franklin Township, Mercer County, Ohio as the same is shown on the recorded Plat thereof, Plat Book 4, Page 59 Plat Records, Mercer County, Ohio subject to all easements, restrictions, conditions and limitations imposed thereon.

Parcel No. 9-044600-0000  
Map No. 09-20-177-009  
Prior Instrument Reference: 200900005931

**PARCEL 2**

Situated in the Township of Franklin, County of Mercer, State of Ohio and Being Lot Numbered Five (5) Turtle Neck Point, as the same is recorded in Plat Book 4, Page 48, of the Plat Records of Mercer County, Ohio.

Parcel No. 09-043700-0000  
Map No. 09-20-151-006  
Prior Instrument Reference: 200500004838

**PARCEL 3**

**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

Prior Instrument Reference: 201500000087

**Tract 2:**

Situate in the Township of Franklin, County of Mercer and State of Ohio, and being a tract of land in N W 1/4 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 Radabaugh 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

Prior Instrument Reference: 201500000087