

Transferred 03/20/2024
Fee (OCR 319.202) \$6,240.00
Conveyance \$6,240.00
Exempt
Deputy DH
Jack Reser, Auditor
Logan County, Ohio

ERECORDING
202400001284 OR 1418 / p2469 - p2486
DEED CONVEY
Filed in Logan County, OH Fees: \$182.00
Patricia Myers, Recorder 03/20/2024 03:53 PM

Space above this line for recorder's use only

Prepared By:

Much Shelist, P.C.
660 Newport Center Drive, Suite 900
Newport Beach, CA 92660
Attn: Glenn D. Taxman

DEED

MCM OH LAKERIDGE, LLC, a Delaware limited liability company, as to an undivided 31.57820% interest, **KAD LIMITED PARTNERSHIP**, a Delaware limited partnership, as to an undivided 25.02501% interest, **AMIN J. KHOURY**, not personally, but solely as the Trustee of The AJK 1990 Revocable Trust, as to an undivided 24.33009% interest, **AMIN C. KHOURY**, not personally, but solely as the Trustee of The Katherine Lynn Khoury Trust - 1996, as to an undivided 5.95834% interest, **AMIN C. KHOURY**, not personally, but solely as the Trustee of The Alexandra Leigh Khoury Trust, as to an undivided 5.95834% interest, **DM CAPITAL PARTNERS I, LLC**, a Florida limited liability company, as to an undivided 2.38334% interest, **DANIEL NG**, married, as to an undivided 2.38334% interest, and **ROBERT COUSIN**, married, as to an undivided 2.38334% interest, all as tenants in common, (collectively, "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **SCI LAKERIDGE ESTATES LLC**, an Ohio limited liability company, whose mailing address is 100 South Belcher Road, Suite 7534, Clearwater, FL 33758 ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Logan County, Ohio and legally described in **Exhibit A** attached hereto, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (collectively, the "**Real Property**").

Prior Instrument Reference: OR Book 1418, Page 2265, Logan County Records

Parcel Numbers: 43-019-17-01-003-001 & 43-019-13-05-042-000

Property Address: 8651 OH-368, Huntsville, Ohio 43324

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Logan County, Ohio, and all unpaid taxes and assessments, known or unknown (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of March 11, 2024 to be effective as of March 18, 2024.

This Deed may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Remainder of page intentionally blank]

SIGNATURE PAGE TO DEED

MCM OH LAKERIDGE, LLC,
a Delaware limited liability company

By: MCM OH Investment, LLC,
a Delaware limited liability company,
its Sole Member

By: MCM OH Manager, LLC,
a Delaware limited liability company,
its Managing Member

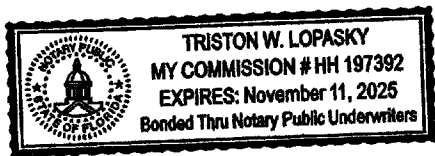
By: Amin J. Khoury
Amin J. Khoury, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by Amin J. Khoury, as Manager of MCM OH Manager, LLC, the Managing Member of MCM OH Investment, LLC, the Sole Member of MCM OH LAKERIDGE, LLC, on behalf of said companies. He/She is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of physical presence or online notarization.

NOTARY PUBLIC:



Sign Triston Lopasky
Print Triston Lopasky
My Commission Expires: 11/11/25

AFTER RECORDING RETURN TO:

SCI Lakeridge Estates LLC
100 South Belcher Road, Suite 7534
Clearwater, FL 33758
Attn: Kevin Bupp

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED

**KAD LIMITED PARTNERSHIP,
a Delaware limited partnership**

By: KAD, Inc.,
a Delaware corporation,
its General Partner

By: *Amin J. Khoury*
Amin J. Khoury, Chairman

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by Amin J. Khoury as Chairman of KAD, Inc., the General Partner of KAD Limited Partnership, on behalf of said entities. He/She is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization.



NOTARY PUBLIC:

Sign *Triston Lopasky*
Print Triston Lopasky
My Commission Expires: 11/11/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED

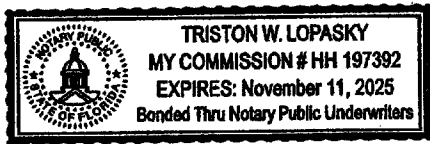
Amin J. Khoury
AMIN J. KHOURY, not personally
but solely as the Trustee of The AJK 1990 Revocable Trust

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by **Amin J. Khoury**, as Trustee aforesaid. He/She is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of physical presence or online notarization.

NOTARY PUBLIC:



Sign Triston Lopasky
Print Triston Lopasky
My Commission Expires: 11/11/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED

Amin C Khoury

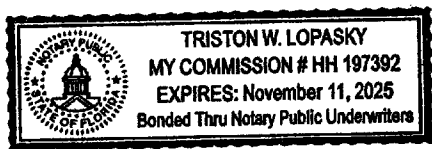
AMIN C. KHOURY, not personally,
but solely as the Trustee of The Katherine Lynn Khoury Trust - 1996

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by Amin C. Khoury, as Trustee aforesaid. He/She is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of physical presence or online notarization.

NOTARY PUBLIC:



Sign *Triston Lopasky*
Print Triston Lopasky
My Commission Expires: 11/11/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED



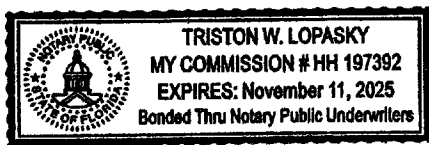
AMIN C. KHOURY, not personally,
but solely as the Trustee of The Alexandra Leigh Khoury Trust

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by Amin C. Khoury, as Trustee aforesaid. He/She is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization.

NOTARY PUBLIC:



Sign Triston Lopasky
Print Triston Lopasky
My Commission Expires: 11/11/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED

DM CAPITAL PARTNERS I, LLC,
a Florida limited liability company

By: *[Signature]*
Mark W. Lopasky, a Managing Member

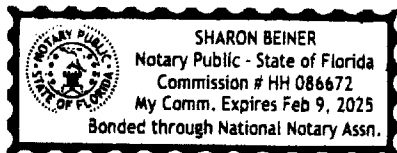
By: *[Signature]*
David Donten, a Managing Member

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by Mark W. Lopasky, as a Managing Member of DM Capital Partners I, LLC, on behalf of said company. He is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of physical presence or online notarization.

NOTARY PUBLIC:



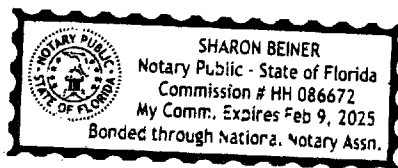
Sign *[Signature]*
Print Sharon Beiner
My Commission Expires: 2/9/25

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by David Donten, as a Managing Member of DM Capital Partners I, LLC, on behalf of said company. He is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of physical presence or online notarization.

NOTARY PUBLIC:

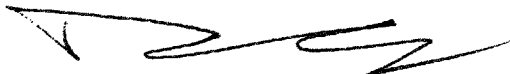


Sign *[Signature]*
Print Sharon Beiner
My Commission Expires: 2/9/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED

Helen Ng, spouse of Daniel Ng, a Grantor, hereby releases all dower rights herein.



DANIEL NG



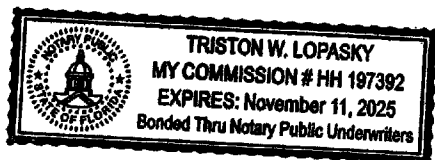
HELEN NG

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by **Daniel Ng** and **Helen Ng**, husband and wife. Each is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization.

NOTARY PUBLIC:



Sign Triston Lopasky
Print Triston Lopasky
My Commission Expires: 11/11/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

SIGNATURE PAGE TO DEED

Deana Marie Cousin, spouse of Robert Cousin, a Grantor, hereby releases all dower rights herein.

Robert Cousin
ROBERT COUSIN

Deana Marie Cousin
DEANA MARIE COUSIN

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 11 day of March, 2024, by **Robert Cousin** and **Deana Marie Cousin**, husband and wife. Each is personally known to me or has produced _____ as identification. The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization.

NOTARY PUBLIC:



Sign *Triston Lopasky*
Print Triston LOPASKY
My Commission Expires: 11/11/25

SIGNATURES CONTINUE ON FOLLOWING PAGE(S)

38230369
CHICAGO TITLE COMPANY, LLC
1 S. MAIN ST., SUITE 250
DAYTON, OH 45402

**EXHIBIT A
TO
DEED**

LEGAL DESCRIPTION

PARCEL 1: (Parcel No. 43-019-13-05-042-000)

Situated in the Township of Stokes, County of Logan, State of Ohio and being Lot No. 1 of Lakeridge Subdivision No. 1 as recorded in Plat Cabinet A, Slide 354 (7-1-1957).

EXCEPTING THEREFROM THE FOLLOWING: (Parcel No. 43-019-13-05-042-001)

Situated in the State of Ohio, County of Logan, Township of Stokes, in V.M.S. 9968 and described as follows:

Being part of Lot Number 1 as said lot is numbered on the Plat of Lakeridge Subdivision, said Plat recorded in Plat Book 4D, Pages 43, 44, 45 and 49 of the Plat Records of Logan County, Ohio.

Beginning at a 1 inch iron pipe found on the easterly right-of-way line of State Route 368, said iron pipe being at the corner between Lots 1 and 2 of said Subdivision;

Thence with the line between said Lots 1 and 2 S. 65 deg. 28' 00" E. 60.00 feet to a ¾ inch pipe set;

Thence S. 89 deg. 09' 41" W. 61.03 feet to a ½ inch iron pipe found at the P.C. of a curve on the Easterly right-of-way line of State Route 368 at Station 88+82.74;

Thence with said right-of-way line on a curve to the right, the radius of said curve is 377.74 feet, the chord bears N. 14 deg. 01' 00" E. 26.60 feet to the place of beginning.

Containing 790 square feet or 0.018 of an acre.

Being part of the premises now in the name of the Third National Bank and Trust Company of Dayton, Ohio.

This description was prepared from an actual survey of the premises. The basis of bearing of S. 65 deg. 28' 00" E. on the property line between Lots 1 and 2 was used on this survey.

This description prepared by Harold E. Lorton, Registered Surveyor 2913 on October 17, 1995.

PARCEL 2: (Parcel No. 43-019-17-01-003-001)

Being situate in the State of Ohio, County of Logan, Township of Stokes and being a part of Virginia Military Surveys 9968 & 12276 and being more particularly described as follows:

Beginning at a Mag Nail found on the centerline of State Route 368 (45' right-of-way) on a North line of 44.288 acre tract conveyed to the State of Ohio Department of Natural Resources by Deed recorded in Official Record 418, Page 235 of the Logan County Records, at the Southwest corner of a 1.358 acre tract conveyed to James P. Wolf, IV, by Deed recorded in Official Record 409, Page 839 of the Logan County Records, said Mag Nail found being, N-4° 56' 00"-E, 332.55' (feet) from the intersection of the centerline of said State Route 368 and the South line of Stokes Township;

thence with the North lines of said State of Ohio's 44.288 acre tract the following four (4) courses:

- 1) N-87° 13' 32"-W, 355.31' (feet) to a 5/8" diameter Iron bar with "GEESLIN" cap found at grade, passing a 5/8" diameter iron bar with "GEESLIN" cap found at grade at 30.03'(feet);
- 2) N-34° 23' 47"-W, 134.20' (feet) to a 5/8" diameter iron bar with "GEESLIN" cap found at grade;
- 3) N-49° 02' 05"-W, 318.57' (feet) to a 5/8" diameter iron bar with "GEESLIN" cap found at grade;
- 4) N-36° 20' 07"-W, 153.94' (feet) to a 5/8" diameter Iron bar with "GEESLIN" cap found at grade at the Southern end of a sea wall on the shore line of Indian Lake;

thence with said sea wall and the shore line of said Indian Lake the following four (4) courses:

- 1) N-53° 15' 59"-E, 122.54' (feet) to a Mag Nail set;
- 2) N-62° 44' 11"-E, 40.15' (feet) to a Mag Nail set;
- 3) N-76° 05' 28"-E, 72.57' (feet) to a Mag Nail set;
- 4) N-48° 56' 52"-E, 275.25' (feet) to a Mag Nail set on the South side of a private channel;

thence N-7° 42' 38"-E, 74.30' (feet) to a Mag Nail set on the North side of said private channel, on the edge of a concrete sea wall along the existing shore line of Indian Lake;

thence with the shore line of said Indian Lake and the edge of said concrete sea wall the following twelve (12) courses:

- 1) N- 11° 22' 57"- W, 64.76' (feet) to a Mag Nail set;
- 2) N-1° 29' 48"-E, 16.60' (feet) to a Mag Nail set;
- 3) N-29° 47' 27"-E, 146.92' (feet) to a Mag Nail set;
- 4) N-61° 15' 11"-E, 192.63' (feet) to a Mag Nail set;
- 5) N-55° 29' 30"-E, 498.09' (feet) to a Mag Nail set;
- 6) N-36° 05' 43"-E, 72.56' (feet) to a Mag Nail set;
- 7) N-41° 41' 47"-E, 161.40' (feet) to a Mag Nail set;
- 8) N-26° 47' 22"-E, 48.44' (feet) to a Mag Nail set;
- 9) N-39° 26' 24"-E, 126.34' (feet) to a Mag Nail set;
- 10) N-43° 54' 51"-E, 48.40' (feet) to a Mag nail set;
- 11) N-70° 28' 25"-E, 40.20' (feet) to a Mag Nail set;

12) N-44° 37' 47"-E, 69.77' (feet) to a point at the Southwest corner of Lot 40 of the Lakeridge Subdivision No. 2 as recorded in Plat Cabinet "A", Slide 359, of the Logan County Plat Records;

thence with the South line of said Lot 40, S-70° 12' 48"-E. 78.15' (feet) to a Mag Nail set on the centerline of aforementioned State Route 368, passing for reference a 3/4" diameter iron pipe found at 0.1' (foot) below grade at 24.26' (feet) and also passing for reference a 1.25" (inch) diameter iron pipe found 0.1' (foot) below grade on the right-of-way line of State Route 368 at 55.60' (feet);

thence with the centerline of State Route 368 and a Curve to the left having a Radius of 381.30' (feet) and a Delta Angle of 4° 13' 22", an Arc Distance of 28.10' (feet), to a Mag Nail set, the Chord of which bears, S-16° 14' 05"-W, 28.10' (feet);

thence continuing with the centerline of State Route 368, S-14° 07' 24"-W, 72.76' (feet) to a Mag Nail set;

thence with the South line of Lot 1 of Lakeridge Subdivision as recorded in Plat Cabinet "A", Slide 354 of the Logan County Plat Records, and the South line thereof projected West, S-69° 26' 06"-E, 110.87' (feet) to a point on the existing shore line of Indian Lake, passing for reference an iron bar set on the right-of-way line of State Route 368 at 22.64' (feet) and also passing for reference a 1" (inch) diameter iron pipe found projecting 0.6' (feet) above grade at 94.01' (feet);

thence with the existing shore line of Indian Lake the following five (5) courses:

1) S-20° 38' 23"-W, 32.28' (feet) to a point from which an iron bar set for reference bears, N-77° 36' 44"-W, 10.00' (feet);

2) S-12° 23' 16"-W, 115.73' (feet) to a point from which an iron bar set for reference bears, N-65° 19' 38"-W, 10.00' (feet);

3) S-24° 40' 22"-W, 86.43' (feet) to a point from which an iron bar set for reference bears, N-53° 37' 28"-W, 10.00' (feet);

4) S-36° 22' 32"-W, 115.99' (feet) to a point from which an iron bar set for reference bears, N-58° 48' 27"-W, 10.00' (feet);

5) S-31° 11' 33"- W, 178.39' (feet) to a point on the North line of a private channel from which an iron bar set for reference bears, N-58° 48' 27"-W, 10.00' (feet);

thence S-13° 15' 18"-W, 85.41' (feet) to a point on the South side of said private channel from which an iron bar set for reference bears, S-83° 47' 56"-W, 10.00' (feet);

thence continuing with the shore line of said Indian Lake, S-6° 12' 04"-E, 40.01' (feet) to a point at the Northeast corner of a 0.224 acre tract conveyed to Freidhelm Langhart, etal., Co-Trustees, as recorded in Official Record 393, Page 14 of the Logan County Records;

thence with the North line of said Freidhelm Langhart's 0.224 acre tract, S-75° 22' 52"- W, 209.63' (feet) to a Mag Nail set on the centerline of aforementioned State Route 368, passing for reference a 5/8" diameter iron bar found 0.4' (foot) below grade at 15.85' (feet), and also passing for reference a 5/8" diameter iron bar with "GEESLIN" cap found at grade on the right-of-way line of State Route 368 at 185.38'(feet);

thence with the centerline of State Route 368 the following three (3) courses:

1) with a Curve to the left having a Radius of 190.98' (feet), a Delta Angle of 11° 40' 06", an Arc Distance of 38.89' (feet) to a railroad spike found 0.15' (foot) below grade, the Chord of which bears, S-40 deg. 57'09"-E, 38.83'(feet);

2) S-46° 41' 02"-E, 90.87' (feet) to a railroad spike found at 0.15' (foot) below grade;

3) with a Curve to the right having a Radius of 114.56' (feet), a Delta Angle of 104° 28' 11", an Arc Distance of 208.88' (feet) to a Mag Nail set at the Southwest corner of 0.254 a acre tract conveyed to Robert D. Bayes, etux., by Deed recorded in Official Record 268, Page 458 of the Logan County Records, the Chord of which bears, S-5° 29' 31"-W, 181.13' (feet);

thence with the South line of said Bayes 0.254 acre tract, S-59 deg 00'18"-E, 110.57' (feet) to a point on the existing shore line of Indian Lake, passing for reference an 0.75" (inch) diameter iron pipe found at 25.26' (feet), also passing for reference the right-of-way line of State Route 368 at 24.69' (feet), and also passing for reference an iron bar set at 100.57' (feet);

thence with the shore line of Indian Lake the following ten (10) courses:

1) S-37° 30' 17"-W, 59.74' (feet) to a point;

2) S-43° 29' 36"-W, 24.61' (feet) to a point;

3) S-55° 50' 30"-W, 35.39' (feet) to a point from which an iron bar set for reference bears, N-48° 46'49"-W, 10.00' (feet);

4) S-60° 20' 03"-W, 43.88' (feet) to a point from which an iron bar set for reference bears, N-1° 04' 55"-W, 10.00' (feet);

5) S-88° 55' 05"-W, 171.14' (feet) to a point from which an iron bar set for reference bears, N-30° 52' 22"-W, 10.00' (feet);

6) S-59° 07' 38"-W, 65.08' (feet) to a point from which an iron bar set for reference bears, N 69° 11' 11"-W, 10.00' (feet);

7) S-20° 48' 49"-W, 86.73' (feet) to a point from which an iron bar set for reference bears, S-52° 21' 27"-W, 10.00' (feet);

8) S-37° 38' 33"-E, 69.81' (feet) to a point from which an iron bar set for reference bears, S-71° 59' 05"-W, 10.00' (feet);

9) S-18° 00' 55"-E, 26.68' (feet) to a point from which an iron bar set for reference bears, N-86° 31' 57"-W, 10.00' (feet);

10) S-3° 28' 03"-W, 62.61' (feet) to a point at the Northeast corner of aforementioned James P. Wolf, IV, 1.358 acre tract;

thence with the North line of said Wolf's 1.358 acre tract, N-88° 59' 42"-W, 181.54' (feet) to a Mag Nail found at grade on the centerline of aforementioned State Route 368, passing for reference an iron bar set at 24.50 (feet) and also passing for reference an iron bar set at 152.48' (feet) and also passing for reference the right-of-way line of State Route 368 at 158.91' (feet);

thence with the centerline of State Route 368 and a Curve to the left having a Radius of 409.11' (feet), an a Delta Angle of 2 deg. 10'20", an Arc Distance of 15.51' (feet) to a railroad spike found at 0.1' (foot) below grade, the Chord of which bears, S-6° 00' 02"-W, 15.51' (feet);

thence continuing with the centerline of State Route 368, S-4° 56' 00"-W, 310.43' (feet) to the place of beginning;

EXCEPTING THEREFROM(Parcel No. 43-019-17-01-003-002) A 0.063 acre tract, conveyed as a 0.060 acre tract to the Logan County Board of County Commissioners by Deed recorded in Official Record 74, Page 877 of the Logan County Records.

Containing after said exception a total of 25.519 acres, 1.900 acres of which is within the road right-of-way, approximately 16.957 acres of which is a part of Virginia Military Survey 12276, and approximately 8.562 acres of which is a part of Virginia Military Survey 9968, but being subject to the rights of all legal highways and all easements of record.

Being a part of an original 91 acre tract conveyed to The Third National Bank and Trust Company, Trustees for UMA Clark Wolf, by Deed recorded in Deed Volume 311, Page 200 of the Logan County Deed Records.

The foregoing description prepared by and in accordance with a survey by William D. Edwards, Professional Surveyor No. 7574, December 5, 2000. All iron bars set are 5/8 x 30 iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of State Route 368 as shown on Plan L-28 (N-4° 56' 00"-E).

EXCEPTING THEREFROM THE FOLLOWING: (Parcel No. 43-019-17-01-003-008)

Being situate in the State of Ohio, County of Logan, Township of Stokes and being a part of Virginia Military Survey 9968 and being more particularly described as follows;

Beginning for reference at a railroad spike found 0.15' (foot) below grade on the centerline of State Route 368 (45' right-of-way) at P.C. Station 79+11.8 as shown on Plan L28 on file in the Logan County Engineers Office;

thence with the centerline of State Route 368 and a curve to the right having a Radius of 190.98' (feet) and a Delta Angle of 11° 40' 06", an Arc Distance of 38.89' (feet) to a Mag nail found at the Northwest corner of a 0.224 acre tract conveyed to Friedhelm Langhardt, etal, co-trustees, by Deed recorded in Official Record 393, Page 14 of the Logan County Records, said Mag nail found being the PRINCIPLE PLACE OF BEGINNING for the tract hereinafter described, the Chord of which course bears N-40°57'09"-W, 38.83" (feet);

thence continuing with the centerline of State Route 368 and a curve to the right having a Delta Angle of 22° 24' 32", and a Radius of 190.98' (feet), an Arc Distance of 74.69' (feet) to a Mag nail set, the Chord of which bears N-23° 54' 50"-W, 74.22' (feet);

thence N-80° 21' 14"-E, 235.37' (feet) to a point on the shore line of Indian Lake, passing for reference an iron bar set on the right-of-way line of State Route 368 at 22.54' (feet) and also passing for reference a 5/8" diameter iron bar set at grade at 225.37' (feet);

thence with the shore line of Indian Lake, S-13°15'18"-W, 15.00' (feet) to a point from which a 5/8" diameter iron bar with "Edwards" cap found at grade bears S-83°47' 56"-W, 10.00' (feet);

thence continuing with the shore line of said Indian Lake S-6° 12' 04"-E, 40.01' (feet) to a point at the Northeast corner of aforementioned Langhardt's 0.224 acre tract:

thence with the North line of Langhardt's 0.224 acre tract, S-75 deg. 22'52"-W, 209.63' (feet) to the place of beginning, passing for reference a 5/8" diameter iron bar with Geeslin cap found at grade at 15.85' (feet) and also passing for reference a 5/8" diameter iron bar with Geeslin cap found at grade on the right-of-way line of State Route 368 at 185.38' (feet);

Containing a total of 0.326 acre, 0.038 acre of which is within the road right-of-way, but being subject to the rights of all legal highways and all easements of record.

Being a part of an original 91 acre tract conveyed to The Third National Bank and Trust Company, Trustees for Uma Clark Wolf, by Deed recorded in Deed Volume 311, Page 200 of the Logan County Deed Records;

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, September 10, 2001. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the North line of Friedhelm Langhardt's 0.224 acre tract per a prior survey by William D. Edwards, Professional Surveyor No. 7574, dated December 5, 2000 (S-75° 22' 52"-W).

ALSO EXCEPTING THEREFROM THE FOLLOWING: (Parcel No. 43-019-17-01-003-009)

The following described real estate situated in the State of Ohio, County of Logan, Township of Stokes, being part of Virginia Military Survey 9968 and more particularly described as follows:

Beginning at a cap and nail set in the centerline of State Route 368 at the southwest corner of Sally L. Diehl's 0.254 acre tract as described in D. B. Vol. 404 Page 861.

Thence with said Diehl's south line S. 59° 05' 37" E. 110.57 feet to the shore line of Indian Lake, passing a 1/2 inch iron pipe found in the right of way line of said S R. 368 at 25.29 feet and a 1/2 inch iron pipe found at 92.71 feet.

Thence with said shore line S 37° 29' 20" W. 59.89 feet to a point that is S. 52° 44' 51" E. 10.00 feet from a 5/8 inch iron bar set.

Thence N. 52° 44' 51" W. 130.94 feet to a cap and nail set in the centerline of said S. R. 368, passing a 5/8 inch iron bar set at 10.00 feet and a 5/8 inch iron bar set in the right of way line of said S. R. 368 at 106.24 feet.

Thence with said centerline N. 61° 36' 00" E. 44.67 feet to a railroad spike found at the P.C. of a 114.56 foot radius curve to the left (Station 76 plus 03.80) as shown on plan L-28.

Thence with said centerline on a 114.56 foot radius curve to the left, a central angle of 3° 46' 18", a chord of N. 59° 42' 51" E. 7.54 feet and an arc distance of 7.54 feet to the place of beginning.

Containing 0.147 acre more or less, of which 0.030 acre is in the right of way of S. R. 368.

The above described 0.147 acre tract being part of The Third National Bank and Trust Co.'s (Trustees for Uma Clark Wolf) 75.9786 acre tract as described in D. B Vol. 311 Page 200.

Bearings are based on an assumed bearing (N .61° 36' 00" E.) for the centerline of S. R. 368 in this field survey by Leslie H. Geeslin, Reg. Surveyor 5248 on May 16, 1997.

ALSO EXCEPTING THEREFROM: (Parcel No. 43-019-17-01-003-010)

Lying in Virginia Military Survey 9968, Stokes Township, Logan County, Ohio.

Being out of the original Lakeridge Properties, LTD, 25.193 acre tract, Official Record 600, Page 902 as dedeed and described in the Logan County Records of Deeds and being more particularly described as follows:

Beginning at a railroad spike found on the center-line of Ohio Route 368 (45 feet wide), at P C. Station 76+03.80, Plan L-28 (Logan County Engineer's Records).

Thence, with the centerline of Ohio Route 368, S 61°-36'-00" W, a distance of 44.63 feet to a MAG nail found at the true point of beginning.

THENCE, with the southwesterly line of the Vernon J. Arnold, Jr. and Karen M. Arnold, 0.147 acre tract (O.R. 609, Pg. 57), S 52°-44'-51"E, a distance of 130.94 feet to a point, passing a 5/8 inch iron rod found at 24.71 feet and a 5/8 inch iron rod set at 124.12 feet.

THENCE, with the shoreline of Indian Lake, as located on December 5, 2000, by William D. Edwards, P.S. 7574, the following three courses:

S 44°-02'-01"W, a distance of 24.61 feet to a point.

S 55°-28'-12"W, a distance of 35.39 feet to a point.

S 60°-42'-21"W, a distance of 10.30 feet to a point.

Thence, N 52°-44'-51" W, a distance of 143.40 feet to a MAG nail set on the center-line of Ohio Route 368, passing 5/8 inch iron rods set at 10.00 feet and 118.70 feet.

Thence, with the center-line of Ohio Route 368, N 61°-36'-00"E, a distance of 74.09 feet to the point of beginning.

Containing 0.216 acre, of which 0.038 acre is within the highway right-of-way.

The basis for bearings is the center-line of Ohio Route 368, being S 61°-36'-00"W, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on March 3, 2004.

ALSO EXCEPTING THEREFROM: (Parcel No. 43-019-17-01-003-011)

Being situate in the State of Ohio, County of Logan, Township of Stokes, and being a part of Virginia Military Surveys 9968 and 12276, and being more particularly described as follows:

Beginning for reference at a railroad spike found on the centerline of State Route 368 (45' right-of-way) at centerline station 73+75.6;

thence with the centerline of State Route 368 N-61 deg. 36'40"-E, 10.13' (feet) to a Mag nail set at the principle place of beginning for the tract hereinafter described;

thence continuing with the centerline of State Route 368 N-61°36'40"-E, 98.79' (feet) to a Mag nail found at the Southwest corner of a 0.216 acre tract conveyed to Jeffrey L. Hertig by Deed recorded in Official Record 728, Page 445, of the Logan County Records;

thence with the Southerly line of said Hertig's tract, S-52°44'11"-E, 143.49' (feet) to a point on the shore line of Indian Lake, passing for reference an iron bar set at 133.49' (feet) and also passing for reference a 5/8" diameter iron bar with "Lee" cap found on the right-of-way line of State Route 368 at 24.70' (feet);

thence with the shore line of said Indian Lake the following two (2) courses:

1. S-60°20'03"-W, 33.58' (feet) to a point from which an iron bar set for reference bears N-1°04' 55"-W, 10.00' (feet);

2. S-88°55'05"-W, 95.27' (feet) to a point;

thence N-52°44'11"-W, 96.34' (feet) to the place of beginning, passing for reference an iron bar set at 10.00' (feet) and also passing for reference an iron bar set on the right-of-way line of State Route 368 at 71.64' (feet).

Containing 0.265 acre, 0.051 acre of which is within the road right-of-way, approximately 0.006 acre of which is a part of Virginia Military Survey 12276 and approximately 0.259 acre of which is a part of Virginia Military Survey 9968, but being subject to the rights of all legal highways and all easements of record.

Being a part of an originally 25.193 acre tract conveyed to Lakeridge Properties, LTD., by Deed recorded in Official Record 600, Page 902, of the Logan County Records.

The foregoing description prepared by and in accordance with a Survey by William D. Edwards, Professional Surveyor No. 7574, August 4, 2005. All iron bars set are 5/8"x30" iron re-bar with a yellow plastic cap stamped "EDWARDS PS 4792 PS 7574". The basis of bearings for the herein described tract is the centerline of State Route 368 as shown of Plan L-28 in the Logan County Map Room (N-61° 36' 40"-E).

Containing after said exceptions 24.565 acres

LOGAN CO. ENGINEER

DESCRIPTION CHECKED

BY: JB

DATE: 03/20/2024