

OR 2693 PG 0261

### Deed On Decree Or Order Of Sale

To all Persons to Whom these Presents shall Come:

Whereas, at the Second Quarter Annual Term 2006, of the Court of Common Pleas of the County of Wood and State of Ohio, in an action numbered on the Docket of said Court as Case No. 05-LF-006, wherein Wood County Treasurer Plaintiff, and Rossford Arena Amphitheater Authority Defendants, an order of sale Dated May 10, 2006 was adjudged and decreed to the said Wood County Treasurer against the said Rossford Arena Amphitheater Authority for the sum of Two Hundred Four Thousand Two Hundred Ninety and 13/100 (\$204,290.13) Dollars, and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the 10th day of May, 2006, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Mark Wasylyshyn, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Daily Sentinel-Tribune a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on the 22nd day of June, 2006, in the new Atrium between the Wood County Courthouse and the Wood County Office Building, in said County at 10:00 AM of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of Four Hundred Thousand and 00/100 (\$400,000.00) Dollars, the bid of said grantee being the highest and best bid offered, and said sum being not less than two-thirds the appraised value thereof;

And Whereas, at the Third Quarter Annual Term of said Court, 2006, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee ;

Now Know Ye, That I, Mark Wasylyshyn, Sheriff of Wood County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of Four Hundred Thousand and 00/100 (\$400,000.00) Dollars, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said

OR 2693 PG 0262

grantee Rossford Investment Co., LLC, 131 East Court Street, Bowling Green,  
OH 43402

its successors, the following described real estate, situated in Wood County and State of Ohio, to-wit:

See Attached 3 Pages

Parcel Number: T68-400-030000039500

To have and to hold the same with all the appurtenances thereto belonging, to said grantee and its successors.

IN WITNESS WHEREOF, I have hereunto  
set my hand officially this 14th day of  
September, 2006

Signed and Acknowledged in Presence of

*Sandra L. Wiechman*  
Sandra L. Wiechman  
*Leonard L. Vidra II*  
Leonard L. Vidra II

*Mark Wasylshyn*  
Mark Wasylshyn  
Sheriff of Wood County, Ohio.

The State of Ohio, Wood County.

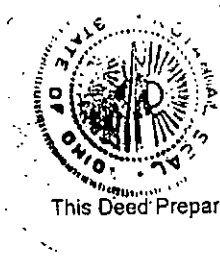
Before me, the undersigned, a Notary Public within and for said County, personally appeared the above named Mark Wasylshyn Sheriff of said Wood County, Ohio, the grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto  
set my hand and seal this 14th day  
of September, 2006.

*Phyllis J. Haas*  
Notary Public

PHYLLIS J. HAAS  
Notary Public, State of Ohio  
My Commission Expires 11-7-2010

This Deed Prepared by Deputy Phyllis Haas.



OR 2693 PG 0263

Exhibit "A"

The following real estate being a part of the north two thirds of the south half and part of the north 1/2 of the southeast quarter of Section 3, Town 4, United States Reserve, City of Rossford, (Perrysburg Township), Wood County, Ohio, more particularly described as follows:

Commencing at the east 1/4 post of said Section 3, at a found P.K. nail (WCR), thence S OODEGO1 MIN28SEC W (Reference bearing) 2232.00 feet on and along the east line of the southeast quarter of Section 3 (also the centerline of Lime City Road) to the northeast corner of a 27.68 acre tract of land as conveyed to William J. Wolf by instrument recorded in Volume 547 of Deeds, Page 314, Wood County Records at a set railroad spike;

Thence N 89DEG36MIN22SEC W 2194.05 feet on and along the north line of said 27.68 acre tract, being 8 feet north of and parallel with the south line of the north two thirds of the south half of the southeast quarter of Section 3 to the principal place of beginning for the tract herein to be described;

Thence continuing N 89DEG36MIN22SEC W 450.18 feet on and along the north line of said 27.68 acre tract, to the north-south 1/2 section line of said Section 3, at a set iron pin;

Thence NOODEG25MIN55SEC E 1889.52 feet on and along said ~ section line to the southwest corner of the N1/4 of the NW/2 of the SE1/4 of Section 3 at a set iron pin;

Thence S;89DEG44MIN47SEC E 358.87 feet on and along the south line of said N1/4 to the west line of a 3.9755 acre tract of land as conveyed to Rossford, Ohio Transportation Improvement District by instrument recorded in Volume 739 of Deeds, Page 399, Wood County Records at a set iron pin;

Thence easterly on and along the westerly and southerly line of said 3.9755 acre tract; thence S 13DEG 42MIN 06SEC W 117.11 feet to a set iron pin; thence S 19DEG 41MIN 38SEC E 67.61 feet to a set iron pin; thence S 73DEG 42MIN 35SEC E 86.19 feet;

Thence S 00DEG01MIN28SEC W 1689.37 feet to the place of beginning enclosing an area of 18.8416 acres of land, more or less, subject to all legal highways, recorded

OR 2693 PG 0264

easements and restrictions.

The bearings referred to herein are based upon an assumed meridian and are used only for the purposes of angular measurement. Iron pins set are 5/8 inch diameter steel rebars with plastic caps bearing company name.

This legal description is based upon a land survey performed during January 1998, Oct 1998 and July 1999 by Poggemeyer Design Group, Inc., and was prepared by Robert A. Sanford, Professional Surveyor No 5424.

LESS AND EXCEPT:

That part of the southeast 1/4 of Section 3, Town 4, United States Reserve, City of Rossford, Wood County, Ohio, being part of Wood County Tax Parcel Numbers T68-400-0300-00-010-003 as conveyed by Deed 740-8 and Deed 740-13 and T68-400-0300-00-010-004 as conveyed by Deed 757-888 and Deed 763-126; and T68-400-0300-00-039-500 as conveyed by Deed 751-464, Deed 751-475 and Deed 751-482, and more particularly described as follows:

Commencing at the east 1/4 post of said Section 3, at a found P.K. nail, thence south  $00^{\circ}01'28''$  west along the east line of the southeast 1/4 of Section 3 and the centerline of Lime City Road, a distance of 436.00 feet to a found railroad spike, said spike being at the easterly extension of the southerly right of way of Arena Drive;

Thence north  $89^{\circ}44'47''$  west and along the southerly right of way of Arena Drive, a distance of 1408.90 feet to a found capped iron rod at the beginning of a point of curvature;

Thence continuing along said southerly right of way on a tangent curve to the right, with a delta angle of  $13^{\circ}26'54''$ , an arc length of 347.94 feet, a radius of 1482.39 feet, a chord length of 347.14 feet, and a chord bearing of north  $83^{\circ}01'21''$  west to a found capped iron rod;

Thence north  $76^{\circ}17'54''$  west along said southerly right of way, a distance of 518.21 feet to a found capped iron rod at the northeast corner of a parcel of land recorded in Deed 740-13 of Wood County Records and the point of beginning;

Thence south  $13^{\circ}42'06''$  west along the easterly line of said recorded parcel and continuing along the easterly line of parcels recorded in Deed 757-888 and 751-475 of Wood County Records, at the same bearing for a total distance of 180.00 feet to a found capped iron rod;

852.00  
SP  
AK

OR 2693 PG 0265

Thence north 89°44'47" west along a line parallel to the southerly line of aforesaid parcel recorded in Deed 757-888, a distance of 186.00 feet to a set capped iron rod;

Thence north 00°25'55.11" east, a distance of 229.39 feet to a set capped iron rod on the southerly right of way of Arena Drive;

Thence south 76°17'54" east along the southerly right of way of Arena Drive a distance of 233.55 feet to the point of beginning containing 0.9723 acres of land, more or less, of which; 0.1323 acres is in parcel no. T68-400-0300-00-010-003; 0.3185 acres is in parcel no. T68-400-0300-00-010-004 and 0.5215 acres is in parcel no. T68-400-0300-00-039-500 all subject to easements of record and an easement for access of farm equipment over a 30 foot wide strip of land along the easterly border of this newly created parcel further described as follows:

BEGINNING at the northeast corner of the above described property, thence south 13°42'06" west along the easterly line a distance of 180.00 feet to a found capped iron rod at the southeast corner;

Thence north 89°44'47" west along the southerly line a distance of 30.85 feet to a point;

Thence north 13°42'06" east along a line parallel to the easterly line of said property a distance of 187.17 feet to a point on the southerly right of way of Arena Drive;

Thence south 76°17'54" east along the southerly right of way of Arena Drive a distance of 30.00 feet to the point of beginning, containing 5507.55 square feet of land, more or less.

Bearings referred to hereon are based on an assumed meridian and are for the express purpose of showing angular measurement.

This description is based on a partial survey of the east line; Wood County Deeds; Vol. 739, p. 399; Vol. 740, p. 13 & 15; Vol. 751, p. 475; Vol. 757, p. 888; and the legal description of Arena Drive as prepared by Poggemeyer Design Group, Inc. (dtd 91-1-1998).

Tax Parcel Number: T68-400-030000039500

USP 4-3 WPT SE W/4 NE .52ac  
PT 12.22ac

*Raymond A. Hulse*  
WOOD COUNTY ENGINEER  
DESCRIPTION  
REVIEWED BY: KR 9-14-06

TRANSFERRED 50  
THIS CONVEYANCE HAS BEEN EXAMINED  
AND THE GRANTOR HAS COMPLIED WITH  
SECTION 319.202 OF THE REVISED CODE  
DATE: 9-15-06  
FEE EXEMPT E  
MICHAEL SIBBERSEN  
WOOD COUNTY AUDITOR

303

2005 18414 01  
SUE KINDER  
WOOD COUNTY RECORDER  
09/15/2005 03:16 73793  
OR SH  
Real Estate 25.00  
HOUSING TRUST FUND 25.00  
DOCUMENT TOTAL 52.00  
Volume 2693 Page 261 - 265

AMERICAN TITLE AGENCY