

VL1465 PG0303

201300232406
Filed for Record in
OTTAWA COUNTY, OHIO
VIRGINIA H PARK, RECORDER
06-17-2013 At 01:49 pm.
MISC 48.00
DR Book 1465 Page 303 - 305

RELEASE

NOW COMES the Johnson's Island Property Owner's Association, Inc., an Ohio non-profit Corporation, (hereafter "JIPOA") and does hereby completely, fully and unequivocally release and discharge all parcels of Real Estate in recorded Plats set forth herein, from any and all encumbrances, conditions, restrictions, burdens, or covenants created, or attempted to be created, by only the documents titled: (1) Resolution and Certification of Amended Code of Regulations of Johnson's Island Property Association, Inc., filed for record on August 24, 2009, in the Ottawa County Recorder's Office and recorded in Official Records Book 1287 at Pages 252 through 276 (hereafter Code of Regulations I), and re-filed for record on March 9, 2011, in the Ottawa County Recorder's Office Official Record Book 1354 at Pages 695 through 721 (Code of Regulations II), and (2) the Operating Agreement and all attachments to the Operating Agreement attached to the Judgment Entry, issued on June 7, 2007, and again on August 27, 2007 in Case No. 04-CVH-202 of the Ottawa County Common Pleas Court in the case captioned *Baycliffs Homeowner's Association, Inc., v Johnson's Island Property Owners Association, et al.*, (the "Baycliffs Entry") which Entry was filed for record in the Ottawa County Recorder's Office on July 18, 2007, and recorded in Volume 1206, page 251 through 330, and no other documents:

1. Plat of Bay-Haven Estates recorded in Volume 10 at pages 10-12, Ottawa County, Ohio, Plat Records.
2. Plat of Bay-Haven Estates recorded in Volume 10 at page 13, Ottawa County, Ohio, Plat Records.

3. Plat of Bay-Haven Estates, recorded in Volume 12 at page 43, Ottawa County, Ohio, Plat Records.
4. Plat three of Bay-Haven Estates, recorded in Volume 16, page 24, Ottawa County, Ohio, Plat Records.
5. Plat four of Bay-Haven Estates, recorded in Volume 18 pages 9 and 9A, Ottawa County, Ohio, Plat Record.
6. Plat of Bay-Haven Estates recorded in Volume 18, page 19, Ottawa County, Ohio, Plat Records.
7. Plat of Bay-Haven Estates recorded in Volume 19 at page 1, Ottawa County, Ohio, Plat Records.
8. Plat of Bay-Haven Estates recorded in Volume 19 at page 3, Ottawa County, Ohio, Plat Records.
9. Plat of Bay-Haven Estates recorded in Volume 20, page 23, Ottawa County, Ohio, Plat Records.
10. Plat of Shiloh Subdivision recorded in Volume 22 at page 11, Ottawa County, Ohio, Plat Records.
11. Replat of Lot 72 through 81 of Bay-Haven Estates along Memorial Shore Drive, filed for record in Volume 10 at page 13, Ottawa County, Ohio, Plat Records.
12. Vacation and replat of Cul-de-sac in Bay-Haven Estates adjacent to Lot 71 through 81, filed for record August 5, 1983 and recorded in Volume 19 at page 19, Ottawa County, Ohio, Plat Records and re-filed on September 27, 1983 and rerecorded in Volume 19 at page 1, Ottawa County, Ohio, Plat Records.
13. Plat of Cold Harbor Subdivision, dated September 8, 1962, filed for record on September 11, 1962 and recorded in Volume 12 at page 38, B, Ottawa County, Ohio, Plat Records.

JIPOA, through its duly authorized officers, does hereby execute this Release, to fully and unequivocally release, discharge, nullify, and make void, any and all encumbrances, conditions, rights, restrictions, burdens or covenants imposed by the Code of Regulations I, the Code of Regulations II, or the Operating Agreement attached to the Baycliffs Entry, against or upon the Real Estate described herein and all past, present or future owners of the Real Estate described herein:

VL1465 PG0305

JOHNSON'S ISLAND PROPERTY OWNERS' ASSOCIATION, INC.

By: Karen Gannon

Karen Gannon, its Vice- President

By: Bruce Libey

Bruce Libey, its Vice- President

STATE OF OHIO)
)
COUNTY OF OTTAWA,)SS:



TONYA MARIE SALYERS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11/3/2017

Before me a Notary Public in and for said County, personally appeared Johnson's Island Property Owners' Association, Inc., by and through Karen Gannon, its vice-president, who did swear and state that she did sign the foregoing and that the same was her free act and deed of Johnson's Island Property Owner's Association, Inc.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Ottawa, Ohio, this 15 day of June 2013.

Tonya Marie Salyers
NOTARY PUBLIC

Tonya Marie Salyers

STATE OF OHIO)
)
COUNTY OF OTTAWA,)SS:



TONYA MARIE SALYERS
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 11/3/2017

Before me a Notary Public in and for said County, personally appeared Johnson's Island Property Owners' Association, Inc., by and through Bruce Libey, its vice-president, who did swear and state that he did sign the foregoing and that the same was his free act and deed of Johnson's Island Property Owner's Association, Inc.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Ottawa, Ohio, this 15 day of June 2013.

Tonya Marie Salyers
NOTARY PUBLIC

Tonya Marie Salyers

This instrument prepared by: D. Jeffery Rengel, Rengel Law Office, 421 Jackson Street, Sandusky, Ohio 44870