

3073
DEED
OF EXECUTOR OR ADMINISTRATOR
WITH WILL ANNEXED

FROM
Berlin H. Shaffer and Howard
Shaffer, Executors of the estate
of John S. Shaffer, deceased,

TO
Forrest Boroff and Mary
Boroff, husband and wife,
R. R. #3, Van Wert, Ohio

Received February 4 1966
at 2:58 o'clock A. M.
Recorded Feb 9 1966
In Mercer County
Record of Deeds, Vol.
Page Gertrude McCain
Recorder \$ 4.00
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TOM TIMMERMAN
COUNTY AUDITOR
By MERCER COUNTY OHIO Deputy
431
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Page 5.

Prob. 203-D

Barrett Brothers, Publishers, Springfield, Ohio

Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

Know All Men by these Presents:

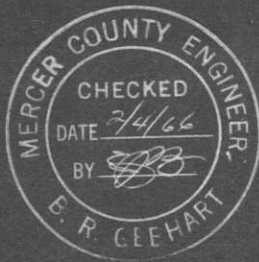
That Whereas, on the 14th day of August, 1965, the last
Will and Testament of John S. Shaffer, deceased,
was admitted to Probate and record in the Probate Court of Mercer
County, Ohio, and on the 14th day of August, 1965
Berlin H. Shaffer of 1002 N. Sugar Street, Celina, Ohio, and
Howard Shaffer of R. R. #2, Rockford, Ohio, were
duly appointed and qualified as Executors of said
decedent by said Probate Court, and are now the lawful executors
of the estate of said testator.

That said last Will and Testament, among other provisions, contains the follow-
ing, to-wit:

ITEM SECOND: Within a reasonable time after my death, I direct
my executors hereinafter named to sell to the highest bidder at
public sale and convert into cash all my property, real and personal,
of every kind and description, wheresoever situate, which I may own
at the time of my death; the entire fund thus created I give and
bequeath as follows, and I direct that same be paid out and
distributed by my executors in the manner following:*****

ITEM FIVE: I make, nominate and appoint my sons, Berlin H. Shaffer
and Howard Shaffer, to be the executors of this, my Last Will and
Testament, hereby authorizing and empowering my said executors, to
compound, compromise, settle and adjust all claims and demands in
favor of or against my estate; and to sell at public sale at such
prices, and upon such terms of credit or otherwise, as they may
deem best, the whole of my real or personal property, and to execute,
acknowledge and deliver deeds and other proper instruments of
conveyance thereof to the purchaser or purchasers. No purchaser from
my executors need see to the application of the purchase money to or
for the purposes of the trust, but the receipt of my executors shall be
a complete discharge and acquittance therefor. I request that no bond
be required of my said executors.

In the event either of my said executors should be
deceased or should resign, the remaining executor shall have all the
powers herein vested in said executors in the settlement of my estate,
and I request that no bond be required of such remaining executor.



And Whereas, the said testat.....or.....died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament and to pay the debts of said testator, carry out the terms of his Last Will and Testament and to complete the administration of his estate,

it is necessary to sell said real estate.

Now, therefore,.....We, Berlin H. Shaffer and Howard Shaffer,.....
.....as.....Executors.....
as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said.....John S. Shaffer,.....deceased, and by virtue of the statute in such cases made and provided, and of the powers vested in.....us.....and for and in consideration of the premises, and the sum of Fifty-thousand nine hundred forty-one Dollars (\$50,941.00), paid, or secured to be paid to.....us.....by said Forrest Boroff and Mary Boroff, husband and wife, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Forrest Boroff and Mary Boroff, husband and wife, R.R.#3, Van Wert, Ohio, their heirs and assigns forever, the following Real Estate situated in the County of Mercer in the State of Ohio and in the Township of Dublin, and bounded and described as follows:

Situated in the Township of Dublin, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being three tracts of land located in the North end of the southwest quarter of fractional Section 3, Dublin Township and out of the east side of Section 1, Godfrey's Reserve, Town Four (4) South, Range Two (2) East in Dublin Township, Mercer County, Ohio, as shown upon a plat of survey made by B. R. Gebhart, registered surveyor, recorded in Record of Survey, Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats, to which plat reference is made for more particular description and bounded and described as follows, to-wit:

TRACT NUMBER ONE: (North end of the southwest quarter fractional section 3). Beginning at point "A", a section stone in the centerline of the Godfrey Reserve Road and at the West quarter post of fractional Section 3, above Town and Range; thence north 88°51' East a distance of nine hundred seventy-five and five hundredths (975.05) feet to point "B" a wooden corner post; thence south 0°53'30" East a distance of seventeen hundred thirty-three and eleven hundredths (1,733.11) feet to point "C" a wooden corner post; thence South 88°56' West a distance of nine hundred seventy-one and seventy-five hundredths (971.75) feet to point "D" an iron pipe in the centerline of the Godfrey Reserve Road; thence North 1°0' West along the centerline of the road to Stone "A", the place of beginning.

Tract contains thirty-eight and seventy-one hundredths (38.71) acres and is subject to the legal right of way of the Godfrey Reserve Road along the entire west side.

TRACT NUMBER TWO: (Center part of the East side Section 1, Godfrey's Reserve). Beginning at a point "E", a section stone in the centerline

of the Godfrey Reserve Road and at the southwest corner of fractional Section 3, above town and range; thence North 1°0' West along the centerline of the Godfrey Reserve Road a distance of two thousand thirty-three and sixty hundredths (2,033.60) feet to point "K"; an iron pipe set in the centerline of the road; thence south 88°50' West a distance of twelve hundred twenty-four and fifty-four hundredths (1,224.54) feet to a point "J", an old wooden corner post; thence South 1°07' East a distance of two thousand one hundred sixty-four and fifteen hundredths (2,164.15) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89°04' East along the centerline of the road a distance of twelve hundred twenty and forty-three hundredths (1,220.43) feet to point "F" an iron pipe at the intersection of the centerline of the Old Town Run Road and the Godfrey Reserve Road; thence North 1°08' West along the centerline of the Godfrey Reserve Road to stone "E" the place of beginning.

Tract contains sixty and eighty hundredths (60.80) acres of land, and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire South side.

TRACT NUMBER THREE: (North end Southeast quarter (¼) of the Southeast quarter (¼) of Section 1, Godfrey's Reserve). Beginning at a point "F" an iron pipe set at the intersection of the centerlines of the Old Town Run Road to the West and the Godfrey Reserve Road; thence South 1°08' East along the centerline of the Godfrey Reserve Road, a distance of seven hundred five and forty hundredths (705.40) feet to point "G", an iron pipe set in the centerline of the road; thence south 88°58' West a distance of twelve hundred twenty and sixty-two hundredths (1,220.62) feet to point "H" a concrete corner post; thence North 1°07' West a distance of seven hundred seven and fifty hundredths (707.50) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89°04' East along the centerline of the Old Town Run Road to point "F", the place of beginning.

Tract contains nineteen and eighty hundredths (19.80) acres of land and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire North side.

Containing in all 119.31 acres of land, more or less.

Last record of transfer, recorded in Volume 97, Page 28; Volume 127, Page 298, Volume 110, Page 593 and Volume 101, Page 321 of the Mercer County Recorder's Office.

The following is an over all combined description of the foregoing described three separate tracts of land, to-wit:

Situated in the Township of Dublin, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being a tract of land located in the Southwest quarter (¼) of Fractional Section Three (3), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and East side of Fractional Section One (1), Godfrey's Reserve above town and range, Dublin Township, Mercer County, Ohio, as shown upon a plat of survey made by B. R. Gebhart, Registered Surveyor, recorded in Record of Surveys Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats, to which plat reference is made for more particular description and bounded and described as follows, to-wit:

Beginning at point "A" a stone marking West quarter (¼) Post Section Three (3) above town and range; thence North 88°51' East, nine hundred seventy-five and five hundredths (975.05) feet to a wood corner post "B"; thence south 0°53'30" East, one thousand seven hundred thirty-three and eleven hundredths (1,733.11) feet to a wood corner post "C"; thence South 88°56' West, nine hundred seventy-one and seventy-five hundredths (971.75) feet to an iron pipe "D" set on the West line Section Three (3), said line also being center line of Godfrey Reserve Road; thence south 1°0' East along the west line section Three (3) nine hundred fifteen and twenty-five hundredths (915.25) feet to a stone "E" being the southwest corner Section Three (3); thence South 1°08' East, eight hundred forty and eighty hundredths (840.80) feet along the East line of Godfrey's Reserve to an iron pipe "G" set in centerline of Godfrey Reserve Road; thence south 88°58' West, one thousand, two hundred twenty

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and sixty-two hundredths (1,220.62) feet to a 10" x 10" concrete post "H" being the southwest corner of John Shaffer Estate; thence North 1° 07' West, two thousand, eight hundred seventy-one and sixty five hundredths (2,871.65) feet along the West line of John Shaffer Estate to a wood corner post "J", said point being the Northwest corner of Shaffer Estate; thence North 88° 50' East one thousand two hundred twenty-four and fifty-four hundredths (1,224.54) feet along the North line of Shaffer Estate to point "K" an iron pipe on the West line of Section Three (3); thence North 1° West, six hundred thirteen and thirty five hundredths (613.35) feet along the West line of Section Three (3), to point "A" the place of beginning.

Tract contains 119.31 acres subject to right of way of Godfrey Reserve and Old Town Run Roads as shown upon plat.

Survey recorded in Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats.

(This being the same premises the last transfer of which is recorded in Record of Deeds, Volume 97, Page 28; Volume 127, Page 298; Volume 110, Page 593 and Volume 101, Page 321 in the Recorder's Office of Mercer County, Ohio.)

Grantees assume and agree to pay all taxes and assessments due and payable on the above described premises in December, 1966, and thereafter; the Grantors to pay the December, 1965 and the June, 1966, installments of taxes and assessments.

A F F I D A V I T

State of Ohio, SS:
Mercer County.

Berlin H. Shaffer and Howard Shaffer, being first duly sworn, say that they are the duly appointed, qualified and now acting executors of the estate of John S. Shaffer, deceased, whose estate is now being administered in Case #15852 in the Probate Court of Mercer County, Ohio.

The affiants further say that they duly advertised the real estate hereinbefore described for sale, in the Daily Standard, a newspaper printed and of general circulation in Mercer County, Ohio, where said real estate is situated; in the Times Bulletin, a newspaper printed and of general circulation in Van Wert County, Ohio, and in other newspapers in the surrounding counties, prior to the 23rd day of October, 1965, the day of sale therein mentioned, stating in the notice the time, place and terms of the sale; and on said day, at the hour of 1:30 o'clock p.m., they proceeded to offer said real estate for sale on the premises, when Forrest Boroff and Mary Boroff, husband and wife, of R. R. #3, Van Wert, Ohio, bid to pay for the same, the sum of fifty thousand, nine hundred forty-one (\$50,941.00) dollars, which being the highest and best bid that was offered, they then and there sold the same to said Forrest Boroff and Mary Boroff, husband and wife, for that sum.

That said sale was made at public auction to the highest bidder, according to the terms of Item Second of the decedent's Last Will and Testament and the affiants are making this affidavit for the purpose of showing such fact.

And further affiants saith not.

Berlin H. Shaffer
Berlin H. Shaffer

Howard Shaffer
Howard Shaffer

Sworn to before me and subscribed in my presence this
25th day of October, 1965.

[Signature]
NOTARY PUBLIC, STATE OF OHIO

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Forrest Boroff and Mary Boroff, husband and wife, their heirs and assigns forever, as fully and completely as we, the said Berlin H. Shaffer and Howard Shaffer

as such Executors by virtue of said last Will and Testament, and of the statute made and provided for such cases, might and should sell and convey the same.

In Witness Whereof, The said Berlin H. Shaffer and Howard Shaffer,

as such Executors as aforesaid,

have hereunto set their hands, this 25th

day of October, A. D. 19 65.

Signed and acknowledged in the presence of

Don Short
Don Short
Ruth Strohl
Ruth Strohl

Berlin H. Shaffer
Berlin H. Shaffer
Howard Shaffer
Howard Shaffer

AS EXECUTORS OF THE LAST WILL AND TESTAMENT AND of THE ESTATE OF JOHN S. SHAFFER, DECEASED.

THE STATE OF OHIO

Mercer

County, ss.

Be it Remembered, that on this 25th day of October, 19 65

before me, the subscriber, a Notary Public,

in and for said County, personally came the above named Berlin H. Shaffer and

Howard Shaffer, as Executors

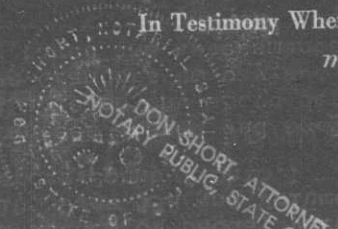
of the estate of John S. Shaffer, the Grantor^s in the

foregoing Deed, and acknowledged the signing of the same to be their voluntary

act and deed as such Executors, for the uses and

purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Don Short

NOTARY PUBLIC, STATE OF OHIO