

Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 22nd day of August 19 57, the last Will and Testament of James P. Riley, deceased, was admitted to Probate and record in the Common Pleas Court, Probate Division of Mercer County, Ohio, and on the 22nd day of August 19 57, Eugene S. Riley was duly appointed and qualified as executor of said decedent by said Court, and is now the lawful executor of the estate of said testat.or

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

Item Eight provides as follows:

"Lastly, I make and nominate my son, Eugene S. Riley, as the executor of this my Last Will and Testament, with full power and authority, after the death of my wife, to sell all or any part of my property, real and personal, at public or private sale, and convert the same into cash, at such prices and upon such terms of credit or otherwise as he may consider best, and to execute, acknowledge and deliver deeds and other proper instruments of conveyance thereof to the purchaser or purchasers. I further authorize my said executor to compromise, settle and adjust all claims or demands in favor of or against my estate, the same as I could do if living."

Dorothy Riley, surviving spouse of James P. Riley, deceased, died on April 20, 1980.

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 complete the settlement of said estate

it is necessary to sell said real estate.

Now, therefore, I, Eugene S. Riley,

as executor

as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said James P. Riley, deceased, and by

virtue of the statute in such cases made and provided, and of the powers vested in me and for and in consideration of the premises, and the sum of One Hundred Twenty-two Thousand Five Hundred Dollars (\$122,500.00), paid,

or secured to be paid to me by said Larry A. Caffee and Linda Caffee, husband and wife, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Larry A. Caffee and Linda Caffee, husband and wife,

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 Blackcreek and bounded and described as follows:

The West half of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 7, Town 4 South, Range 1 East, excepting, the following described piece or parcel of land to-wit:

LESS AND EXCEPT: Commencing for the same at the Southwest corner stone of said Northwest quarter of Section 7; thence East thirty-two (32) chains and ten (10) links to the Southeast corner of said quarter Section; thence North ten (10) chains and fifty-eight and eight tenths (58.8) links; thence West twelve (12) chains and seventy-eight (78) links; thence South two (2) chains and seven (7) links; thence West nineteen (19) chains and thirty-four and one-half (34 1/2) links to the State Line of Indiana; thence South eight (8) chains and fifty-one and five-tenths (51.5) links to the place of beginning. The land herein intended to be conveyed contains Sixty-eight and sixty-one hundredths (68.61) acres, more or less.

LESS AND EXCEPT: Nineteen (19) acres of even width off of the entire North end of the fractional West half of the Northwest quarter of Section 7, Township 4 South, Range 1 East in Mercer County, Ohio.

Containing in all after said exceptions, 50.00 acres of land, more or less, and subject to all legal highways.

The decedent acquired title in Deed Record 108, Page 111, Recorder's Office, Mercer County, Ohio.

The estate agrees to apy the taxes and/or assessments which become due and payable in December, 1980. The Grantees agree to pay the taxes and/or assessments which become due and payable in June, 1981, and thereafter.

APPROVED
MERCER COUNTY TAX MAP DEPT.

Date 12-1-80

By M.B.

Paragraph, conveyance fee 122.50
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319.202. Tom Thimnerman, Mercer County
Auditor.

XAK

Deputy Auditor

12-1-80

Date

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Larry A. Caffee and Linda Caffee, husband and wife, their heirs and assigns forever, as fully and completely I, Eugene S. Riley, as --, the said executor

as such..... executor..... 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 Eugene S. Riley

as such executor has hereunto set his hand, this 28th day of November A. D. 19 80

Signed and acknowledged in the presence of

Rita Amburgey Eugene S. Riley
Walter R. Bernard Eugene S. Riley, executor
of the estate of James P. Riley,
deceased.

THE STATE OF OHIO

Mercer County, ss.

Be it Remembered, that on this 28th day of November 19 80 before me, the subscriber, a Notary Public in and for said County, personally came the above named Eugene S. Riley as executor of the estate of James P. Riley, deceased, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed as such executor 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.

This Instrument prepared by:

Walter R. Bernard, Attorney
Celina, Ohio 45822

Notary Public, State of Ohio

WALTER R. BERNARD, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03

DEED 560
OF EXECUTOR OR ADMINISTRATOR
WITH WILL ANNEXED

FROM

Eugene S. Riley, executor
of the estate of James P.

Riley, deceased

TO

Larry A. Caffee and

Linda Caffee,

husband and wife

Received December 1 19 80
at 10:30 clock A.M.

Recorded December 2 19 80

In Mercer County

Record of Deeds, Vol. 282

Page 623-6

Clarence H. Post

Recorder

Recorder's Fee - \$ 7.00

TRANSFERRED

DEC 1 1980

Auditor

Deputy

Barbara Buchanan, Franklin, Springfield, Ohio

COUNTY AUDITOR
MERCER COUNTY, OHIO