

# Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

VOL.

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*Know All Men by these Presents:*

*That Whereas, on the 12th day of February 19 90, the last Will and Testament of Charles Robert Sell deceased, was admitted to Probate and record in the Common Pleas Court, Probate Division of Mercer County, Ohio, and on the 12th day of February 19 90, Eldon Sell and Catherine E. Smith were duly appointed and qualified as Co-Executors of said decedent by said Court, and are now the lawful Co-Executors of the estate of said testator.*

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

**ITEM SIX:** I make, nominate, and appoint my son, Eldon Sell, and my daughter, Catherine E. Smith, to be the Co-executors of this, my Last Will and Testament, and request that no bond be required of them, hereby granting to them as such Co-executors, full power and authority to sell and convey, at private or public sale, all or any part of my estate, real, personal or mixed, and upon such terms and at such prices as they may deem proper, and without obtaining any order of Court therefore. I also grant to them full power and authority in the settlement of my estate to compromise, compound, adjust and settle any and all debts and liabilities due to or from my estate for such terms and conditions and in such manner as my Co-executors shall deem best.

**APPROVED****APR 30 1990**
**MERCER COUNTY  
TAX MAP DEPARTMENT**
BY KAE**MINOR SUBDIVISION**

And Whereas, the said testator.....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 in order to settle said estate and pay all debts and taxes.....

.....  
it is necessary to sell said real estate.

Now, therefore,.....Eldon Sell and Catherine E. Smith

.....as Co-Executors.....

as aforesaid, in pursuance to the said provisions of the said last Will and Testament of said.....Charles Robert Sell,.....deceased, and by

virtue of the statute in such cases made and provided, and of the powers vested in them.....and for and in consideration of the premises, and the sum

of One Hundred Nine Thousand Twelve and 50/100----- Dollars (\$109,012.50.....), paid,

or secured to be paid to them.....by said Van D. Cross

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said Van D. Cross

.....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:

Being the West One-half of the Northwest quarter of Section 32, Town 4 South, Range 2 East, containing 80 acres of land more or less, subject to all legal highways, easements and restrictions of record.

LESS AND EXCEPT THE FOLLOWING: Beginning at the Northwest corner of Section 32, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, said corner being defined by an iron rod set over a stone on the centerlines intersection of the Now Road and State Route 707, thence East, Two hundred ninety-five and sixteen hundredths (295.16) feet on and along the North line of Section 32, also being the centerline of State Route 707, to a masonry nail, thence South, 00°13'14" West, Two hundred ninety-six and twenty-seven hundredths (296.27) feet to an iron pin and cap set, and passing through an iron pin and cap set at Thirty (30.00) feet on the South right of way of State Route 707, thence North, 89°46'53" West, Two hundred ninety-five and seventeen hundredths (295.17) feet to a masonry nail set on the West line of Section 32, also being the centerline of the Now Road, and passing through an iron pin and cap set at Two hundred sixty-five and seventeen hundredths (265.17) feet on the East line of the newly established and dedicated right of way of the Now Road, thence North, 00°13'34" East on and along the West line of Section 32, also being the centerline of Now Road, Two hundred ninety-five and sixteen hundredths (295.16) feet to the place of beginning.

The afore described tract of land contains Two and four thousandths (2.004) acres, more or less, subject to all legal highways, easements and restrictions imposed thereon, and is part of the lands last described in the Mercer County Record of Deeds Volume 155, Page 61, and Volume 275, Page 196, and is shown on a plat of survey filed in the Mercer County Engineer's Office.

The Grantees dedicate an additional Twelve and fifty hundredths (12.50) feet of land, East of and adjacent to the existing right of way of the Now Road for public highway and roadway purposes thereby establishing a Thirty (30.00) feet right of way along the West side of this parcel.

All bearings for this survey and description were turned from the centerline of State Route 707 assumed as East-West.

This description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

ALSO LESS AND EXCEPT: Being a tract out of Section 32, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the Northwest corner of Section 32, Dublin Township, said corner being defined by an iron pin found over a stone corner at the intersection of the centerlines of the Now Road and State Route 707, thence East along the North line of Section 32, also being the centerline of State Route 707, Seven hundred thirty-seven and sixty-five hundredths (737.65 feet to a nail set as the place of beginning, thence continuing East along the North line of Section 32, Two hundred fifty-four and eighty-seven hundredths (254.87) feet to a nail set, thence South, Two hundred fifty-two and ninety-one hundredths (252.91) feet to an iron pin set and passing thru an iron pin set at Thirty (30.00) feet, thence South 89°59'15" West, Two hundred fifty-two and eighty-three hundredths (252.83) feet to an iron pin set, thence North 00°27'43" West, Two hundred fifty-two and ninety-nine hundredths (252.99) feet to the place of beginning and passing thru an iron pin set at Two hundred twenty-two and ninety-nine hundredths (222.99) feet.

The afore-described tract contains One and four hundred seventy-four thousandths (1.474) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 155, Page 61 and Volume 275, Page 196, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the North line of Section 32, also being the centerline of State Route 707 assumed as East-West.

This description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions 76.522 acres of land, more or less, subject to all legal highways, easements and restrictions of record.

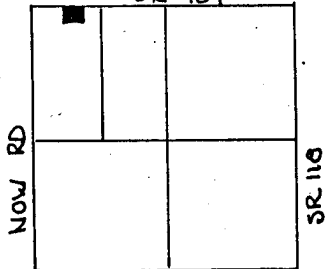
~~Exemption paragraph, conveyance Fee~~ 109.10  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319,202 Roger A. Schwieterman, Mercer  
County Auditor.  
RAK 4-30-90  
Deputy Aud. Date

To Have and to Hold said premises, with all the privileges and appurtenances  
thereto belonging, to the said Van D. Cross  
his heirs and assigns forever, as fully and completely  
Eldon Sell and  
as they, the said Catherine E. Smith

SELL SURVEY  
PART SEC 32, T4S, R2E  
DUBLIN TWP, MERCER COUNTY, OHIO

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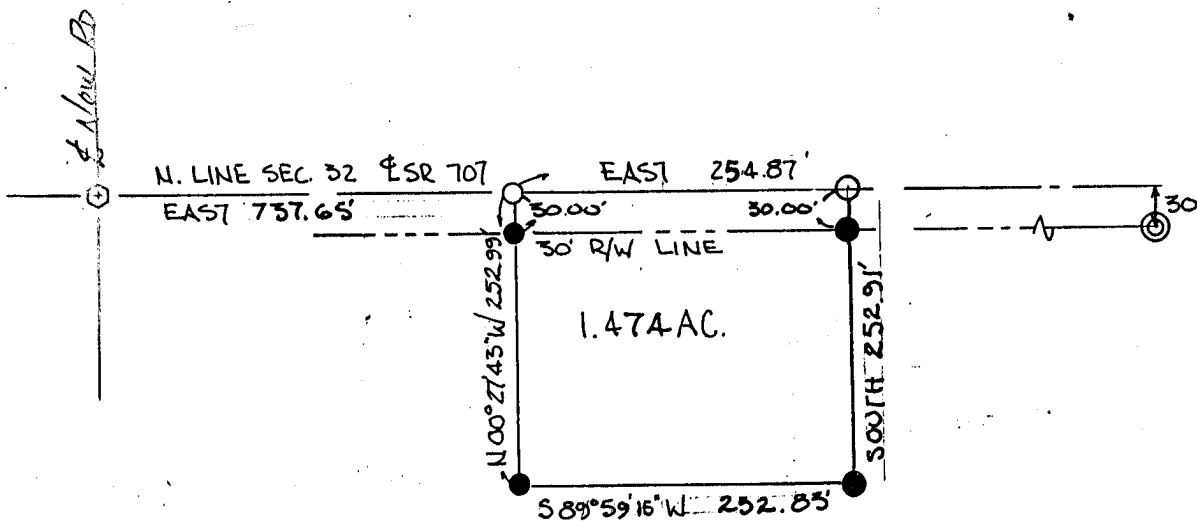
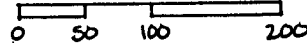
LOCATION PLAT



SEC 32- DUBLIN TWP



SCALE: 1" = 100'



LEGEND -

- 3/4" φ IRON PIN SET
- NAIL SET
- STONE REF FOUND
- ◎ R/W MON.

PARCEL NOT IN FLOOD HAZARD ZONE  
"FIRM" PANEL NO. 390392-0025B (SEPT '89)

ALL BEARINGS TURNED FROM NORTH LINE SEC 32  
ALSO BEING THE SR 707 ASSUMED EAST-WEST

PAID

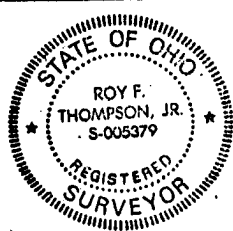
\$ 20.00

APR 30 1990

Carolyn Stohrner  
MERCER COUNTY COMMISSIONERS  
CELINA, OHIO

PLAT BY SURVEY MARCH '90

*Roy F. Thompson, Jr.*  
ROY F. THOMPSON JR. REG. SUR # 5379



PERMANENT PARCEL No. _____	
Part of: <u>NW 1/4</u> Sec. <u>32</u> T <u>4S</u> R <u>2E</u> <u>DUBLIN</u> Township	
Grantor: <u>SELL</u>	Area Retained: <u>76.522</u> Acres
Grantee: _____	Area Transferred: <u>1.474</u> Acres
Deed References: <u>V155 P61 &amp; V275 P196</u>	
APPROVALS: <i>R. F. Thompson</i>	<i>Carolyn Stohrner</i>
AGENCY: <u>Board of Health</u>	Co. Sanitary Engineer <u>County Engineer</u>
DATE: <u>3/19/90</u>	<u>3-19-90</u>

*Original Signature*

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as such Co-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 Eldon Sell and Catherine E. Smith

as such Co-Executors

hereunto set their hands, this 23rd day of April A. D. 19 90

Signed and acknowledged in the presence of

James P. Hogan  
James P. Hogan  
Gayetta Hogan  
Gayetta Hogan

Eldon Sell and Catherine E. Smith, Co-Executors

of the Estate of Charles Robert Sell, deceased.

# THE STATE OF OHIO

Mercer County, ss.

Be it Remembered, that on this 23rd day of April 19 90 before me, the subscriber, a Notary Public in and for said County, personally came the above named Eldon Sell and Catherine E. Smith as Co-Executors of the Estate of Charles Robert Sell the Grantor in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed as such Co-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.

This Instrument prepared by:

JAMES P. HOGAN, Attorney at Law

Notary Public, State of Ohio

JAMES P. HOGAN, Attorney At Law

Notary Public - State of Ohio

My Commission Has No Expiration

Section 147.03 ORC

25776

DEED  
OF EXECUTOR OR ADMINISTRATOR  
WITH WILL ANNEXED

FROM

TO VanCrown  
2466 Wilson Rd  
Rockford 45882

Received April 30 19 90  
at 3:05 o'clock P. M.  
Recorded May 1 19 90  
In Mercer County  
Record of Deeds, Vol. 313

Page 396-400  
Patricia E. Hogan, Notary

Recorder's Fee \$16.00

TRANSFERRED  
TRANSFERRED

APR 30 1990

Auditor

By ROGER A. SCHWIERMAN  
COUNTY AUDITOR  
SARATOGA COUNTY, OHIO