

PROBATE COURT OF MERCER COUNTY, OHIO

Mercer Prob. Court

NOV 18 1991

M. V. Klosterman
JUDGEESTATE OF FORREST V. BOROFFCase No. 23446-91Docket 35

Page

CERTIFICATE OF TRANSFER

Revised Code, Sec. 2113.61

NO. 1

Decedent died on September 10, 1991 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows.

Name	Residence Address	Interest in Real Estate so Passing
Mary E. Boroff	301 E. First Street	Decedent's
	Rockford, Ohio, 45882	undivided 1/2
		interest

TRANSFERRED

NOV 18 1991

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EF
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319.202 Roger A. Schwieterman, Mercer County Auditor.

Deputy Aud.

Date

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$ in favor of decedent's surviving spouse, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, if decedent's interest was a fractional share, be sure to so state]: PAGE 1

Include reference to volume and page of the recording of the next preceding recorded instrument by or through which the grantor or grantors claim title. The undivided one-half of the following described

real estate, to-wit:

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.

DO NOT WRITE IN THIS SPACE

TRACT NUMBER THREE: (North end Southeast quarter (1/4) of the Southeast quarter (1/4) 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 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 a 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° 7' 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.

Excepting the following two parcels, to-wit:

EXCEPTION to Tract Number One: Commencing at the Southwest corner of Fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, said corner being defined by a one (1) inch pipe found over a stone on the centerline of the Godfrey Reserve Road, also being the West line of Section 3, Thence North 01 degree 00 minutes 00 seconds West, 915.20 feet on and along the Godfrey Reserve Road to an iron pin found as the PLACE OF BEGINNING: Thence Continuing North 01° 00' 00" West along the centerline of the Godfrey Reserve Road, also being the West line of Section 3, 465.29 feet to a masonry nail set, Thence North 89° 00' 38" East, 323.64 feet to a 5/8 inch iron pin and cap set, Thence South 01° 01' 27" East, 123.62 feet to a 5/8 inch iron pin and cap set, Thence North 88° 59' 13" East, 649.75 feet to an existing corner post, Thence South 00° 52' 53" East, 340.80 feet along the lands described in Volume 160, Page 156 of the Mercer County, Ohio, Record of Deeds, to a 5/8 inch iron pin and cap set, Thence South 88° 56' 37" West, 972.72 feet along the lands described in Volume 243, Page 192 and Page 198, of the Mercer County, Ohio, Record of Deeds, the the PLACE OF BEGINNING. The afore-described tract of land contains Eight and Five Hundred Forty Thousandths (8.540) acres, more or less, subject to all easements, restrictions and limitations imposed thereon and on legal highways, IF NECESSARY

Date Issued

Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

Date

Probate Judge/Clerk

311 124

See plat of survey filed in the Mercer County, Ohio, Engineer's Office. Bearings for this survey description were turned from the centerline of the Godfrey Reserve Road established as North 01 Degree 00 Minutes 00 Seconds West, on previous surveys. This survey and description prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

EXCEPTION to Tracts Number Two and Three: Being a parcel of land situated in Section One (1) of Godfrey's Reserve in Dublin Township, Township 4 South, Range 2 East, Mercer County, Ohio, being more particularly described as follows: Commencing for reference at the corner stone at Southwest corner of fractional Section 3, Dublin Township; thence North 01° 00" West, along the east line of said Section 1, Godfrey's Reserve, the west line of the Southwest Quarter of Fractional Section 3, Dublin Township, and the centerline of Godfrey's Reserve Road, a distance of One Thousand Four Hundred Fifty-seven and 51/100 (1457.51) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing north 01° 00' West, along the last described line, a distance of Five Hundred Seventy-six and 07/100 (576.07) feet to an iron pipe; thence, South 88° 50' West, a distance of Six Hundred Twenty and 24/100 (620.24) feet to a 5/8 inch iron bar; thence, South 01° 14' 42" east, a distance of Five Hundred Fifty-one and 91/100 (551.91) feet to a 5/8 inch iron bar; thence South 88° 55' 39" east, a distance of Six Hundred Eighteen and 28/100 (618.28) feet to the place of beginning. Containing 8.015 acres of land, more or less, subject to all easements and right of way of record.

Reference is made to a survey of this area by B.R. Gebhart, Registered Surveyor 3909, dated September 13, 1965 and a retracement of that survey by Gordon L. Geeslin, Registered Surveyor 5372, dated November 11, 1985, on file in the County Engineer's Office.

Containing after said exceptions in Tract Number 1 a total of 30.17 acres, and

Containing after said exceptions in Tract Numbers 2 and 3 a total of 72.585 acres.

Previous Recording: Volume 222, Pages 432-434; Deed Records, Mercer County, OH.

APPROVED

NOV 18 1991

MERCER COUNTY
TAX MAP DEPARTMENT

BY J. F. E.
November 18, 1991

Date Issued

ENG. MAP #: GOR-0100-00-002.00 (T)
004-0300-00-006.00 (T)

/s/ MARK V. KLOSTERMAN

Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

THIS INSTRUMENT PREPARED BY ATTORNEY KENNETH KOCH.

November 18, 1991

Date

Probate Judge/Clerk

See Engr. Mark V. Klosterman
32929
PRESENTED FOR RECORD
In the 18 day of Nov. 1991
at 3:17 o'clock P.M.
recorded Nov. 19 1991
In Mercer Co., Ohio, Record of
Needs
Patricia E. Grato
RECORDER - MERCER CO., OH.
Fee \$14.00
Vol 319 pg. 122-25

Storia Winger
Probate Judge/Clerk