

ESTATE OF HAROLD W. ARNOLD, DECEASED

CASE NO. 23220-91 DOCKET 35 PAGE 1

CERTIFICATE OF TRANSFER
Revised Code, Sec. 2113.61

NO. -1-

Decedent died on JANUARY 9, 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
WILLIAM NEWTON ARNOLD	2057 DARRELL	ONE-FOURTH (1/4) DECEDENT'S
aka William Newton Arnold	FAIRBORN, OHIO 45324	ENTIRE INTEREST
JOHN GLAE ARNOLD	400 EAST WARREN STREET	ONE-FOURTH (1/4) DECEDENT'S
aka John Glay Arnold	CELINA, OHIO 45822	ENTIRE INTEREST
	1195 CREEKSIDE PLACE	ONE-FOURTH (1/4) DECEDENT'S
MICHAEL ARNOLD	REYNOLDSBURG, OHIO 43068	ENTIRE INTEREST
	4871 MUD PIKE ROAD	ONE-FOURTH (1/4) DECEDENT'S
DAVID ARNOLD	CELINA, OHIO 45822	ENTIRE INTEREST
	RURAL ROUTE #6	LIFE ESTATE INTEREST ONLY IN LOT 25
EDITH ROSS	CELINA, OHIO 45822	ONLY OF ARNOLDS DUCKFOOT LANDING

[Complete if applicable] The real estate described in this Certificate is subject to a charge of \$ N/A 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.

Exemption paragraph, conveyance fee EN
The Grantor and Grantee of this deed have complied with the provisions of S. Sec. 319,202 Roger A. Schwieterman, Mercer County Auditor.

APPROVED

JUL 20 1992

MERCER COUNTY
TAX MAP DEPARTMENT
BY J. F. E.

20K
Deputy Aud.

7-20-92
Date

TRANSFERRED

JUL 20 1992

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

ENG. MAP #: 005-2311-02-00100-09
005-2311-01-XXX-XX-09
005-2300-00-00100-09

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

NOT S O 1005

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO, and bounded and described as follows:

Tract No. 1

Former State lands adjacent to Duckfoot Landing, located in Section 23, Town 6 South, Range 3 East, Franklin Township, and acquired by Harold Arnold by virtue of a Governors Deed filed in Deed Book 268, Page 162 and described as follows:

Being parcels 54-217, 54-218, 54-219, 54-220, 54-221, 54-222, 54-223, 54-224 all as recorded in the Mercer County Recorders Office in Book titled Subdivision Plat of Lands of State of Ohio at Grand Lake St. Marys Reservoir No. 5, October 1, 1974, and transferred by virtue of a Governors Deed filed in Deed Volume 268, Page 162.

Less and Except a portion of Parcel No. 54-217 described as follows:

Beginning at the Southeast corner of Parcel No. 54-217, said point being defined by an iron pin found,

Thence North $13^{\circ}16'58''$ West, Seventy-nine and Thirty-three Hundredths (79.33) feet to an iron pin found,

Thence North $01^{\circ}18'52''$ East, One Hundred Thirty-one and Fourteen Hundredths (131.14) feet to a point and passing thru an iron pin found at Eighty-one and Nine Hundredths (81.09) feet,

Thence South $89^{\circ}28'19''$ East, Twenty (20.00) feet to a point,

Thence South $01^{\circ}18'52''$ West, Two Hundred Eight and Eighteen Hundredths (208.18) feet to the place of beginning.

The afore described exception contains Seventy-eight Thousandths (0.078) acres, more or less, and is the same lands shown on a May 1990 plat of survey by James Kent, filed with the Mercer County Engineer.

After said exception the lands included in this description contain Seven Hundred Fourteen Thousandths (0.714) acres, more or less.

The above-described real estate (Tract No. 1) being the same lands transferred in Deed Volume 268, Page 162, of the Deed Records, Mercer County, Ohio, Recorder's Office.

Tract No. 2

The lands included in Arnolds Duckfoot Landing, Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio more particularly described as follows:

All the lands of the Arnolds Duckfoot Landing, as the same appears upon the recorded plat thereof, and recorded in Plat Book 5, Page 11, of the Mercer County, Ohio Record of Plats, and containing Fifty-three (53) lots with a total acreage of Six and One Hundred Thirty-two Thousandths (6.132) acres, more or less.

NOTE: In accordance with ITEM FIVE of the Last Will and Testament of Harold W. Arnold, Edith Ross has a life estate interest only in Lot 25 only of Arnolds Duckfoot Landing.

Part No. 3

The remaining lands in the North half of the Northeast quarter of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, not included in Parts No. 1 and 2, and outside the lands claimed by the State of Ohio by virtue of the survey line as shown on the plat of survey of Grand Lake St. Marys as established by Jennings-Lawrence and more particularly described as follows:

Beginning at the East quarter post of the Northeast quarter of Section 23, Town 6 South, Range 3 East, said point being defined by a spike found on the centerline of the Behm Road,

Thence North $01^{\circ}18'52''$ East, along the East line of Section 23, also being the centerline of the Behm Road, Eight Hundred Thirty-one and Thirty-seven Hundredths (831.37) feet to a spike found on the South line of the Arnolds Duckfoot Landing,

Thence North $88^{\circ}41'16''$ West, along the South line of the Arnolds Duckfoot Landing, Seven Hundred Seventy-one and Eighty-six Hundredths (771.86) feet, to an iron pipe found at the original Southwest corner of the Arnolds Duckfoot Landing and also being on the line established by Jennings-Lawrence defining the lands claimed by the State of Ohio,

Thence along the Jennings-Lawrence Line as follows:

North 15°14'53" West, One Hundred Thirty-one and Ninety-nine Hundredths (131.99) feet to an iron pin set,

Thence North 76°54'28" West, One Hundred Thirty-one and Thirty-nine Hundredths (131.39) feet to an iron pin set,

Thence North 64°06'09" West, One Hundred Thirty-one and Forty-seven Hundredths (131.47) feet to an iron pin set,

Thence North 79°10'08" West, One Hundred Thirty-one and Thirty-seven Hundredths (131.37) feet to a point in the Channel,

Thence South 28°13'48" West, One Hundred Thirty-one and Fifty-two Hundredths (131.52) feet to an iron pin set,

Thence South 08°40'24" West, One Hundred Thirty-one and Seventy-two Hundredths (131.72) feet to an iron pin set,

Thence South 20°42'18" West, One Hundred Thirty-one and Fifty-nine Hundredths (131.59) feet to an iron pin set,

Thence South 44°02'41" West, One Hundred thirty-one and Forty Hundredths (131.40) feet to an iron pin set,

Thence South 05°25'01" West, One Hundred Thirty-one and Seventy-five Hundredths (131.75) feet to an iron pin set,

Thence South 21°57'31" West, One Hundred Thirty-one and Fifty-seven Hundredths (131.57) feet to an iron pin set,

Thence South 08°05'57" East, One Hundred Thirty-one and Ninety-one Hundredths (131.91) feet to an iron pin set,

Thence South 63°00'09" East, One Hundred and Thirty-nine Hundredths (100.39) feet to an iron pin set,

Thence South 76°56'32" East, One Hundred and Forty-six Hundredths (100.46) feet to an iron pin set,

Thence South 57°46'18" East, One Hundred and Thirty-six Hundredths (100.36) feet to an iron pin set,

Thence South 05°09'59" West, Seventy-nine and Fifty-two Hundredths (79.52) feet to an iron pin set,

Thence South 80°43'51" West, Thirty-two and Ninety-three Hundredths (32.93) feet to an iron pin set on the South line of the North half of the Northeast quarter of Section 23,

Thence South 88°21'05" East, along the South line of the North half of the Northeast quarter, One Thousand One Hundred Ninety-three and Fifty-two Hundredths (1193.52) feet to the place of beginning.

The afore described tract contains Twenty-seven and Four Hundred

Three Thousandths (27.403) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 213, Page 203, and is bounded on the South by a line established by survey by Geeslin for Gilliland and filed in the Mercer County Engineers Record of Surveys, on the East by the centerline of the Behm Road, on the North by the Arnolds Duckfoot Landing and on the West and Northwest by the Jennings-Lawrence survey line as shown on the Plat of the Ohio Department of Natural Resources survey of Grand Lake St. Marys, Sheets 39, 40 and 43, of 43 sheets, PT Section 23, Town 6 South, Range 3 East.

All bearings are as shown on the above referred to Jennings-Lawrence survey of Grand Lake St. Marys.

This description was prepared by Roy F. Thompson, Jr., Reg. Sur. 5379.

The above-described real estate (Tracts Numbered 2 and 3) being the same lands transferred by Deed Volume 167, Page 410 of the Deed Records, Mercer County, Ohio, Recorder's Office.

JULY 17, 1992

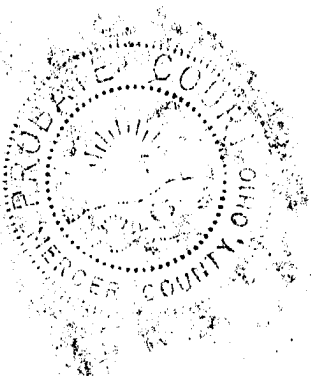
/S/ MARK V. KLOSTERMAN
Probate Judge

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.

JULY 17, 1992

Anita K. Rutledge
Deputy Clerk



37264

PRESENTED FOR RECORD
on the 20 day of July 1992
at 3:33 P.M.
recorded July 21 1992
in Mercer Co., Ohio, Record of

Deeds
Patricia E. Grotz dmh

ORDER - MERCER CO.

Fee \$16.00

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