

PROBATE COURT OF MERCER COUNTY, OHIO

ESTATE OF LAVERNE T. RIPLEY, DECEASED

VOL 325 PAGE 133

Case No. 23797-92

Docket 35

Page

CERTIFICATE OF TRANSFER

Revised Code, Sec. 2113.61

NO. 2

Decedent died on November 13, 1992, 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
James D. Ripley	2523 East Nance Street Mesa, AZ 85213	One-half (½) interest in Decedent's undivided One -half (½) interst
Vicki L. Riggs	5718 Muldoon Ct. Dublin, OH 43017	One-half (½) interest in Decedent's undivided One -half (½) interst

[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.

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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]:

The following described real estate situate in the Township of Blackcreek, County of Mercer, and State of Ohio, to-wit:

Being the northwest quarter of Section 14, Town 4 South, Range 1 East, containing 160 acres of land.

ALSO, twelve acres of land in Section 15, in said Township more particularly described as follows: Being a strip of land 24 rods wide off of the east end of the south half of the northeast quarter of Section 15, Town 4 South, Range 1 East, containing 12 acres of land, more or less.

LESS AND EXCEPT: Being a parcel out of the Northwest Quarter, Section 14, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section 14, T4S, R1E, Blackcreek Township, said point being defined by an iron pin found at the intersection of the centerlines of the Rockford West Road and the Jordon Road,

Thence North on and along the half section line, also being the centerline of the Jordon Road, One Thousand Five Hundred Six and Forty-five Hundredths (1506.45) feet to a railroad spike set as the place of beginning,

Thence continuing North along the half section line, one hundred eighty-six and twenty hundredths (186.20) feet to a spike set,

Thence North 89° 59' 40" West, one hundred sixty-two and thirty-nine hundredths (162.39) feet to an iron pin set and passing thru an iron pin set at thirty (30.00) feet,

Thence South 00° 01' 00" West, Eighty-one and eighty-nine hundredths (81.89) feet to an iron pin set,

Thence North 89° 59' 30" West, One Hundred Eighty-five and eighty-eight hundredths (185.88) feet to an iron pin set,

Thence South 00° 06' 40" West, One Hundred Four and thirty-eight hundredths (104.38) feet to an iron pin set,

CONTINUED ON ATTACHED SHEET

July 26, 1993

Date

/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 26, 1993

Date

Anita K. Rutledge
Clerk

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Real Estate Description continued

Thence North 89° 59' 40" East, Three hundred forty-eight and forty-seven hundredths (348.47) feet to the place of beginning and passing thru an iron pin set at Three hundred eighteen and forty-seven hundredths (318.47) feet.

The aforesaid exception contains one and one hundred forty thousandths (1.140) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 285 Page 644 and is shown on the plat of survey filed with the Mercer County Engineer.

The owner in fee simple title has dedicated additional land west of and adjacent to the existing right of way of the Jordon Road to create a thirty (30.00) foot right of way along this parcel.

All bearings for this survey description were turned from the half section line of Section 14, Assumed North-South.

A survey of this exception was prepared by Roy F. Thompson, Jr., Reg. Sur. #5379.

Containing after said exception 170.86 acres, more or less.

PRIOR TRANSFER: 285 PAGE 644

APPROVED

JUL 30 1993

MERCER COUNTY
TAX MAP DEPARTMENT

BY J. F. E.

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

E. M.
Deputy Aud.

8-18-93
Date

ENG. MAP #: 001-1500-00-002-00 (T)
001-1400-00-002-00 (T)

TRANSFERRED

AUG 19 1993

ROGER A. SCHWIETERMAN
COUNTY AUDITOR
MERCER COUNTY, OHIO

43792

PRESENTED FOR RECORD
The 19 day August 1993
at 3:15 o'clock P. M
Record of Deeds

Patricia E. Grote
RECORDER MERCER CO., OHIO

Fee \$ 18.00

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*Mail
Earl Rice
209 S. Washington
Jan 4/94*