

**CASE NO. P-99-111**

## CERTIFICATE OF TRANSFER

NO. 1

**FILED**

**[Check one of the following]**

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on July 13, 1999 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

[illegible]

**[Complete if applicable]** The real property 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.

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

Situated in the Village of Rockford, Township of Dublin, County of Mercer and State of Ohio, bounded and described as follows:

Being a portion of Out Lot 19½, Section 17, Town 4 South, Range 2 East, Dublin Township, Village of Rockford, Mercer County, Ohio, and more particularly described as follows: Beginning at the Southeast corner of Out Lot No. 19½, Village of Rockford, Ohio, said point being defined by a point on the centerline of U.S. Rte. 33 at Highway Station 40 + 70.74; thence along the Highway centerline along a curve to the left having a radius of One Thousand Four Hundred Thirty-two and thirty-nine hundredths (1432.39) feet and a degree of curvature of 4°, a curve distance of two hundred fifty-one and forty-five hundredths (251.45) feet to a nail set at Highway Station 38 + 19.29, said point being the point of curvature of the roadway curve; thence continuing along the centerline of U.S. Rte. 33, North 61° 39' 29" West, eighty-eight and sixty-three hundredths (88.63) feet to a nail set; thence North 01° 00' 21" East, two hundred six and eighteen hundredths (206.18) feet to an iron pin set and passing thru a concrete right of way marker found at fifty-six and twenty-nine hundredths (56.29) feet; thence South 89° 29' 29" East, ninety and two hundredths (90.02) feet to a point on the South line of the St. Marys River and passing thru an iron pin set at fifty-seven and seventy-three (see continuation sheet attached)

Prior Instrument Reference: Volume 328, page 99, Mercer County Record of Deeds.

Parcel No: 08-055800-0000

#### ISSUANCE

This Certificate of Transfer is issued this 15<sup>th</sup> day of November, 1999.

James J. M. Mott  
Probate Judge

#### CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on November 15, 1999 and kept by me as custodian of the official records of this Court.

Date

11-15-99

JOHN E. ZIMMERMAN #6784  
VIEWER, ZIMMERMAN, BACON, YODER & HUBBARD  
401 WAYNE AVENUE  
DEFIANCE, OHIO 43512  
TELEPHONE: (419) 762-3018

James J. M. Mott  
Probate Judge

By

          
Deputy Clerk

CERTIFICATE OF TRANSFER  
NO.

CONTINUATION SHEET

ESTATE OF LUCILLE L. PHILLIPS deceased

hundredths (57.73) feet on the top of the bank of the St. Marys River; thence South 51° 13' 39" East along the St. Marys River, one hundred twelve and six hundredths (112.06) feet to a point; thence continuing along the South line of the St. Marys River North 82° 58' 01" East, one hundred eleven and fifty-six hundredths (111.56) feet to a point; thence South 03° 20' 29" East, twenty and four hundredths (20.04) feet to an iron pin set, and continuing South 03° 20' 29" East, along the lands described in Deed Volume 282, page 303, Two hundred seventy and seventy-six hundredths (270.76) feet to the place of beginning and passing thro an iron pin set at two hundred twenty-two and fifty hundredths (222.50) feet.

The aforescribed parcel contains One and Sixty-Eight Hundredths (1.68) acres, more or less, subject to all roadways and easements of record, is the lands described in Deed Volume 314, page 143, and Volume 323, page 345, and is shown on a plat of survey filed with the Mercer County Engineer.

Bearing reference is the tangent bearing of U.S. Rte. 33 established by the Ohio Dept. of Transportation as North 61° 39' 29" West.

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

FEB 17 2000

MERCER COUNTY  
TAX MAP DEPARTMENT

Exemption paragraph, ~~conveyance Fee~~ EN  
The Grantor and Grantee of this deed have  
complied with the provisions of R. C. Sec.  
319, 202 Mark Giesige Mercer  
County Auditor.

KP 2-18-00  
Deputy Aud. Date

TAX MAP #: 02-17-226-002

TRANSFERRED

FEB 18 2000

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

200000000832  
Filed for Record in  
MERCER COUNTY, OHIO  
ANDREA L SCHROYER  
On 02-18-2000 At 12:05 pm.  
CERT 18.00  
OR Book 104 Page 639 - 641

200000000832  
WEANER, ZIMMERMAN, BACON, YODER & HUBBARD  
401 WAYNE AVE  
DEFIANCE, OH 43512