

PROBATE COURT OF MONTGOMERY COUNTY, OHIO

ESTATE OF M. MARGARET LLOYD, DECEASED

CASE NO. 343394

CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on April 11, 2003 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
JONELL K. ROBERTS,	7209 Union Road, Clayton OH 45415	One-half ($\frac{1}{2}$)
KEVIN R. LLOYD,	46 Stanton Road, Darien CT 06820	One-half ($\frac{1}{2}$)

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JUL 28 2003

MERCER COUNTY
TAX MAP DEPARTMENT

[Complete if applicable] The real property 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.

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED TRACT:-.,

Situated in the Township of Dublin, County of Mercer and State of Ohio, to-wit:

Being the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section One (1), Town Four (4) South, Range Two (2) East, containing Forty (40) acres of land, more or less, subject to all legal highways and easements of record.

LAST TRANSFER: Deed Volume 240, Page 498.

ENG. MAP #: 201-010-02-025.00-07

TRACT 2:

BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED TRACT:

Situated in the Township of Dublin, County of Mercer and State of Ohio, to-wit:

Being part of Blackloon Reservation in Town Four (4) South, Range Two (2) East, and more particularly described as follows:

Commencing at a point as determined by the intersection of the centerlines of River Trail Road and Blackloon Road with the centerline of Blackloon Road being considered as true North; thence North 88° 53' 22" West along the centerline of River Trail Road for a distance of Twelve Hundred Ninety-nine and Eighty-three Hundredths (1299.83) feet to a point, which is the PLACE OF BEGINNING for the tract conveyed herein; thence South 0° 12' 02" West a distance of Six Hundred Sixty-nine and Sixty-one Hundredths (669.61) feet to a point; thence South 90° 00' West a distance of Three Hundred Eleven and Sixty-six Hundredths (311.66) feet to a point; thence South 54° 36' 31" West a distance of Nine Hundred Fifty-seven and Fifty-one Hundredths (957.51) feet to a point; thence South 00° 00' for a distance of One Hundred Eighteen (118) feet to a point in the centerline of the St. Marys River; thence Northwesterly along the meanderings of the centerline of the St. Marys River to a point on the West line of Blackloon Reservation; thence North 00° 00' 38"

East on the West line of Blackloon Reserve a distance of Two Thousand Five Hundred Twenty-three and Forty-five Hundredths (2523.45) feet to a point; thence North 89° 51' 13" East a distance of Two Thousand Eight Hundred Seventy and Forty-two Hundredths (2870.42) feet to a point which point is One Thousand Two Hundred Eighty-nine and Ninety-eight Hundredths (1289.98) feet West of a monument stone on the centerline of Blackloon Road, with said monument stone being Twenty-three Hundred Twenty-nine (2329) feet South of a monument stone at the point of intersection of the centerline of Blackloon Road and the North line of the Northwest Quarter (¼) of Section Five (5); thence South 00° 00' 38" West Two Thousand Seven Hundred Forty-eight and Sixty-two Hundredths (2748.62) feet to the place of beginning, LESS AND EXCEPT THEREFROM the following described tract:

Commencing at a railroad spike located at the point of intersection of the River Trail Road and Blackloon Road centerlines; thence North 88° 53' 22" West on and along the centerline of River Trail Road a distance of One Thousand Nine Hundred Twelve and Forty Hundredths (1912.40) feet to a railroad spike which is the point of beginning for this exception; thence North 01° 06' 38" East a distance of Seven Hundred One and Thirteen Hundredths (701.13) feet to a point on the centerline of a creek; thence on and along the meanderings of the creek South 22° 45' 38" West Three Hundred Eighty-six (386) feet; thence South 52° 02' 14" West Two Hundred Twenty-seven and Eleven Hundredths (277.11) feet; thence South 38° 43' 08" West One Hundred Seventy-seven (177) feet; thence South 01° 24' 08" West Fifty-nine (59) feet to a railroad spike set on the centerline of River Trail Road; thence South 88° 53' 22" East on and along the centerline of River Trail Road a distance of Four Hundred Twenty-six and Ninety-five Hundredths (426.95) feet to the place of beginning, with this exception containing Three and Twelve Hundredths (3.12) acres of land, more or less.

Containing herein after said exception, Two Hundred Twenty-nine and Ninety-six Hundredths (229.96) acres of land, more or less, subject to all legal highways and easements of record.

ALSO:

A part of Blackloon Reservation in Dublin Township, Town Four (4) South, Range Two (2) East, more particularly described as follows:

Commencing at a point determined by the intersection of the centerlines of River Trail Road and Blackloon Road, with the centerline of Blackloon Road being considered a true North; thence North 88° 53' 22" West along the centerline of River Trail Road for a distance of Five Hundred Seventy-five and Eighty-three Hundredths (575.83) feet for the point of beginning for this tract; thence continuing along the centerline of River Trail Road to a point in the Easterly line of lands now owned by J. Richard and Margaret Lloyd, for a distance of Seven Hundred Twenty-four (724) feet; thence South 00° 12' 02" West along the Easterly line of lands now owned by J. Richard and Margaret Lloyd, a distance of Six Hundred Sixty-nine and Sixty-one Hundredths (669.61) feet to a point; thence South 72° 25' 12" East a distance of Seven Hundred Fifty-eight and Fifty-one Hundredths (758.51) feet to a point; thence North 00° 12' 02" East for a distance of Eight Hundred Eighty-four and Sixty-eight Hundredths (884.68) feet to the place of beginning, containing Twelve and Ninety-two Hundredths (12.92) acres of land, more or less, subject to all legal highways.

Instrument Book Page
200300007903 OR 171 758

(Reverse of Form 12.1)

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

See Exhibit "A" attached

200300007903
Filed for Record in
MERCER COUNTY, OHIO
TAMARA K BARGER
07-28-2003 At 01:04 pm.
CERT 18.00
OR Book 171 Page 756 - 758

200300007903
HECK & HECK CO LPA
1510 LIBERTY TOWER
120 W SECOND ST
DAYTON, OH 45402

TRANSFERRED

JUL 28 2003

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

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 7-28-03
Deputy Aud. Date

Prior Instrument Reference: Volume 325 Page 850

Parcel No: ~~Tract No. 1 - 7-000800-0000~~ KNMO 7-000800-0000
~~Tax map # 02-01-100-002~~ 02-01-100-002
Tract No. 2 - 7-008300-0000
Tax map # 02-06-400-001

ISSUANCE

This Certificate of Transfer is issued this _____ day of JUL 21 2003.

R. BROOKS
MAGISTRATE

Probate Judge

CERTIFICATION

SEAL

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

JUL 21 2003

Date

ALICE O. MCCOLLUM

Probate Judge

By M. Weikert
Deputy Clerk