

## **TRANSFER ON DEATH DEED**

THAT MARY E. BOROFF, an unmarried adult, GRANTOR, for valuable consideration paid, grants with general warranty covenants to

**MARY E. BOROFF**, an unmarried adult, GRANTEE, whose tax mailing address is 301 E. First Street, Rockford, OH 45882,

transfer on death to PATRICIA A. HOWELL and VIRGINIA L. HESSE, beneficiaries, the following described real estate:

### **PARCEL ONE:**

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:

(North end of 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.

*Containing 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.*

**LESS AND EXCEPT THE FOLLOWING:** 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, to 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 all legal highways.

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.

**Containing in Parcel I after said exceptions a total of 30.17 acres.**

**Parcel No. 07-005200.0000**

PARCEL II: (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.

*Containing 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.*

ALSO (North end Southeast quarter (¼) of the Southeast quarter (¼) 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.

*Containing 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.*

**LESS AND EXCEPT THE FOLLOWING:** 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.

*Said exception 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 in Parcel I after said exceptions 72.585 acres.**

**Parcel No. 07-020500.0000**      2-3-300-003

Prior Reference: Volume 222 Page 431 and Volume 319 Page 122

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
NOV 21 2005

**PARCEL THREE:**

MERCER COUNTY  
TAX MAP DEPARTMENT

Situated in the Village of Rockford, County of Mercer and State of Ohio:

Lot Number Two Hundred and Sixty-two (262) of the new plat of the Village of Rockford, Mercer County, Ohio, as shown on the recorded plat thereof.

**Parcel No. 08-032000.0000**      2-16-326-007

Prior Reference: Volume 315 Page 213

*Executed this 25th day of October, 2005.*

200500007244  
Filed for Record in  
MERCER COUNTY, OHIO  
TAMARA K BARGER  
11-21-2005 At 10:49 am.  
TRANS DEATH      36.00  
DR Book   206 Page 1958 - 1960

*Mary E. Boroff*  
**MARY E. BOROFF**  
200500007244  
RICE LAW OFFICE  
124 EAST MAIN ST  
VAN WERT, OH 45891-1725

STATE OF OHIO, COUNTY OF VAN WERT, SS:

BE IT REMEMBERED, That on this 25th day of October, 2005, before me, the subscriber, a notary public, in and for said State personally came MARY E. BOROFF, GRANTOR, in the foregoing Deed and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

**TRANSFERRED**

NOV 21 2005

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

*This instrument prepared by:*  
Rice Law Office  
124 E. Main Street  
Van Wert, OH 45891  
(419) 238-5064

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      11-21-05  
Deputy Aud. Date

*Lori L. Jutte*  
**NOTARY PUBLIC**

LORI L JUTTE, NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
FEBRUARY 22, 2007

SEAL