

PROBATE COURT OF Mercer COUNTY, OHIO

ESTATE OF John W. Nichols Sr. AKA John Nichols, DECEASED

CASE NO. 20071100

CERTIFICATE OF TRANSFER
No. 1

FILED

APR 27 2007

[Check one of the following]

☒ Decedent died intestate.

☐ Decedent died testate.

Decedent died on February 5, 2007 owning the real property described in this certificate.
The persons to whom such real property passed by devise, descent or election are as follows:

MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTER

Name	Residence Address	Transferee's share of decedent's interest
Norma J. Nichols aka Norma Nichols	1759 Rockford West Rd. Rockford, OH 45882	ALL

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 16 2007

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 16 2007

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 5-16-07
Deputy Aud. Date

[Complete if applicable] The real property described in this certificate is subject to a charge \$ 0.00
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.

FORM 12.1 - CERTIFICATE OF TRANSFER

Puritas Springs Software

10/1/98

CASE NO. 20071100

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 THE FOLLOWING:

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

PARCEL NO. 1:

Being a tract of land located in the Southwest corner of the Northeast Quarter (1/4) of Section Fifteen (15), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter (1/4) of Section Fifteen (15), Town and Range aforesaid, with said corner being defined by a railroad spike set flush with the roadway surface, at the point of intersection of the centerlines of the Rockford-West and Hill Roads; thence North 0° 17' East on and along the centerline of Hill Road a distance of One Hundred Eighty-five (185) feet to a Five-eighths (5/8) inch iron rod; thence East Three Hundred Eight and Fifty-one Hundredths (308.51) feet to a Five-eighths (5/8) inch iron rod; thence South 0° 17' West a distance of One Hundred Eighty-five (185) feet to a railroad spike set flush with the roadway surface and on the (Continued on attached page.)

Prior Instrument Reference:

Parcel No.

ISSUANCE

This certificate of Transfer is issued this 27th day of April, 2007.

This instrument was prepared by
Meikle, Tesno & Luth, Attys.
100 N. Main St., Celina, OH 45822

/s/Mary Pat Zitter
Probate Judge Mary Pat Zitter

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on April 27, 2007 and kept by me as custodian of the official records of this Court.

April 27, 2007
Date

MARY PAT ZITTER
Probate Judge Mary Pat Zitter

By Brenda Kasis
Deputy Clerk

SEAL

Continuation of Certificate of Transfer
John W. Nichols Sr. estate
Case No.

centerline of the Rockford West Road; thence West on and along the centerline of the said Rockford West Road a distance of Three Hundred Eight and Fifty-one Hundredths (308.51) feet to the place of beginning, containing One and Thirty-one Hundredths (1.31) acres of land, more or less, subject to all legal highways and easements of record.

PARCEL NO. 2:

Being a parcel out of the Northeast Quarter (1/4) of Section Fifteen (15), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the center of Section Fifteen (15), said point being defined by a spike found at the intersection of the centerlines of the Rockford West Road and the Hill Road; thence North 00° 17' 00" East, along the centerline of the Hill Road, also being the half section line of Section Fifteen (15), One Hundred Eighty-five (185.00) feet to an iron pin found as the place of beginning; thence continuing North 00° 17' 00" East, along the half section line, Ninety-seven and Thirty-five Hundredths (97.35) feet to a spike set; thence East Three Hundred Eight and Fifty-one Hundredths (308.51) feet to an iron pin set and passing thru an iron pin set at Twenty (20.00) feet; thence South 00° 17' 00" West, Ninety-seven and Thirty-five Hundredths (97.35) feet to a spike found; thence West, Three Hundred Eight and Fifty-one Hundredths (308.51) feet to the place of beginning.

The afore described tract contains Six Hundred Eighty-nine thousandths (0.689) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 259, Page 901, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the half section line, also being the centerline of the Rockford West Road, having an assumed bearing of East-West.

Last transfers of record appear in Volume 267, Page 575 and Volume 317, Page 134 of the Mercer County, Ohio, Deed Records.

Parcel No. 01-019100.0100
Tax Map No. 01-15-200-002