

PROBATE COURT OF Mercer COUNTY, OHIO

ESTATE OF Agnes J. Buening aka Agnes Buening, DECEASED

CASE NO. 20081086

FILED

MAY 21 2008

MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTEF

CERTIFICATE OF TRANSFER

NO. -1-

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on March 1, 2008 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
Lavern Buening	625 Plum Drive Coldwater, OH 45828	Entire

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 21 2008

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAY 21 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee 28
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, 202 Mark Giesige Mercer
County Auditor.

KP 5-21-08
Deputy Aud. Date

[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.

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

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

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

Being Lot Number Seven Hundred Sixty (#760) in Selhorst Fourth Addition to the Incorporated Village of Coldwater, Ohio, as shown on the recorded plat.

As a part of the consideration for this conveyance, and in consideration of the incorporation of like covenants, in any and all conveyances of other lots in said addition, the grantees herein for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of, or may have title derived immediately or remotely from, through or under said grantor, its successors and assigns, to any lot or parcel of land situated in said addition to conform to all the provisions, conditions, restrictions and easements as shown and recited on the plat of said Selhorst Fourth Addition, recorded in Plat Book 6, Page 18, and also to conform to all the provisions, conditions, restrictions and easements as shown and recited in the "Covenants and Restrictions Applying to Selhorst Fourth Addition", Coldwater, Ohio, recorded in Volume 2, Page 339, of the Miscellaneous Record in the office of the Mercer County Recorder.

Prior Instrument Reference: Volume 185, Page 511, Mercer County Deed Records

Parcel No: 05-114900.0000
Tax Map # 08-28-452-004

Instrument Prepared By:

Judy A. Koesters
201 E. Vine St., Coldwater, OH 45828
419-678-2378

ISSUANCE

This Certificate of Transfer is issued this 21st day of May, 2008.

/s/ Mary Pat Zitter
Probate Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. -1- issued on May 21, 2008 and kept by me as custodian of the official records of this Court.

SEAL

May 21, 2008
Date

Mary Pat Zitter
Probate Judge

By Brenda Kaiser
Dept Clerk