

TRANSFER ON DEATH DEED

KNOW ALL MEN BY THESE PRESENTS:

RITA RIPLEY, married, of Mercer County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to RITA RIPLEY, whose tax mailing address is 163 St. Rt. 707, Willshire, Ohio 45898; transfer on death to CRAIG RIPLEY, Beneficiary, whose tax mailing address is 163 St. Rt. 707, Willshire, Ohio 45898, and if the above-designated transfer on death beneficiary does not survive Rita Ripley, then transfer on death to GRANT RIPLEY, the following real property:

TRACT 1

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

BEING AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING:

The Southwest fractional Quarter of Section Thirty (30), Town Four (4) South, Range One (1) East, containing One Hundred and Twenty-five (125) acres of land, more or less, but subject to all roadways and easements for highways as recorded in Volume 203, Page 454, Mercer County Deed Records.

LESS AND EXCEPT: Being a parcel out of the Southwest Quarter (SW ¼), Section 30, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the South Quarter post, Section 30, Town 4 South, Range 1 East, Blackcreek Township, said point being defined by an iron pin found over a stone on the centerline of State Route 707,

Thence West along the South line of Section 30, also being the centerline of State Route 707, Four Hundred Seventy-five and Ninety-two Hundredths (475.92) feet to a railroad spike set as the place of beginning.

Thence continuing West, along the South line of Section 30, Two Hundred Eighty-six and Eight Hundredths (286.08) feet to a railroad spike set,

Thence North, Six Hundred Eighty-five and Twenty-four Hundredths (685.24) feet to an iron pin set,

Thence East, Two Hundred Eighty-six and Eight Hundredths (286.08) feet to an iron pin set,

Thence South, Six Hundred Eighty-five and Twenty-four Hundredths (685.24) feet to the place of beginning.

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES
OCT 10 2008
MERCER COUNTY
TAX MAP DEPARTMENT

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The afore described parcel contains Four and Five Hundred Thousandths (4.500) acres, more or less, subject to all roadways and easements of record, is part of the lands last described in Deed Volume 126, Page 358, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the South line of Section 30, also being the centerline of State Route 707 established as East-West by the Ohio Department of Transportation.

This survey description was prepared by Roy F. Thompson, Jr., Registered Surveyor 5379.

Containing after said exception One Hundred Twenty and One-half (120.50) acres, more or less.

Parcel No. 01-039800.0000

Map No. 01-30-300-001

Last Transfer: Instrument No. 200700005947 and Instrument No. 200700005948, Recorder's Office of Mercer County, Ohio.

TRACT 2

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

BEING AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING:

The Northeast quarter (1/4) of the Southeast quarter (1/4) of Section Sixteen (16), Town Four (4) South of Range One (1) East, containing Forty (40) acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

Being a Three (3) acre tract of land out of the Northeast Quarter (1/4) of the Southeast quarter (1/4) of Section Sixteen (16), Town Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the East quarter post of Section Sixteen (16), Blackcreek Township, afore mentioned Town, Range and County, said point being the intersection of the Rockford West Road and the Wabash Road, thence South on and along the centerline of the Wabash Road a distance of Three Hundred Ninety-four and Ninety-eight Hundredths feet (394.98') to a railroad spike set flush with the roadway surface as the point of beginning, thence continuing on and along the centerline of the Wabash Road a distance of Seven Hundred Nine and Fifty-two Hundredths feet (709.52') to a railroad spike, thence West a distance of One Hundred Eighty-four and Eighteen Hundredths feet (184.18') to a reinforced concrete monument, thence North Seven Hundred Nine and Fifty-two Hundredths feet (709.52') to a reinforced concrete monument, thence East One Hundred eighty-four and Eighteen Hundredths feet (184.18') to the place of beginning.

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Said tract contains Three (3) acres, more or less, of which Thirty-two Hundredths (0.32) acres is presently utilized for roadway purposes. This tract is part of the same lands the last transfer of which is recorded in the Mercer County Record of Deeds, Volume 249, Page 600, and is the same parcel as shown on the plat of survey as recorded in the Mercer County Engineer's record of surveys, Book 4, Page 341.

Containing after said exception 37 acres of land more or less.

Parcel No. 01-020800.0000

Map No. 01-16-400-002

Last Transfer: Instrument No. 200700005947 and Instrument No. 200700005948, Recorder's Office of Mercer County, Ohio.

TRACT 3

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

BEING AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING:

Being the Southwest quarter of the Northwest quarter of Section 27, Town 4 South, Range 1 East, containing 40 acres of land, more or less.

Also, ten acres off of the North end of the Northwest quarter of the Southwest quarter of Section 27, Town 4 South, Range 1 East.

Containing in all 50 acres of land, more or less.

Parcel No. 01-034900.0000

Map No. 01-27-100-001

Last Transfer: Instrument No. 200700005947 and Instrument No. 200700005948, Recorder's Office of Mercer County, Ohio.

TRACT 4

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

BEING AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING:

The North one-half (1/2) of the Southeast quarter (1/4) of Section Twenty-six (26), Town Four (4) South, Range One (1) East, being Eighty (80) acres of land, more or less.

Subject to all easements and restrictions of record.

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Parcel No. 01-034200.0000
Map No. 01-26-400-001

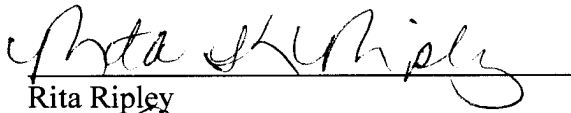
Last Transfer: Instrument No. 200700005947 and Instrument No. 200700005948,
Recorder's Office of Mercer County, Ohio.

IN WITNESS WHEREOF, the said **RITA RIPLEY and CRAIG RIPLEY, her husband**, have
hereunto set their hand this 1 day of October, 2008.

TRANSFER NOT NECESSARY

OCT 10 2008

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

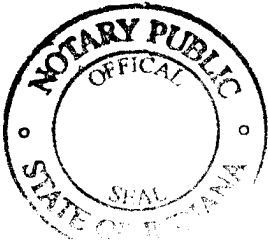

Rita Ripley

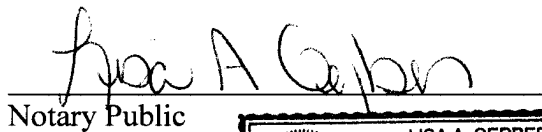

Craig Ripley

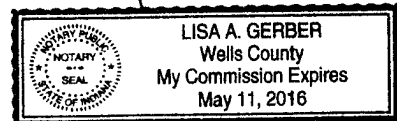
STATE OF INDIANA, COUNTY OF ADAMS, SS:

On this 1 day of October, 2008, before me, a Notary Public, personally
came **RITA RIPLEY and CRAIG RIPLEY, her husband**, the grantors in the foregoing deed,
and acknowledged the signing thereof to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned.




Notary Public



Prepared by Steven P. Mielke, Attorney at Law, 116 East Market Street, Celina, Ohio 45822
realestate@ripley.rita.tod