

PROBATE COURT OF Mercer COUNTY, OHIO

ESTATE OF Ted R. Daniels , DECEASED
CASE NO. 08-1084

CERTIFICATE OF TRANSFER
NO. 2

FILED
MAR 16 2009
MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTER

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on February 10, 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
Sharon Coica	847 Lazenby Road, Midland, Ohio 45148	One-Half
Margaret K. Andrews	300 Shirk Lane, Cedar Grove, TN 38321	One-Half

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 25 2009

MERCER COUNTY
TAX MAP DEPARTMENT

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

PROBATE COURT OF Mercer COUNTY, OHIO

CASE NO. 08-1084

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 hereto.

TRANSFERRED

MAR 25 2009

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 3-25-09
Deputy Aud. Date

Prior Instrument Reference:

Parcel No:

ISSUANCE

This Certificate of Transfer is issued this 16th day of March, 2009.

/s/ Mary Pat Zitter

Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 2 issued on
March 16, 2009 and kept by me as custodian of the official records of this Court.

March 16, 2009

Date

SEAL

Mary Pat Zitter

Judge

By

Brenda Kaiser

Deputy Clerk

Exhibit A

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

Being lots Number Sixty-five (65), Sixty-six (66), and Sixty-seven (67) of South Bay Addition, also known as Leibig's Second Addition of South Bay Addition, as shown on the recorded plat thereof recorded in Plat Book 4, Page 44, Mercer County Recorder's Office.

Also: Being a strip of land out of the Northeast Quarter of the Northeast Quarter of Section 20, Town 6 South, Range 3 East, more particularly described as follows:

Commencing at the Southwest corner of Lot No. 67 of Leibig's Second Addition of South Bay Addition, as shown upon the recorded plat of said Addition; thence due West 62 1/2 thence due South 88 1/2 feet to the South line of said Addition as extended West; thence due East to the West line of Lot No. 83 of said Leibig's Second Addition of South Bay Addition; thence due North along the West line of said Lot No. 83 and the West line of said Leibig's Second Addition of South Bay Addition a distance of 88.5 feet to the place of beginning.

Except this conveyance is subject to the right and easement for ingress and egress from McArthur Drive in said Addition to a tract of land directly North of the above described tract; said easement being described as follows:

Beginning at the Southwest corner of Lot No. 67 of Leibig's Second Addition of West 19 1/2 feet to a stake; thence due South a distance of 25 feet to a stake, thence due East 19 1/2 feet to the Southwest corner of said McArthur Drive; thence due North along the West termination line of McArthur Drive a distance of 25 feet to the place of beginning.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED EASEMENTS:

Commencing at the southwest corner of Lot No. Sixty-seven (67) of Leibig's First Addition of South Bay Addition, as shown on the recorded plat of said addition; thence due South a distance of 55.00 feet to the point of beginning; thence continuing due South, along the West line of Lot No. 83 of Leibig's Second Addition of South Bay Addition, 33.50 feet to a point; thence West 20 feet; thence North 33.50 feet; thence East 20 feet to the point of beginning.

Further granting an easement of ingress and egress described as follows:

Beginning at the southeast corner of Lot No. 67 of Leibig's Second Addition of South Bay Addition, as shown on the recorded plat of said Addition; thence due South a distance of 55.0 feet; thence West 3 feet; thence North 55.00 feet; thence East 3 feet to the point of beginning.

Subject also to any claims of the State of Ohio or its assigns or any other individual or entity arising from the location of any established water lines or marks.

Prior Deed Reference: O.R. Book 146, Page 1861 and O.R. Book 200, Page 1303, Instrument #200200006755. Parcel No. 09-019800.0000, 09-019900.0000, 09-020000.0000, 09-021700.0000. Map No. 09-20-228-021, 09-20-228-020, 09-20-228-019, 09-20-229-001.