

PROBATE COURT OF MONTGOMERY COUNTY, OHIO  
ALICE O. MCCOLLUM, JUDGE

ESTATE OF FRED W. CLINE, DECEASED  
CASE NO. 2008EST02536

CERTIFICATE OF TRANSFER  
NO. 1

[Check one of the following]

- ☐ Decedent died intestate.  
☒ Decedent died testate.

Decedent died on October 14, 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
Thomas E. Cline	2039 Brookridge Drive Beavercreek, Ohio 45431	decedent's entire interest

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

MAY 19 2009

MERCER COUNTY  
TAX MAP DEPARTMENT

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

[Signature] 5/19/09  
Deputy Aud. Date

TRANSFERRED

MAY 19 2009

MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

FILED  
PROBATE COURT  
2009 MAY - 7 A 11:42  
ALICE O. MCCOLLUM  
PROBATE JUDGE  
MONTGOMERY CO OHIO

[Complete if applicable] The real property described in this certificate is subject to a charge of \$\_\_\_\_\_ in favor of decedent's surviving spouse, N/A in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

(Reverse of Form 12.1)

CASE NO. 2008EST02536

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

TRACT I: Being Lot Number Nine (9) in Ballinger's Park in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as recorded in Plat Book 4, Page 7, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: Being a part of Lot Number 9 in Ballinger's Park, beginning at the Southwest corner of said Lot Number 9; thence, North 24 degrees 03' 41" East, along the West line of said Lot Number 9, a distance of 24.00 feet to a 5/8 inch iron bar; thence, South 63 degrees 12' 22" East, a distance of 48.61 feet to a 5/8 inch iron bar in the South Line of said Lot Number 9\*, a distance of 53.18 feet to the place of beginning, containing 0.014 acre of land, more or less. \*thence West, along the South line of said Lot Number 9,

TRACT II: Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 3 East, being more particularly described as follows: Commencing for reference at a 5/8 inch iron bar at the Northwest corner of Lot Number 10 of Ballinger's Park as recorded in Plat Book 4, Page 7; thence, North 24 degrees 03' 41" East, along the west line of said Ballinger's Park, a distance of fifty-six and 85/100 (56.85) 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, containing North 24 degrees 03' 41" East, along the last described line, a distance of 41.71 feet to the

SEE CONTINUATION PAGE(S)


Prior Instrument Reference: Vol. 303 PAGE 553

Parcel No: 09-057700.0000  
MAP NO: 09-20-351-004

FILED  
PROBATE COURT  
MAY - 7 A 11:42  
ALICE O. MCCOLLUM  
PROBATE JUDGE  
MERCER COUNTY OHIO

ISSUANCE

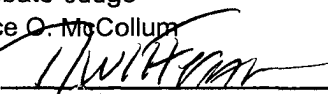
This Certificate of Transfer is issued this \_\_\_\_\_ day of MAY - 7 2005

  
\_\_\_\_\_  
Probate Judge  
Alice O. McCollum

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on May 7, 2005 and kept by me as custodian of the official records of this Court.

May 7, 2005  
\_\_\_\_\_  
Date

ALICE O. MCCOLLUM  
\_\_\_\_\_  
Probate Judge  
Alice O. McCollum  
By 

SEAL

ESTATE OF FRED W. CLINE, DECEASEDCASE NO. 2008EST02536**Continuation of Form 12.1 - Certificate of Transfer**

Northwest corner of said Ballinger's Park; thence, west a distance of 61.19 feet to a point in the property line of the State of Ohio as shown on sheet 9 of 29 of a survey of Grand Lake St. Marys by Jennings-Lawrence Company, dated 1968, on file in the County Recorder's Office; thence, South 39 degrees 47' 57" West, along said State property line, a distance 49.58 feet to a point; thence, East, a distance of 75.91 feet to the place of beginning, containing .060 acer of land, more or less, subject to all easements and rights-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated June, 1979, on file in the Engineer's Office.

Subject to all conditions, restrictions, limitations, easements, and rights-of-way imposed thereon, including those found in Deed Volume 284, Page 489 which relate to water and sewer easements and assessments.

Prepared by: Lee Hohl, 1839 East Stroop Road, Kettering, Ohio 45429, 937-294-7400

FILED  
PROBATE COURT  
2009 MAY -7 A 11:42  
ALICE O. MCCOLLUM  
PROBATE JUDGE  
MONTGOMERY CO OHIO