

PROBATE COURT OF MERCER COUNTY, OHIO

ESTATE OF HARRY W. KROGMAN DECEASED

Case No. 20091202

CERTIFICATE OF TRANSFER NO. 1

[R.C. 2113.55]

[Check one of the following]

Decedent died intestate.

Decedent died testate.

Decedent died on December 31, 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
NAOMI M KROGMAN	PO BOX 511 CELINA OHIO 45822	100%

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

FILED

JUN 17 2010

JUN 17 2010

MERCER COUNTY TAX MAP DEPARTMENT

MERCER COUNTY PROBATE COURT JUDGE MARY PAT ZITLER

TRANSFERRED

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.

JUN 17 2010

MARK GIESIGE COUNTY AUDITOR MERCER COUNTY, OHIO

MS 6/17/2010  
Deputy Aud. Date

[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.

Case No. 20091202

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

UNDIVIDED ONE HALF INTEREST IN REAL ESTATE DESCRIBED AS FOLLOWS:

see attached description of four parcels

Prior Instrument Reference:

Parcel No:

**ISSUANCE**

This Certificate of Transfer is issued this 17 day of June 2010  
/s/ Mary Pat Zitter  
Judge **MARY PAT ZITTER**

**AUTHENTICATION**

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on June 17, 2010 and kept by me as custodian of the official records of this Court

June 17, 2010  
Date

**SEAL**

Mary Pat Zitter  
Judge **MARY PAT ZITTER**

By: Brenda Kaiser  
Deputy Clerk

AN UNDIVIDED ONE HALF INTEREST IN ALL OF THE FOLLOWING PARCELS:

Parcel 1 *bounded and described as follows:*

fifty (50) acres of uniform width off of the entire west side of the west one-half (1/2) of the southeast quarter (1/4) of Section 3, Town 5 South, Range 3 East.

ALSO CONVEYING:

The east one-half (1/2) of the southwest quarter (1/4) of Section 3, Town 5 South, Range 3 East,

LESS & EXCEPT therefrom a forty (40) acre tract of land out of the southwest corner of said eighty (80) acres described as follows:

Beginning at the southwest corner of said eighty (80) acre tract; thence east 63.36 rods; thence north 104 rods; thence west 63.36 rods; thence south 104 rods to the place of beginning, leaving after said exception, forty (40) acres of land more or less and containing in both tracts hereinbefore described, ninety (90) acres of land more or less.

ALSO LESS AND EXCEPT PARCEL DESCRIBED AS:

Situated in the southwest quarter of Section 3, Center Township, T5S, R3E, Mercer County, Ohio; to wit,

commencing at an existing survey marker at the southeast corner of the southwest quarter of said Section 3 (Mercer County Local Coordinate Datum Point # 6038);

thence N 89° 14' 41" W, 426.83 feet, on the south line of said southwest quarter (centerline of Bogart Road) to a mag nail (mn) and place of beginning; thence the following courses:

1. N 89° 14' 41" W, 369.34 feet, continuing on said centerline to a mn set;
2. N 00° 53' 44" E, 323.80 feet, to a point within the banks of an open ditch, passing set # 5 rebars at 20.00' and 293.80';
3. N 37° 16' 28" E, 105.80 feet, following the meanderings of said ditch to a point;
4. N 75° 22' 28" E, 54.30 feet, following the meanderings of said ditch to a point;
5. S 83° 01' 32" E, 68.80 feet, following the meanderings of said ditch to a point;
6. S 65° 49' 32" E, 81.90 feet, following the meanderings of said ditch to a point;
7. S 46° 49' 32" E, 142.06 feet, following the meanderings of said ditch to a point;
8. S 00° 12' 15" E, 287.44 feet, to the place of beginning, passing set #5 rebars at 30.00' and 267.44';

containing 3.204 acres, more or less of which 0.170 acres are road right of way, bearings based on Mercer County Local Coordinate Datum, which gives the south line of the southwest quarter of said Section 3 (pt. #6038 to pt. #6039) a bearing of N 89° 14' 41" W, based on actual boundary survey under direct supervision of Brad J. Core, PS 8004, March 24, 2008. All markers called for are in place.

Prior deed: Official Records #20080002901

Parent tax parcel: 06-005600.0000

Parent Map: 06-03-400-001

Split tax parcel: 06-005600.0100

ALSO CONVEYING:

Twenty (20) acres described as follows: Being the east half of a forty (40) acre tract of land described as

follows:

63.36 rods east and west and 104 rods north and south in the above exception from the east half of the southwest quarter of Section 3, Town 5 South, Range 3 East and containing in all of the above described tracts, after exceptions one hundred six and seven hundred ninety six thousandths (106.796) acres of land more or less

last transfer deed volume 211 page 316

parcel # 06-005600.0000 map # 06-03-400-001

Undivided one half interest appraised for \$320,388.00

PARCEL 2

Being the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Town Five (5) South, Range Three (3) East, LESS AND EXCEPT there from the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Town Five (5) South, Range Three (3) East, containing after said exception, Thirty (30) acres of land, more or less, subject to all legal highways. Last transfer Deed volume 313 Page 383

Parcel #06-016100.0100 Map # 06-09-200-003

Undivided one half interest premises appraised for \$90,000.00

PARCEL 3

Being the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Town Five (5) South, Range Three (3) East, containing Forty (40) acres of land, more or less;

LESS AND EXCEPT therefrom the following described premises: Commencing at an iron pipe (found) at the Northwest corner of said northeast Quarter (1/4); thence North 90° 00' 00" East Seven Hundred Thirty-three and One Hundredth (733.01) feet with the North line of said Northeast Quarter (1/4) (center line of Bogart Road), to a railroad spike (set) at the PLACE OF BEGINNING; thence continuing North 90° 00' 00" East One Hundred Fifty-five and fifty-seven Hundredths (155.57) feet with said North line (center line of Bogart Road), to a railroad spike (set); thence South 00° 00' 00" West Two Hundred Eighty (280.00) feet to an iron pipe (set); thence South 90° 00' 00" West One Hundred Fifty-five and Fifty-seven Hundredths (155.57) feet parallel to the North line of said Northeast Quarter (1/4) (center line of Bogart Road) to an iron pipe (set); thence North 00° 00' 00" East Two Hundred Eighty (280.00) feet to the PLACE OF BEGINNING, containing Forty-three Thousand Five Hundred Sixty (43,560) square feet or One (1.000) acre, more or less, and subject to all legal highways, easements and restrictions of record.

Containing after said exception thirty nine (39) acres, more or less,

and all subject to all legal highways, easements and restrictions of record

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Parcel # 06-016300.0000 Map # 06-09-200-002

Undivided one interest in premises appraised for \$117,000.00

PARCEL 4

Being a parcel of land situated in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Nine (9), Town Five (5) South, Range Three (3) East, Center Township, Mercer County Ohio and described as follows:

Commencing at an iron pipe (found) at the Northwest corner of said northeast Quarter (1/4); thence North 90° 00' 00" East Seven Hundred Thirty-three and One Hundredth (733.01) feet with the North line of said Northeast Quarter (1/4) (center line of Bogart Road), to a railroad spike (set) at the PLACE OF BEGINNING; thence continuing North 90° 00' 00" East One Hundred Fifty-five and fifty-seven Hundredths (155.57) feet with said North line (center line of Bogart Road), to a railroad spike (set); thence South 00° 00' 00" West Two Hundred Eighty (280.00) feet to an iron pipe (set); thence South 90° 00' 00" West One Hundred Fifty-five and Fifty-seven Hundredths (155.57) feet parallel to the North line of said Northeast Quarter (1/4) (center line of Bogart Road) to an iron pipe (set); thence North 00° 00' 00" East Two Hundred Eighty (280.00) feet to the PLACE OF BEGINNING, containing Forty-three Thousand Five Hundred Sixty (43,560) square feet or One (1.000) acre, more or less, and subject to all legal highways, easements and restrictions of record.

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Parcel # 06-016300.0100

Map # 06-09-200-001

and all subject to all legal highways, easements and restrictions of record.

Undivided one half interest in premises appraised for \$22,500.00