

**CASE NO.** 20101119

# CERTIFICATE OF TRANSFER

NO. -1-

**[Check one of the following]**

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on April 10, 2010 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

<b>Name</b>	<b>Residence Address</b>	<b>Transferee's share of decedent's interest</b>
Nancy L. Leland	310 S. Cedar Street Coldwater, OH 45828	Entire

# TRANSFERRED

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 06 2010

~~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.

ikp  
Deputy Aud. Date

~~AUG 06 2010~~

**MARK GIESIGE**  
**COUNTY AUDITOR**  
**MERCER COUNTY, OHIO**

**[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:

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

Being Lot Number Eight Hundred Seventy-five (875) in the South Cedar Street Addition, as shown on the recorded plat of said Village.

This conveyance is subject to all the provisions, conditions and restrictions and shown and recited on the plat of said South Cedar Street Addition, filed for record on the 28th day of August, 1964, and recorded in Plat Book 9, Page 17, Recorder's Office, Mercer County, Ohio, and subject to the additional covenants and restrictions not recited on the plat, filed for record on the 19th day of November, 1966 and recorded in Volume 4, Page 250, Miscellaneous Records; Recorder's Office, Mercer County, Ohio.

ALSO: Being Lot No. 1630 in the Village of Coldwater (from the Replat of Lot No. 1613) as shown on the Plat filed for record on November 16, 2007 at 9:04 a.m. and recorded in Instrument #200700006935, Plat Records of Mercer County, Ohio, subject to all easements, conditions, restrictions and reservations as set forth on said Plat.

This Lot shall not be used as a building site and shall be a utility easement.

Prior Instrument Reference: Volume 240, Page 35 and Instrument #200800000167, Mercer County Recorder's Office

Parcel No: 05-126700.0000  
Tax Map #08-33-126-018

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

**ISSUANCE**

This Certificate of Transfer is issued this 6th day of August, 2010.

/S/ Mary Pat Zitter  
Probate Judge

SEAL

**CERTIFICATION**

I certify that this document is a true copy of the original Certificate of Transfer No. -1- issued on August 6, 2010 and kept by me as custodian of the official records of this Court.

August 6, 2010  
Date

Mary Pat Zitter  
Probate Judge  
By [Signature]  
Dep Clerk