

TRANSFER NOT NECESSARY

DEC 20 2010

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO



AFFIDAVIT

STATE OF OHIO, COUNTY OF DELAWARE, ss:

Now comes **Susan B. Miller**, being first duly sworn, and hereby states as follows:

1. She is the daughter of Martha Jane Hellwarth and the niece of Madge E. Shock, and has personal knowledge of the facts set forth herein.
2. Ivadel Shock died a resident of Mercer County, Ohio, on March 17, 1978, and her estate was administered in Case No. 19476 in the Probate Court of Mercer County, Ohio.
3. At the time of her death, Ivadel Shock was the owner of the following described real property, situated in the Township of Blackcreek, County of Mercer and State of Ohio, to wit:

Being a rectangular tract of land out of the center part of the North side of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14) , Township Four (4) South, Range One (1) East; Blackcreek Township, Mercer County, Ohio, and more definitely described as follows:

Beginning at a point in the centerline of the "Rockford West" Road One Thousand Seven Hundred Sixty-six and Sixty Hundredths (1766.60) feet West of the East quarter post of Section Fourteen (14), Township Four (4) South, Range One (1) East, Blackcreek Township, Mercer County, Ohio; thence South at right angles to the centerline of the Rockford West Road a distance of One Hundred Fifty-six (156) feet to an iron pike; thence West a distance of One Hundred Ninety-eight (198) feet to an existing corner post; thence North One Hundred Fifty-six (156) feet to a point in the centerline of the Rockford West Road; thence East along the centerline of the Road a distance of One Hundred Ninety-eight (198) feet to the place of beginning.

Tract contains 0.71 of an acre of land, more or less, and is subject to the legal right-of-way of the Rockford West Road along the entire North side.

Tax Parcel No.: 01-018300.0000

Tax Map No.: 01-14-400-002

4. The real property described above passed by Amended Certificate of Transfer to Max Shock, Madge E. Shock, Ruthana Hughes, and Martha Jane Hellwarth, each receiving an undivided one-fourth (1/4) interest, the same being recorded in Deed Volume 274, Page 377, in the Recorder's Office of Mercer County, Ohio. (The original Certificate, recorded in Deed Volume 273, Page 474, erroneously represented the decedent's interest to be an undivided one-fourth [1/4] interest.)
5. Martha Jane Hellwarth conveyed her undivided one-fourth (1/4) interest in the above described property to Madge E. Shock through a Quit Claim Deed recorded in Volume 178, Page 521, of the Official Records of Mercer County, Ohio.
6. Max Shock, along with his spouse, conveyed his undivided one-fourth (1/4) interest in the above described property to Madge E. Shock through a Quit Claim Deed recorded as Instrument No. 200700005217 in the Recorder's Office of Mercer County, Ohio.
7. Ruthana Hughes died testate on January 13, 1994, a resident of Miami County, Ohio, and her Last Will and Testament was admitted to probate in Case No. 70654 in the Probate Court of Miami County, Ohio.
8. Pursuant to the Last Will and Testament of Ruthana Hughes, her entire estate passed to her husband, Charles E. Hughes.
9. The undivided one-fourth (1/4) interest of Ruthana Hughes in the real property described in Paragraph 3 above was omitted from the Probate proceedings, and the purpose of this Affidavit is to establish that such interest passed by operation of law to Charles E. Hughes effective January 13, 1994. All claims were satisfied in said estate, and there was no Ohio Estate Tax liability.

10. Charles E. Hughes died testate on April 22, 2007, a resident of Shelby County, Ohio, and his Last Will and Testament was admitted to Probate Court in Case No. 2007EST00132 in the Probate Court of Shelby County, Ohio.
11. Pursuant to the Last Will and Testament of Charles E. Hughes, his entire estate passed to his wife, Audra Hughes.
12. The undivided one-fourth (1/4) interest of Charles E. Hughes in the real property described in Paragraph 3 above was omitted from the Probate proceedings, and the purpose of this affidavit is to establish that such interest passed by operation of law to Audra Hughes effective April 22, 2007. All claims were satisfied in said estate, and there was no Ohio Estate Tax liability.
13. By virtue of the above, an undivided three-fourths (3/4) interest in the real property described in Paragraph 3 above is owned by Madge E. Shock and an undivided one-fourth (1/4) interest in such property is owned by Audra Hughes.

Further Affiant saith not.

Susan B. Miller
Susan B. Miller

Sworn to before me and subscribed in my presence by Susan B. Miller, this 24 day of September, 2010.

Cathy J. Collins
Notary Public, State Of Ohio

This instrument prepared by:

Purdy, Lammers & Schiavone, Attys
113 East Market Street, P.O. Box 404
Celina, OH 45822

TDL/ks



Cathy J. Collins
Notary Public-State of Ohio
My Commission Expires
10-27-13