

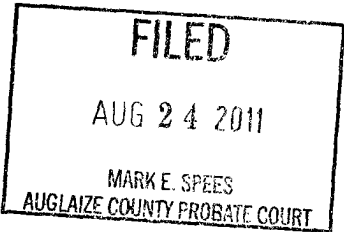
PROBATE COURT OF AUGLAIZE COUNTY, OHIO

ESTATE OF LESTER F. MILLER, DECEASED

CASE NO. 2011 EST 60

CERTIFICATE OF TRANSFER

NO. 1



[Check one of the following]

- ☐ Decedent died intestate.  
☒ Decedent died testate.

Decedent died on March 5, 2011 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
Marguerite Miller	11300 Circle Drive St. Marys, OH 45885-9585	Tract 1: Life Estate Tracts 2& 3: All
Larry D. Miller	905 Kingswood Celina, OH 45822	Tract 1 only: Undivided ½ interest subject to life estate
Rolland L. Miller	404 South Main Rockford, OH 45882	Tract 1 only: Undivided ½ interest subject to life estate

DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES

AUG 29 2011

MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

AUG 29 2011

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EN  
The Grantor and Grantee of this deed have  
compiled with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

K8 8/29/2011  
Deputy Aud. Date

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

**Estate of: Lester F. Miller, deceased**  
**Case No. 2011 EST 60**  
**Certificate of Transfer: (Continued)**

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

**TRACT 1:**

**BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED PARCEL:**

Situated in the Township of Blackcreek, County of Mercer and State of Ohio, to-wit:

Beginning for the same at the Southwest corner of the Southwest quarter of Section 29, Town 4 South, Range 1 East; thence North 80 rods; thence East 130 rods; thence South 80 rods; thence West 130 rods to the place of beginning, in the Township of Blackcreek, Mercer County, Ohio, containing 65 acres of land, more or less.

LESS AND EXCEPT the following: Being a tract located in the South half of the Southwest quarter of Section 29, Blackcreek Township, Town 4 South, Range 1 East, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Southwest corner of Section 29, aforesaid town, range and county, said point being the point of intersection of State Routes 49 and 707; thence North on and along the centerline of State Route 49, 527.35 feet to a railroad spike set flush with the roadway surface and on the aforesaid centerline as the point of beginning; thence continuing North on and along the centerline of State Route 49, 217.80 feet to a railroad spike; thence East 200.00 feet to a reinforced concrete monument; thence South 217.80 feet to a reinforced concrete monument; thence West 200.00 feet to the place of beginning, said tract contains 1.00 acre, more or less.

ALSO LESS AND EXCEPT the following described tract: Commencing at the Southwest corner of Section 29, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, said point being defined by an iron pin found at the intersection of the centerlines of State Route 49 and State Route 707; thence North on and along the centerline of State Route 49, also being the West line of the Southwest quarter of Section 29, 464.35 feet to a nail set as the place of beginning; thence continuing North along the West line of the Southwest quarter of Section 29, 63 feet to a spike found; thence East 200 feet to an iron pin found and passing through an iron pin found at 30.00 feet; thence North 217.80 feet to an iron pin found; thence East 18.00 feet to an iron pin set; thence South 280.80 feet to an iron pin set; thence West, 218.00 feet to the place of beginning and passing through an iron pin set at 188.00 feet. The afore described parcel contains 0.405 acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 273, Page 176, and is shown on a plat of survey filed with the Mercer County Engineer.

All bearings for this survey description were turned from the West line of the Southwest quarter of Section 29, being the centerline of State Route 49 and having an assumed bearing of North-South.

This description was prepared by Roy F. Thompson, Jr., Registered Surveyor No. 5379.

Containing after said exceptions 63.595 acres of land, more or less, subject to easements of record imposed thereon and all legal highways.

**Estate of: Lester F. Miller, deceased**  
**Case No. 2011 EST 60**  
**Certificate of Transfer: (Continued)**

PRIOR INSTRUMENT REFERENCES:      Deed Volume 271, Page 166  
   Deed Volume 274, Page 438  
   Deed Volume 273, Page 176

TAX PARCEL NUMBER:      01-038500.0000

TAX MAP NUMBER:      01-29-300-005

**TRACT 2:    9833 St. Rt. 49, Rockford, OH 45882**

Situated in the Township of Liberty, County of Mercer and State of Ohio, to-wit:

Commencing 51-5/13 rods North of the Southeast corner of the East half of the Northeast fractional quarter of Section 6, Town 5 South, Range 1 East; thence North 150.85 feet; thence West 13 rods; thence South 150.85 feet; thence East 13 rods to the Place of Beginning.

LESS AND EXCEPT therefrom the following:

Being 46 feet of uniform width off of the entire North end of the tract of land described as follows:

Commencing 51-5/13 rods North of the Southeast corner of the East half of the Northeast fractional quarter of Section 6, Town 5 South, Range 1 East; thence North 150.85 feet; thence West 13 rods; thence South 150.85 feet; thence East 13 rods to the Place of Beginning.

Prior Instrument Reference:    Deed Volume 131, Page 438

Tax Parcel Number:    30-012900.0000

Tax Map Number:    04-06-276-009

**TRACT 3:    9838 St.Rt. 49, Rockford, OH 45882**

**BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED TRACT:**

Situated in the Township of Liberty, County of Mercer and State of Ohio, to-wit:

Being a part of Lot Number 35, as the same appears upon the recorded plat of the unincorporated Village of Chattanooga, Ohio, and more particularly described as follows:

Estate of: **Lester F. Miller, deceased**  
Case No. **2011 EST 60**  
Certificate of Transfer: **(Continued)**

Beginning 364 feet South of the Northwest corner of the South half of the Northwest quarter of Section 5, Town 5 South, Range 1 East; thence East 165 feet; thence South 65 feet; thence West 165 feet; thence North 65 feet to the Place of Beginning.

Prior Instrument Reference: Deed Volume 290, Page 129

Tax Parcel Number: 30-010200.0000

Tax Map Number: 04-05-151-007

**NOTE: Tracts 2 and 3 are subject to a Land Contract dated February 4, 2011, and recorded as Instrument # 201100000714 in the Recorder's Office of Mercer County, Ohio.**

**ISSUANCE**

This Certificate of Transfer is issued this 24<sup>th</sup> day of Aug., 2011.

**/S/ MARK E. SPEES**

Probate Judge

**CERTIFICATION**

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on Aug. 24, 2011 and kept by me as custodian of the official records of this Court.

Aug. 24, 2011  
Date

Probate Judge

By: \_\_\_\_\_  
Deputy Clerk

SEAL