



PROBATE COURT OF MIAMI COUNTY, OHIO
W. McGREGOR DIXON, JR., JUDGE

2012 APR 17 A 7:55

ESTATE OF OPAL FAYE TEREBINSKI, DECEASED
CASE NO. 85196

CERTIFICATE OF TRANSFER
NO. 1

[Check one of the following]

- ☐ Decedent died intestate.
- ☒ Decedent died testate.

Decedent died on October 26, 2011 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
Stanley A. Terebinski,		
Successor Trustee	3110 E. St. Rt. 41, Troy, OH 45373	100%

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

APR 19 2012

APR 19 2012

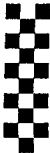
MERCER COUNTY TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee. EN
The Grantor and Grantee of this deed have complied with the provisions of R.C. Sec 319.202 Randall E. Grapner Mercer County Auditor.

BS 4/19/2012
Deputy Aud. Date

[Complete if applicable] The real estate 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.



04/16/2012 14:46 9373357741

BRUMBAUGH LAW_TROY, OH

#2413 P.001/001

CASE NO. 85196

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

SEE EXHIBIT A (attached)

Parcel No. 9-088000.0000 & 9-088100.0000

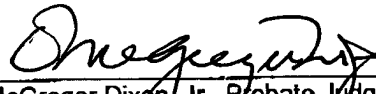
Prior Instrument Reference:

Parcel No:

This instrument was prepared by Jeff Brumbaugh, Brumbaugh Law Firm, 11 S. Market Street, Troy, OH 45373

ISSUANCE

This Certificate of Transfer is issued this 16th day of April 2012


W. McGregor Dixon, Jr., Probate Judge

AUTHENTICATION

I certify that the above document is a true copy of the original Certificate of Transfer No. 1 issued on 4.17.12 and kept by me as custodian of the official records of this Court.

4.17.12
Date

W. MCGREGOR DIXON, JR. **SEAL**
W. McGregor Dixon, Jr., Probate Judge

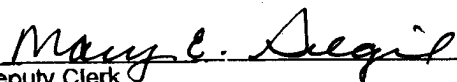
By: 
Deputy Clerk

EXHIBIT A

Situated in the TOWNSHIP of FRANKLIN, COUNTY of MERCER, and STATE of OHIO, bounded and described as follows:

Lot No. One (1) of Dorsten's Club Island Addition as the same appears on the recorded plat thereof, subject to all conditions, limitations, easements, restrictions, and agreements of record.

ALSO: Beginning at the Southwest corner of Lot No. One (1) of Dorsten's Club Island Addition and the North line of Cincy Road; thence West Fifty (50) feet on and along the North line of Cincy Road extended on the same angle; thence North and parallel with the West line of Lot No. One (1) until same intersects the Raudabaugh survey line; thence East on and along the Raudabaugh survey line to where said line intersects the Northwest corner of Lot No. One (1); thence South on and along the West line of Lot No. One (1) 159.65 feet to the place of beginning.

ALSO: Beginning at the Northeast corner of Lot No. One (1) of Dorsten's Club Island Addition; thence North with the East line of Lot No. One (1) extended to where it intersects the Raudabaugh Survey Line; thence West on and along the Raudabaugh Survey Line to where the Raudabaugh Survey Line intersects the North side of Lot No. One (1); thence East to the place of beginning.

Said property is located in the Northeast Quarter of the Northwest Quarter of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio.

Tax Parcel I.D.# - 9-088000.0000 & 9-088100.0000

Map ID # 09-23-127-004 and 09-23-127-005

