

PROBATE COURT OF MERCER COUNTY, OHIO

ESTATE OF JOSEPHINE ANN FARRELL, DECEASED
CASE NO. 20131086

CERTIFICATE OF TRANSFER
NO. 1

[Check one of the following]

- ☐ Decedent died intestate.
☒ Decedent died testate.

Decedent died on January 29, 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:

Name	Residence Address	Transferee's share of decedent's interest
John P. Farrell	5342 Lake Drive Celina, OH 45822	100%

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAY 13 2013

MERCER COUNTY
TAX MAP DEPARTMENT

FILED

MAY 13 2013

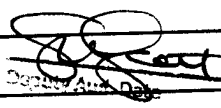
MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTER

TRANSFERRED

MAY 13 2013

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee ED
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec. 530,
202 Randall E. Grapner - Mercer County Auditor.


County Auditor

5.13.2013

[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.

PROBATE COURT OF MERCER COUNTY, OHIO

CASE NO. 20131086

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

AN UNDIVIDED ½ OF THE FOLLOWING:

Situate in the Township of Franklin, in the County of Mercer, and State of Ohio, to-wit:

Being Lot Number Seven (7) in Phelp's Subdivision situated in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, as the same is shown on the Plat thereof recorded in Plat Book 11, page 16, Plat Records of Mercer County, subject to all restrictions and easements of record imposed thereon.

Real Estate Description continued on next two pages

Prior Instrument Reference: Vol. 269, page 705; Vol. 282, page 679; Vol. 330, page 194; and Vol. 332, page 522, Mercer County Recorder's Office.

Parcel No: ~~09-700573.0000~~ & 09-104400.0000 Map. ~~09-2-3-6-003~~ & 09-23-151-015

ISSUANCE

This Certificate of Transfer is issued this 13th day of May, 2013.

/s/ Mary Pat Zitter

MARY PAT ZITTER
Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on May 13, 2013 and kept by me as custodian of the official records of this Court.

May 13, 2013
Date

SEAL

Mary Pat Zitter

MARY PAT ZITTER
Judge

By

Brenda Kaiser
Deputy Clerk

ALSO:

Situated in the Township of Franklin, County of Mercer, and State of Ohio:

Being thirty (30) feet of uniform width off of the East end of Lot No. Six (6) in Phelps Subdivision situated in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 23, Town 6 South, Range 3 East, Franklin Township, Mercer County, Ohio, as the same is shown on the recorded plat thereof, recorded in Plat Book 11, page 16, Plat Records, Mercer County, Ohio, and more particularly described as follows:

Beginning at the Southeast corner of Lot No. Six (6) in Phelps Subdivision being the TRUE PLACE OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; thence North 88°32'39" West on and along the South line of said Lot No. Six (6) a distance of thirty (30) feet to a point; thence North 0°59'50" East a distance of seventy (70) feet to a point on the North line of said Lot No. Six (6); thence South 88°32'39" East on and along the North line of said Lot No. Six (6) a distance of thirty (30) feet to the Northeast corner of said Lot No. Six (6); thence South 0°59'50" West on and along the East line of said Lot No. Six (6) to the place of beginning.

ALSO:

Situate in the Township of Franklin, in the County of Mercer, and the State of Ohio, to-wit:

Being a part of Lot Number Six (6) and Lot Number Seven (7) in Phelps Subdivision situated in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Town Six (6) South, Range Three (3) East, Franklin Township, Mercer County, Ohio, as the same is shown on the recorded plat thereof, recorded in Plat Book 11, page 16, Plat Records, Mercer County, Ohio, and being more particularly described as follows:

Commencing for reference at a concrete monument at the Southwest corner of said Lot Number Six (6); thence South 88°36'36" East, along the South line of said Lot Number Six (6), a distance of Ninety and Nine Hundredths (90.09) feet to a five-eighths (5/8) inch iron bar; said point being the place of beginning for the parcel to be conveyed by this instrument; thence continuing South 88°36'36" East, along the last described line, a distance of Ten (10.00) feet to a point; thence North 00°57'21" East, a distance of Ninety (90.00) feet to a point; thence North 88°36'36" West, along the North line of said Lot Number Seven (7), a distance of Ten (10.00) feet to a point; thence South 00°57'21" West, a distance of Ninety (90.00) feet to the place of beginning, containing Nine Hundred (900) square feet of land, more or less, subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Professional Surveyor #5372, dated September 1, 1994, on file in the County Engineer's Office.

ALSO:

Situated in the County of Mercer, in the State of Ohio, and in the Township of Franklin, and bounded and described as follows:

Being a part of Lot Number Five (5) of Ancil and Edna Phelps Subdivision, Franklin Township, Mercer County, Ohio, more particularly described as follows:

Commencing at the Northwest corner of said Lot Number Five (5); thence South $0^{\circ}59'50''$ West along the West side of said Lot a distance of ten (10) feet; thence South $88^{\circ}32'39''$ East a distance of One hundred thirty (130) feet to the East side of said lot; thence North $0^{\circ}59'50''$ East ten (10) feet to the Northeast corner of said lot; thence North $88^{\circ}32'39''$ West a distance of One hundred thirty (130) feet along the North line of said Lot to the place of beginning.