

DESCRIPTION  
SUFFICIENT  
FOR TAX MAP PURPOSES

NOV 26 2013

MERCER COUNTY  
TAX MAP DEPARTMENT

FILED

NOV 26 2013

MERCER COUNTY  
PROBATE COURT  
JUDGE MARY PAT ZITTER

PROBATE COURT OF MERCER COUNTY, OHIO

ESTATE OF: HOMER ALAN KOONTZ aka Homer A. Koontz, DECEASED

CASE NO. 20131105

CERTIFICATE OF TRANSFER

NO. - 1 -

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on MARCH 2, 2005 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
Charles Lee Koontz and Claudia G. Noel, Co-Trustees of the Homer A. Koontz Revocable Trust Agreement	3344 State Route 707 Rockford, Ohio 45882	Decedent's Entire Interest

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

TRANSFERRED

NOV 26 2013

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph(s), conference # 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.

KP 11-26-13  
Deputy Aud. Date

The legal description of decedent's interest in the real property subject to this Certificate is:

**See Exhibit "A"**

Attached hereto and incorporated herein by reference  
the same as if fully rewritten herein.

**ISSUANCE**

This Certificate of Transfer is issued this 26<sup>th</sup> day of November, 2013.

/s/ MARY PAT ZITTER

Probate Judge

**CERTIFICATION**

I certify that this document is a true copy of the original Certificate of Transfer No. -1-  
issued on November 26, 2013, and kept by me as custodian of the official  
records of this Court.

November 26, 2013  
Date

MARY PAT ZITTER

Probate Judge

By: Linda Kenney

Deputy Clerk

SEAL

**EXHIBIT "A"**

**Certificate of Transfer Number 1**

**TRACT NUMBER 1**

**BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, to-wit:**

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

Beginning at the East Quarter post of Section 31, Town 4 South, Range 2 East, said point being defined by an iron pin over a stone corner on the centerline of the Now Road; thence North 00° 13' 00" East, along the east line of Section 13, also being the centerline of the Now Road, One Thousand Nine Hundred Ninety-seven and Forty-four Hundredths (1997.44) feet to a railroad spike set; thence West, Seven Hundred Twenty-four and Fifty-nine Hundredths (724.59) feet to a concrete monument found and passing thru a concrete monument found at Five Hundred Seventy-seven and Sixty-four Hundredths (577.64) feet; thence North 00° 19' 00" East, along the lands described in Deed Volume 314, Page 164, Six Hundred Fifty-six and Sixty Hundredths (656.60) feet to a railroad spike found on the north line of Section 31, also being the centerline of State Route 707; thence West along the North line of Section 31, Six Hundred One and Seventy Hundredths (601.70) feet to a railroad spike set; thence South 00° 13' 50" West, along the lands described in Deed Volume 314, Page 368, Two Thousand Six Hundred Fifty and Forty-four Hundredths (2650.44) feet to a stone and corner post found; thence South 89° 50' 40" East, along the Half Section line, One Thousand Three Hundred Twenty-five and Seventy-eight Hundredths (1325.78) feet to the place of beginning, and passing thru an iron pin set at One Thousand Three Hundred Five and Seventy-eight Hundredths (1305.78) feet.

The afore described tract contains Sixty-nine and Seven Hundred Ninety Thousandths (69.790) acres, more or less, subject to all roadways and easements of record, and is shown as Tract No. 2 on a plat of survey filed with the Mercer County Engineer.

All bearings were turned from the North line of Section 31, also being the centerline of State Route 707 assumed as East - West.

This description was prepared by Roy F. Thompson, Jr., Reg. Sur. #5379.

**Tax Parcel Number 07-060700.0100**

**Tax Map Number 02-31-200-004**

**LAST TRANSFER** of record appears in **Deed Volume 331, Page 305**, Mercer County, Ohio, Recorder's Records.

**TRACT NUMBER 2**

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

Being the East half of the southeast quarter (1/4) of Section Thirty (30), Town Four (4) South, Range Two (2) East, containing eighty (80) acres of land, more or less.

**EXCEPTING THEREFROM** a tract of land out of the Northeast corner of the East one-half (1/2), Southeast quarter (1/4), Section Thirty (30), Dublin Township, Town 4

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South, Range 2 East, Mercer County, Ohio, and more particularly described as follows:

Beginning at Railroad spike set over a stone located at the Northeast corner of the East One-half (1/2) of the Southeast quarter (1/4), Section Thirty (30), Dublin Township, Town 4 South, Range 2 East, Mercer County, Ohio, said corner also being on the centerline of the Now Road, thence south along the centerline of the Now Road, a distance of Six Hundred Sixty-seven and Eighty-one Hundredths feet (667.81') to a two inch (2") diameter survey marker set flush with the surface of the Now Road, thence South 89° 55' 00" West a distance of Six Hundred Fifty-seven feet (657.00') to a four inch square concrete monument, said line passing through a four inch square concrete monument seventeen and fifty hundredths feet (17.50') off the centerline of and being on the right of way line of the Now Road, thence North 0° 46' 30" West a distance of Six Hundred Sixty-seven and Forty-seven Hundredths feet (667.47') to a four inch square concrete monument, thence North 89° 53' 00" East a distance of Six Hundred Sixty-six and Three Hundredths feet (666.03') to the point of beginning, said line passing through a four inch square concrete monument set on the right-of-way line and being Seventeen and Fifty Hundredths feet (17.50') off the centerline of the Now Road. This tract containing Ten and One Hundred Thirty-eight Thousandths acres (10.138 ac.) more or less, containing lands now occupied for highway purposes and being a portion of lands the last transfer of which is recorded in the Mercer County, Ohio, Record of Deeds, Volume 167, Page 401. Plat of survey recorded in the Mercer County Engineers Office, Record of Surveys, Book 4, Page 170.

Containing after said exception 69.862 acres of land, more or less.

**Tax Parcel Number 07-060400.0000**

**Tax Map Number 02-30-400-005**

**LAST TRANSFER** of record appears in **Deed Volume 314, Page 372**, Mercer County, Ohio, Recorder's Records.

### **Tract Number 3**

Situated in the **TOWNSHIP of BLACKCREEK, COUNTY of MERCER, and STATE of OHIO**, and described as follows:

The North half (N 1/2) of the Southeast quarter (SE 1/4) of Section 36, Town Four (4) South, Range One (1) East, and containing 80 acres of land, more or less.

EXCEPTING THEREFROM a tract of land out of the N 1/2 SE 1/4 Section 36, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at the Southeast corner of the North One-half (1/2), of the Southeast Quarter (1/4) of Section 36, Town 4 South, Range 1 East, Blackcreek Township, Mercer County, Ohio, said point laying on the centerline of the Township Line Road, thence North 1° West a distance of Two Hundred Eighty-seven and Twenty-two Hundredths feet (287.22') along the centerline of said Township Line Road to a railroad spike set in the centerline of said road as the point of beginning, thence South 89° West a distance of One Hundred Fifty-five and Fifty-Seven Hundredths feet (155.57') to a concrete monument, thence North 1° West a distance of Two Hundred Eighty feet (280.00') to a concrete monument, thence North 89° East a distance of One Hundred Fifty-five and Fifty-seven Hundredths feet (155.57') to a railroad spike set in the centerline of the Township Line Road, thence South 1° East along the centerline of aforementioned Township Line Road a distance of Two Hundred Eighty feet (280.00') to the place of beginning. Said tract containing One (1) acre of land, more or less, and being a portion

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of lands the last transfer of which is recorded in the record of deeds, Mercer County, Recorder's Office, Book 210, Page 542.

Containing after said exception Seventy-nine (79) acres, more or less.

**Tax Parcel Number 01-047300.0000**  
**Tax Map Number 01-36-400-001**

**LAST TRANSFER** of record appears in **Deed Volume 314, Page 376**, Mercer County, Ohio, Recorder's Records.

**Tract Number 4**  
Situating in the **TOWNSHIP** of **DUBLIN, COUNTY** of **MERCER**, and **STATE** of **OHIO**, and described as follows:

The West Half (1/2) of the Southeast Quarter (1/4) of Section Thirty (30), Town Four (4) South, Range Two (2) East, Dublin Township, and County and State aforesaid, containing Eighty (80) acres, more or less.

EXCEPTING THEREFROM a tract of land located in the West 1/2, SE 1/4, Section 30, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at the South 1/4 post of Section 30, aforesaid Town, Range, and County, thence North 0° 03' West a distance of One Hundred Eighty-three and Fifteen Hundredths feet (183.15') to a reinforced concrete monument, thence East a distance of Three Hundred Seventy-seven and Eighty-three Hundredths feet (377.83') to a reinforced concrete monument, thence South 0° 03' East a distance of One Hundred Eighty-three and Fifteen Hundredths feet (183.15') to a railroad spike set flush with the centerline of State Route 707, said centerline also being the South section line of Section Thirty (30), thence West on and along the centerline of State Route 707 a distance of Three Hundred Seventy-seven and Eighty-three Hundredths feet (377.83') to the point of beginning.

Said tract contains one and fifty-eight hundredths acres, more or less, and is a part of the same lands the last transfer of which is recorded in the Mercer County Record of Deeds, Volume 167, Page 401. Grantors reserve the right of ingress and egress across said tract by means of the present gravel drive. Said ingress and egress shall be for agricultural purposes only.

Containing after said exception Seventy-eight and 42/100 (78.42) acres, more or less.

**Tax Parcel Number 07-060200.0000**  
**Tax Map Number 02-30-400-001**

**LAST TRANSFER** of record appears in **Deed Volume 314, Page 374**, Mercer County, Ohio, Recorder's Records.