


DESCRIPTION  
**SUFFICIENT**  
FOR TAX MAPPING PURPOSES  
  
MAY 29 2014  
  
MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**  
  
MAY 29 2014  
  
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.  
  
 5/29/14  
Deputy Aud Date

**Affidavit of Confirmation for Transfer of Real Estate  
under Transfer on Death Deed**  
  
**(R.C. 5302.222(A))**

Being duly sworn, the undersigned states as follows:

1. My name is Virginia L. Hesse and I reside at 273 Hesse Rd. Mendon , Ohio 45862.
2. MARY E. BOROFF died on March 12, 2014. A certified copy of the death certificate is attached as EXHIBIT “A”.
3. At the time of her death, MARY E. BOROFF was the owner of the following real estate under the Transfer on Death Deed dated October 25,2005, and recorded on November 21, 2005, in Instrument Number 200500007244, OR 206, Page 1958, in the Deed Records of Mercer County, Ohio:


SEE ATTACHED EXHIBIT “B”

4. There are two designated transfer on death beneficiaries, both of which who survived the deceased owner. The names and address of the beneficiaries are:

**PATRICIA A. HOWELL**  
915 Timberline Dr.  
Lenoir City, TN 37772-6938

**VIRGINIA L. HESSE**  
273 Hesse Rd.  
Mendon, Ohio 45862

Further Affiant Sayeth Naught.

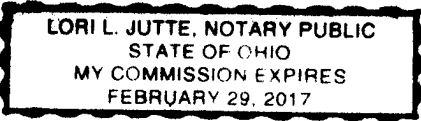
  
Virginia L. Hesse

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF VAN WERT    )

The foregoing instrument was acknowledged before me on this 16<sup>th</sup> day of April, 2014 by Virginia L. Hesse, affiant.

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

This document prepared by:  
Diller & Rice, LLC  
124 E. Main St.  
Van Wert, Ohio 45891  
(419) 238-5025



SEAL

**EXHIBIT B**

**PARCEL ONE:**

Situated in the Township of Dublin, County of Mercer and State of Ohio, and bounded and described as follows, to-wit:

Being three tracts of land located in the North end of the southwest quarter of fractional Section 3, Dublin Township and out of the east side of Section 1, Godfrey's Reserve, Town Four (4) South, Range Two (2) East in Dublin Township, Mercer County, Ohio, as shown upon a plat of survey made by B.R. Gebhart, registered surveyor, recorded in Record of Survey, Volume 4, Page 123, Mercer County Engineer's Records and Volume 8, Page 58, Mercer County Records of Plats, to which plat reference is made for more particular description and bounded and described as follows, to-wit:

(North end of Southwest quarter fractional section 3). Beginning at point "A", a section stone in the centerline of the Godfrey Reserve Road and at the West quarter post of fractional Section 3, above Town and Range; thence North 88° 51' East a distance of nine hundred seventy-five and five hundredths (975.05) feet to point "B" a wooden corner post; thence South 0° 53'30" East a distance of seventeen hundred thirty-three and eleven hundredths (1,733.11) feet to point "C" a wooden corner post; thence South 88° 56' West a distance of nine hundred seventy-one and seventy-five hundredths (971.75) feet to point "D" an iron pipe in the centerline of the Godfrey Reserve Road; thence North 1° 0' West along the centerline of the road to Stone "A", the place of beginning.

*Containing thirty-eight and seventy-one hundredths (38.71) acres and is subject to the legal right of way of the Godfrey Reserve Road along the entire West side.*

**LESS AND EXCEPT THE FOLLOWING:** Commencing at the Southwest corner of Fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio, said corner being defined by a one (1) inch pipe found over a stone on the centerline of the Godfrey Reserve Road, also being the West line of Section 3, Thence North 01 degree 00 minutes 00 seconds West, 915.20 feet on and along the Godfrey Reserve Road to an iron pin found as the PLACE OF BEGINNING: Thence Continuing North 01° 00' 00" West along the centerline of the Godfrey Reserve Road, also being the West line of Section 3, 465.29 feet to a masonry nail set, Thence North 89° 00' 38" East, 323.64 feet to a 5/8 inch iron pin and cap set, Thence South 01° 01'27" East, 123.62 feet to a 5/8 inch iron pin and cap set, Thence North 88° 59' 13" East, 649.75 feet to an existing corner post, Thence South 00° 52' 53" East, 340.80 feet along the lands described in Volume 160, Page 156 of the Mercer County, Ohio, Record of Deeds, to a 5/8 inch iron pin and cap set, Thence South 88° 56' 37" West, 972.72 feet along the lands described in Volume 243, Page 192 and Page 198, of the Mercer County, Ohio, Record of Deeds, to the PLACE OF BEGINNING.

The afore-described tract of land contains Eight and Five Hundred Forty Thousandths (8.540) acres, more or less, subject to all easements, restrictions and limitations imposed

thereon and all legal highways.

See plat of survey filed in the Mercer County, Ohio, Engineer's Office. Bearings for this survey description were turned from the centerline of the Godfrey Reserve Road established as North 01 Degree 00 Minutes 00 Seconds West, on previous surveys.

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

**Containing in Parcel One after said exceptions a total of 30.17 acres.**

**Parcel No. 07-005200.0000**

Map No. 02-03-300-004

**PARCEL TWO:** (Center part of the East side Section 1, Godfrey's Reserve). Beginning at a point "E", a section stone in the centerline of the Godfrey Reserve Road and at the Southwest corner of fractional Section 3, above town and range; thence North 1° 0' West along the centerline of the Godfrey Reserve Road a distance of two thousand thirty-three and sixty hundredths (2,033.60) feet to point "K"; an iron pipe set in the centerline of the road; thence South 88° 50' West a distance of twelve hundred twenty-four and fifty-four hundredths (1,224.54) feet to a point "J", an old wooden corner post; thence South 1° 07' East a distance of two thousand one hundred sixty-four and fifteen hundredths (2,164.15) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the road a distance of twelve hundred twenty and forty-three hundredths (1,220.43) feet to point "F" an iron pipe at the intersection of the centerline of the Old Town Run Road and the Godfrey Reserve Road; thence North 1° 08' West along the centerline of the Godfrey Reserve Road to stone "E" the place of beginning.

*Containing sixty and eighty hundredths (60.80) acres of land, and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire South side.*

ALSO (North end Southeast quarter (¼) of the Southeast quarter (¼) of Section 1, Godfrey's Reserve). Beginning at a point "F" an iron pipe set at the intersection of the centerlines of the Old Town Run Road to the West and Godfrey Reserve Road; thence South 1° 08' East along the Centerline of the Godfrey Reserve Road, a distance of seven hundred five and forty hundredths (705.40) feet to a point "G", an iron pipe set in the centerline of the road; thence South 88° 58' West a distance of twelve hundred twenty and sixty-two hundredths (1,220.62) feet to point "H" a concrete corner post; thence North 1° 7' West a distance of seven hundred seven and fifty hundredths (707.50) feet to point "I" an iron pipe set in the centerline of the Old Town Run Road; thence North 89° 04' East along the centerline of the Old Town Run Road to point "F", the place of beginning.

*Containing nineteen and eighty hundredths (19.80) acres of land and is subject to the legal right of way of the Godfrey Reserve Road along the entire East side and the Old Town Run Road along the entire North Side.*

**LESS AND EXCEPT THE FOLLOWING:** Being a parcel of land situated in Section One (1) of Godfrey's Reserve in Dublin Township, Township 4 South, Range 2 East, Mercer County, Ohio being more particularly described as follows: Commencing for reference at the corner stone at Southwest corner of fractional Section 3, Dublin Township; thence North 01° 00" West, along the East line of said Section 1, Godfrey's Reserve, the West line of the Southwest Quarter of Fractional Section 3, Dublin Township, and the centerline of Godfrey's Reserve Road, a distance of One Thousand Four Hundred Fifty-seven and 51/100 (1457.51) feet to a 5/8 inch iron bar, said point being the place of beginning for the parcel to be conveyed by this instrument; thence, continuing North 01° 00' West, along the last described line, a distance of Five Hundred Seventy-six and 07/100 (576.07) feet to an iron pipe; thence, South 88° 50' West, a distance of Six Hundred Twenty and 24/100 (620.24) feet to a 5/8 inch iron bar; thence, South 01° 14' 42" East, a distance of Five Hundred Fifty-one and 91/100 (551.91) feet to a 5/8 inch iron bar; thence South 88° 55' 39" East, a distance of Six Hundred Eighteen and 28/100 (618.28) feet to the place of beginning.

*Said exception containing 8.015 acres 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 B.R. Gebhart, Registered Surveyor 3909, dated September 13, 1965 and a retracement of that survey by Gordon L. Geeslin, Registered Surveyor 5372, dated November 11, 1985, on file in the County Engineer's Office.

**Containing in Parcel Two after said exceptions 72.585 acres.**

**Parcel No. 07-020500.0000**

Map No. 02-03-300-003

Prior Reference: Volume 222, Page 431 and Volume 319 Page 122

**PARCEL THREE:**

Situated in the Village of Rockford, County of Mercer and State of Ohio:

Lot Number Two Hundred and Sixty-two (262) of the new plat of the Village of Rockford, Mercer County, Ohio, as shown on the recorded plat thereof.

Parcel No. 08-032000.0000

Map No. 02-16-326-007

Prior Reference: Volume 315, Page 213

VERIFY PRESENCE OF ODH WATERMARK

HOLD TO LIGHT TO VIEW

Reg. Dist. No. 81

Ohio Department of Health

Primary Reg. Dist. No. 8101

VITAL STATISTICS

Registrar's No. 8100-2014000070

## CERTIFICATE OF DEATH

State File No. 2014023344

1. Decedent's Legal Name (Include AKA's if any) (First Middle, LAST, suffix) <b>MARY E BOROFF</b>				2. Sex <b>Female</b>		3. Date of Death (Mo/Day/Year) <b>March 12, 2014</b>		
4. Social Security Number [REDACTED]		5a. Age (Years) <b>98</b>	5b. Under 1 Year Months Days	5c. Under 1 day Hours Minutes	6. Date of Birth (Mo/Day/Year) <b>January 20, 1916</b>		7. Birthplace (City and State or Foreign Country) <b>OHIO CITY, OHIO</b>	
8a. Residence State <b>OHIO</b>			8b. County <b>MERCER</b>			8c. City or Town <b>ROCKFORD</b>		
8d. Street and Number <b>10701 St. Rte. 118</b>				8e. Apt. No. <b>11</b>	8f. Zipcode <b>45882</b>		8g. Inside City Limits? <b>No</b>	
9. Ever in US Armed Forces? <b>No</b>		10. Marital Status at Time of Death <b>Widowed (and not remarried)</b>			11. Surviving Spouse's Name (If wife, give name prior to first marriage)			
12. Decedent's Education <b>8TH GRADE OR LESS</b>			13. Decedent of Hispanic Origin <b>No</b>			14. Decedent's Race <b>White</b>		
15. Father's Name <b>CHARLES J CLOUSE</b>				16. Mother's Name (prior to first marriage) <b>MARY ELIZABETH MOORE</b>				
17a. Informant's Name <b>VIRGINIA HESSE</b>				17b. Relationship to Decedent <b>Daughter</b>		17c. Mailing Address (Street and Number, City, State, Zip Code) <b>00273 Hesse Rd.</b>		
18a. Place of Death <b>NonHospital - Hospice Facility</b>				18b. Facility Name (If not Institution, give street & number) <b>Van Wert Inpatient Hospice Center</b>				
18c. City or Town, State and Zip Code <b>VAN WERT, OH 45891</b>				18d. County of Death <b>VAN WERT</b>				
19. Signature of Funeral Service Licensee or Other Agent <i>Marcia Ripley</i>				20. License Number (of licensee) <b>006483</b>		21. Name and Complete Address of Funeral Facility <b>KETCHAM-RIPLEY FUNERAL HOME INC</b>		
22a. Method of Disposition <b>Burial</b>				22b. Date of Disposition <b>March 17, 2014</b>		22c. Place of Disposition (Name of Cemetery, Crematory, or other place) <b>Riverside Cemetery</b>		
22d. Location (City/Town and State) <b>ROCKFORD, OH</b>				22e. Date of Disposition <b>March 17, 2014</b>				
23. Registrar's Signature <i>Marylou Smith</i>				24. Date Filed <b>3-14-2014</b>				
25a. Name of Person Issuing Burial Permit <b>RIPLEY, MARCIA</b>				25b. District No. <b>5400</b>		25c. Date Burial Permit Issued <b>March 13, 2014</b>		
26a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner stated.				26b. Time of Death <b>4:08 PM</b>				
26c. Date Pronounced Dead (Mo/Day/Year) <b>MARCH 12, 2014</b>				26d. Was case referred to coroner? <b>Yes</b>				
26e. Signature and Title of Certifier <i>James D. Sell M.D.</i>				26f. License number <b>35.039829</b>		26g. Date Signed <b>MARCH 13, 2014</b>		
27. Name (Last, First, Middle) and Address of Person who Completed Cause of Death <b>SELL, JERRY DWIGHT, 506 S MAIN ST ROCKFORD, OH 45882</b>								
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.								
Immediate Cause (Final disease or condition resulting in death) <b>Cerebrovascular Accident</b>				Approximate Interval Between Onset and Death <b>6 days</b>				
Sequentially list conditions, if any, leading to immediate cause.								
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)								
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. <b>ATRIAL FIBRILLATION</b> <b>CORONARY ARTERY DISEASE</b>								
29a. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable				
30. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Probably				31. If Female, Pregnancy Status <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year				
32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide		<input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined						
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury		33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)		33d. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No		
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)								
33f. Describe How Injury Occurred:						33g. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:		

HEA 2724 Rev. 01/07

I HEREBY CERTIFY THIS  
DOCUMENT IS AN EXACT  
COPY OF THE RECORD ON FILE WITH  
THE OHIO DEPARTMENT OF HEALTH.

MR 1414000304

*Marylou Smith*  
MARYLOU SMITH, LOCAL REGISTRAR  
OFFICE OF VITAL STATISTICS  
VANDERBILT DAY & NIGHT

VERIFY PRESENCE OF ODH WATERMARK

HOLD TO LIGHT TO VIEW