

PROBATE COURT OF MERCER COUNTY, OHIO

ESTATE OF LARRY L. MILLER, DECEASED

CASE NO. 20141079

CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

 Decedent died intestate.

 x Decedent died testate.

FILED

JUN 06 2014

MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTER

Decedent died on March 20, 2014 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
Lois L. Miller	904 Kingswood Celina, OH 45822	Entire Interest

NOTE: By this transfer, Tract 2 will be in the name of Rolland L. Miller (1/4 interest),
Lois L. Miller (1/4 interest), and Marguerite Miller (1/2 interest with life estate in the
interests owned by Rolland L. Miller and Lois L. Miller.)

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

Exemption paragraph, conveyance fee. EN
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 330,
2012 Randall E. Grapner Mercer County Auditor.

JUN 06 2014

JUN 06 2014

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

KP 6.6.14
County 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.

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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 (1/2) INTEREST IN THE FOLLOWING DESCRIBED TRACT:

Situated in the City of Celina, County of Mercer and State of Ohio, to-wit:

Being all of Lot Number 17 and a strip of land 22 feet wide off the entire South side of Lot Number 18 all in Straley's Second Addition to the City of Celina, Ohio, as the same is shown on the recorded plat thereof, Recorder's Office, Mercer County, Ohio, subject to all easements, restrictions, conditions and limitations imposed thereon and the zoning laws of the City of Celina, Ohio.

Prior Instrument Reference: O.R. Volume 94, Page 926

Tax Parcel Number: 27-295400.0000

Tax Map Number: 06-31-376-002

Tract 2:

BEING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE FOLLOWING DESCRIBED TRACT (subject to life estate of Marguerite Miller):

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

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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.

Prior Instrument Reference: Instrument No. 201100003906

Tax Parcel Number: 01-038500.0000

Tax Map Number: 01-29-300-005

ISSUANCE

This Certificate of Transfer is issued this 6th day of June, 2014.

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 June 6, 2014 and kept by me as custodian of the official records of this Court.

June 6, 2014
Date

MARY PAT ZITTER
Probate Judge

SEAL

By: Linda Kanney
Deputy Clerk