

TRANSFER NOT NECESSARY



FEB 17 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

**TRANSFER ON DEATH DESIGNATION AFFIDAVIT
[O.R.C. Section 5302.22]**

STATE OF OHIO, COUNTY OF AUGLAIZE

KELLI J. SCHOEN, FKA KELLI J. FAGALY, being first duly sworn according to law, states as follows:

1. That Affiant, unmarried, is the owner of record of the following real property located at 4103 County Road 716A, Celina, Ohio 45822, as recorded at Deed Volume 302, Page 278, Deed Volume 302, Page 280, and Official Records Volume 65, Page 545, Recorder's Office of Mercer County, Ohio:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the southwest quarter of Section 33, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the southeast corner of the southwest quarter of said Section 33-

Thence, west, along the south line of the southwest quarter of said section 33 and the centerline of Clover Four Road, a distance of one thousand seventy-eight and 48/100 (1078.48) feet to a railroad spike. Said point being the place of beginning for the parcel to be conveyed by this instrument-

Thence, continuing, west, along the last described line, a distance of four hundred twenty-four and 17/100 (424.17) feet to a point in the approximate center of Prairie Creek. Said point being marked by a mine spike set in the bridge deck above-

Thence, northerly along the approximate center of said Prairie Creek, the following courses and distances:

TRANSFER ON DEATH DESIGNATION AFFIDAVIT (KELLI J. SCHOEN)

2

North 17°21'12" west, 895.51 feet to a point-
North 44°02'42" west, 31.52 feet to a point-
North 69°09'20" west, 43.62 feet to a point-
North 87°22'49" west, 397.73 feet to a point-
North 02°22'22" east, 865.01 feet to a point-

Thence, leaving said Prairie Creek, east, a distance of seven hundred thirty-eight and 47/100 (738.47) feet to a railroad spike-

Thence, south 11°59'17" east, along the centerline of Mercer County Road 716A, a distance of one thousand eight hundred fourteen and 98/100 (1814.98) feet to the place of beginning.

Containing 26.772 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 Gordon L. Geeslin, Registered Surveyor 5372, dated February 27, 1987, on file in the County Engineer's office.

ALSO:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the southwest quarter of Section 33 and the east half of the southeast quarter of Section 32, Township 6 South, Range 3 East. Being more particularly described as follows:

Commencing for reference at the corner stone at the southeast corner of the southwest quarter of said Section 33-

Thence, west, along the south line of the southwest quarter of said Section 33 and the centerline of Clover Four Road, a distance of one thousand five hundred two and 65/100 (1502.65) feet to a point in the approximate center of Prairie Creek. Said point being marked by a mine spike set in the bridge deck above and being the place of beginning for the parcel to be conveyed by this instrument-

Thence, continuing, west, along the last described line, a distance of one thousand one hundred fifty-five and 82/100 (1155.82) feet to a mine spike at the southwest corner of said Section 33-

Thence, north 89°56'45" west, along the south line of the southeast quarter of said Section 32 and the centerline of Clover Four Road, a distance of thirty-four and

TRANSFER ON DEATH DESIGNATION AFFIDAVIT (KELLI J. SCHOEN)

3

09/100 (34.09) feet to a point in the approximate center of an open ditch. Said point being marked by a mine spike set in the bridge deck above-

Thence, northeasterly along the approximate center of said open ditch, the following courses and distances:

North 01°42'10" east, 20.13 feet to a point-

North 28°00'32" east, 679.40 feet to a point-

North 26°11'16" east, 324.41 feet to a point in the approximate center of the aforementioned Prairie Creek-

Thence, easterly and southerly along the approximate center of said Prairie Creek the following courses and distances:

South 87°22'49" east, 397.73 feet to a point-

South 69°09'20" east, 43.62 feet to a point-

South 44°02'42" east, 31.52 feet to a point-,

South 17°21'12" east, 895.51 feet to the place of beginning.

Containing 16.972 acres of land more or less of which 0.040 acres is in Section 32.

Subject to all easements and right-of-way of record.

Reference is made to a survey of this area by Gordon L. Geeslin, Registered Surveyor 5372, dated February 27, 1987, on file in the County Engineer's office.

Parcel No. 09-134400.0000

Map No. 09-33-300-002

2. That title of record to the above property is held by Affiant as Sole Owner

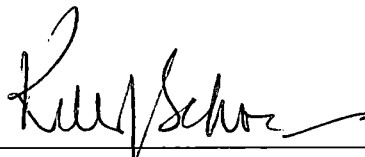
3. That Affiant hereby designates the entire interest in the property held by Affiant for transfer on death to the person or persons named below, as transfer on death beneficiaries, to receive the title of Affiant upon her death as follows:

TRANSFER ON DEATH DESIGNATION AFFIDAVIT (KELLI J. SCHOEN)

4

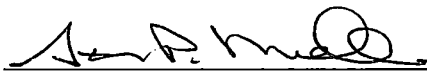
<u>Name of Beneficiary</u>	<u>Undivided Interest of Affiant</u>	<u>Type of Tenancy</u>
1. Laurel E. Wiremen	1/4 interest	Sole Owner
2. Dixie J. Stachnik	1/4 interest	Sole Owner
3. Alec S. Fagaly	1/4 interest	Sole Owner
4. Audra C. Schoen	1/4 interest	Sole Owner

4. This Affidavit, and the beneficiary designation set forth herein, hereby revokes, replaces and supersedes any prior beneficiary designation by Affiant, whether by deed or affidavit, related to the above-designated real property.



Kelli J. Schoen

Sworn to and subscribed before me by **KELLI J. SCHOEN FKA KELLI J. FAGALY**
this 13th day of February, 2015.



Notary Public



STEVEN P. MIELKE
ATTORNEY AT LAW
Notary Public • State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Prepared by Steven P. Mielke, Attorney at Law, 425 East Spring Street, St. Marys, Ohio 45885
realestate\schoen.kelli.tod designation affidavit