

TRANSFER NOT NECESSARY



DEC 03 2015

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

STATE of OHIO)
COUNTY of MERCER) TRANSFER ON DEATH DESIGNATION AFFIDAVIT
[O.R.C Section 5302.22]

John P Farrell, being first duly sworn according to law, state as follows:

1. That Affiant, single, is the owner of record of the following real property located at 5342 Lake Drive, Celina, OH 45822 as recorded at Vol. _____, Page _____ of Mercer County deed records:

INST # 2013-2962

SEE ATTACHED EXHIBIT A

Prior Deed Reference: INST # 2013-2962
Volume _____, Page _____

Send tax records to John P. Farrell, at 2606 S. Sycamore Ave., Muncie, IN 47302

2. That title of record to the above property is held by Affiant(s) as follows:

XX Tenants in Common

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

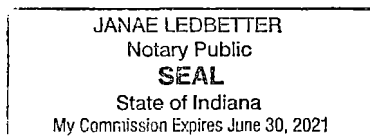
<u>Name of Beneficiary</u>	<u>Undivided Interest of Affiant(s)</u>	<u>Type of Tenancy</u>
1. Danny R. Farrell	1/4	Tenants in Common
2. John W. Farrell	1/4	Tenants in Common
3. Richard A. Nixon	1/4	Tenants in Common
4. Steven M. Nixon	1/4	Tenants in Common

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

John P Farrell

John P. Farrell, Affiant

Sworn to and subscribed before me this 14 day of November, 2015.



Janae Ledbetter
Notary Public

This Instrument prepared by: Janae Ledbetter, 6910 Fountain Court, Pendleton IN 4606

EXHIBIT A

TRACT 4

PARCEL NO. 09-104400.0000 (*Part*)

MAP NO. 09-23-151-015 (*Part*)

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° 59' 50" West along the West side of said Lot a distance of ten (10) feet; thence South 88° 32' 39" East a distance of One Hundred Thirty (130) feet to the East side of said lot; thence North 0° 59' 50" East ten (10) feet to the Northeast corner of said lot; thence North 88° 32' 39" West a distance of One Hundred Thirty (130) feet along the North line of said Lot to the place of beginning.