

PROBATE COURT OF Mercer COUNTY, OHIO  
Mary Pat Zitter, JUDGE

ESTATE OF John Steinbrunner, DECEASED  
CASE NO. 20161059

CERTIFICATE OF TRANSFER

NO. -1-

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on March 24, 2016 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
Mary Ann Steinbrunner aka Maryann Steinbrunner	305 N. Seventh Street Coldwater, OH 45828	Entire

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

APR 05 2016

FILED

APR 05 2016

MERCER COUNTY  
TAX MAP DEPARTMENT

MERCER COUNTY  
PROBATE COURT  
JUDGE MARY PAT ZITTER

TRANSFERRED

Exemption paragraph, conveyance fee FN  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

APR 05 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

KP 4-5-16  
Deputy Aud. Date

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

(Reverse of Form 12.1)

CASE NO. 20161059

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary].

Being an undivided one-half interest in the following described real estate:  
See attachment for description.

Prior Instrument Reference: Volume 305, Page 952, Mercer County Deed Records

Parcel No: 14-000500.0000 Tax Map #09-30-228-003

This instrument was prepared by Judy A. Koesters, 201 E. Vine St., Coldwater, OH 45828  
419-678-2378

### ISSUANCE

This Certificate of Transfer is issued this 5th day of April, 2016.

/s/ Mary Pat Zitter  
Probate Judge

### AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. -1- issued on April 5, 2016 and kept by me as custodian of the official records of this Court.

April 5, 2016  
Date

Mary Pat Zitter  
Probate Judge

By Brenda Kaiser  
Deputy Clerk

SEAL

Situated in the County of Mercer, State of Ohio and in the Township of Franklin, and bounded and described as follows:

Being a parcel of land situated in Franklin Township, Mercer County, Ohio, in the Northeast quarter (1/4) of Section Thirty (30), Town Six (6) South, Range Three (3) East, and being more particularly described as follows:

Commencing for reference at a corner stone at the Northeast corner of said Section Thirty (30); thence South  $00^{\circ}06'18''$  East along the East line of the Northeast quarter (1/4) of said Section Thirty (30) a distance of One Thousand One Hundred Seventy and Sixty-eight Hundredths (1170.68) feet to a railroad spike in the centerline of State Route 703, said point being the PLACE OF BEGINNING for the herein described parcel; thence North  $86^{\circ}24'$  West along the centerline of said State Route 703 a distance of One Hundred Seven and Ninety-eight Hundredths (107.98) feet to a railroad spike; thence South  $03^{\circ}00'$  West a distance of One Hundred Sixty-four and Twenty-two Hundredths (164.22) feet to a 5/8 inch iron bar; thence North  $89^{\circ}54'30''$  East a distance of One Hundred Sixteen and Sixty-six Hundredths (116.66) feet to a Two (2) inch iron pipe on the aforementioned East line of the Northeast Quarter (1/4) of said Section Thirty (30); thence North  $00^{\circ}06'18''$  West along said East line of the Northeast quarter (1/4) of Section Thirty (30) a distance of One Hundred Fifty-seven and Two Hundredths (157.02) feet to the place of beginning.

**Containing Four Hundred Fourteen Thousandths (0.414) of an acre of land, more or less,** subject to all easements and right of way of record.

Reference is made to a survey of this tract by Gordon L. Geeslin, Registered Surveyor #5372, dated January, 1975, on file in the County Engineer's Office, which is to be a part of this description. Description herein correctly contains reference to S. R. 703 instead of S.R. 707 as erroneously contained in prior deeds.

The above described real estate is conveyed subject to all restrictions, reservations, limitations, conditions, covenants, easements, rights of way, and legal highways of record pertaining to the same and now in force and effect.

Said property is located in the Incorporated Village of Montezuma.

stein4.16/desc/mir