

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

ESTATE OF Harry B. Young, Sr., aka Bennie Young, DECEASED  
aka Benny Young, aka Harry B. Young, Jr.  
CASE NO. 20161146

CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on April 20, 216 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
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Doris M. Young, Trustee of the Young Revocable Living Trust Dated December 17, 2007		ALL
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DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

AUG 19 2016

FILED

AUG 19 2016

MERCER COUNTY  
PROBATE COURT  
JUDGE MARY PAT ZITTER

MERCER COUNTY  
TAX MAP DEPARTMENT

TRANSFERRED

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.

AUG 19 2016

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

KP  
Deputy Aud. Date

8-19-16

[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. 20161146

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

See "Exhibit A" attached hereto and made a part hereof, being an Undivided One-Half interest in seven parcels of real estate.

Prior Instrument Reference: see attached

Parcel No: see attached

This instrument was prepared by Meikle, Tesno & Luth, Attys., 100 N. Main, Celina, OH  
45822

### ISSUANCE

This Certificate of Transfer is issued this 19th day of August, 20<sup>16</sup>.

/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 August 19, 2016 and kept by me as custodian of the official records of this Court.

August 19, 2016

Date

MARY PAT ZITTER

Probate Judge

By

Brenda Kaiser  
Deputy Clerk

SEAL

# EXHIBIT A

BEING AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING DESCRIBED SEVEN PARCELS:

PARCEL NO. 1

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

Being a tract out of the East Half ( $\frac{1}{2}$ ) of the fractional Section Fifteen (15), Town Four (4) South, Range Two (2) East, Dublin Township, Mercer County, Ohio, and more particularly described as follows:

Commencing at a stone corner located at the North quarter post of Section Twenty-two (22), Town Four (4) South, Range Two (2) East, Dublin Township; thence South  $88^{\circ} 40' 55''$  East, One Thousand Three Hundred Twenty-nine and Forty-eight Hundredths (1329.48) feet to a nail set on the point of intersection of the tangent lines of the Frysinger Road; thence North  $11^{\circ} 30'$  East, on and along the centerline of the Frysinger Road, One Thousand One Hundred One and Thirty-eight Hundredths (1101.38) feet to a railroad spike as the place of beginning; thence North  $90^{\circ} 00' 00''$  West, Three Hundred Seventy-two and Forty-nine Hundredths (372.49) feet to a point on the center of the St. Marys River; thence on and along the meander of the centerline of the St. Marys River, the following bearings and distances: thence North  $42^{\circ} 45' 00''$  West, Two Hundred Sixteen and Forty-seven Hundredths (216.47) feet; thence North  $37^{\circ} 12' 00''$  West, One Hundred Thirty-nine and Thirty Hundredths (139.30) feet; thence North  $31^{\circ} 10' 00''$  East, One Hundred and Fifteen Hundredths (100.15) feet; thence North  $62^{\circ} 00' 00''$  East, One Hundred Eighty-one and Eighty-two Hundredths (181.82) feet; thence North  $54^{\circ} 06' 50''$  East, One Hundred Forty-eight and Eighty-six Hundredths (148.86) feet; thence North  $25^{\circ} 41' 30''$  East, One Hundred Fifty-six and Fifty-four Hundredths (156.54) feet; thence North  $02^{\circ} 36' 00''$  East, Two Hundred Fifty-six and Sixty-one Hundredths (256.61) feet; thence North  $34^{\circ} 38' 10''$  East, One Hundred Seventy-one and Eighty-four Hundredths (171.84) feet; thence North  $60^{\circ} 13' 55''$  East, Two Hundred Eight and Ninety-one Hundredths (208.91) feet; thence South  $88^{\circ} 58' 35''$  East, One Hundred Forty-nine and Eighty-three Hundredths (149.83) feet to a masonry nail set on the centerline of the Frysinger Road and on the center of the St. Marys River; thence South  $11^{\circ} 30' 00''$  West, on and along the centerline of the Frysinger Road, One Thousand One Hundred Ninety-two (1192.00) feet to the place of beginning.

The aforescribed tract contains a total of Eleven and Three Hundred Seventy-two Thousandths (11.372) acres, more or less, of which One and Five Hundred Forty Thousandths (1.540) acres is occupied by river channel and road right-of-way, leaving a net usable acreage of Nine and Eight Hundred Thirty-two Thousandths (9.832) acres.

The tract consists of three (3) parcels as shown on a plat of survey as filed in the Mercer County Engineer's Office, with previous descriptions being found in the Mercer County Record of Deeds Volume 149, Page 480, Volume 181, Page 613, and Volume 181, Page 238. The tract consists of the lands formerly owned by and used for dump purposes by the Incorporated Villages of Rockford and Ohio City, Ohio.

(continued on next page)

The centerline of the Frysinger Road having a bearing of South 11° 30' 00" West, as referred to in previous descriptions was used as the base for all bearings in this survey.

Survey description was prepared by Roy F. Thompson, Jr., Registered Surveyor #5379.

PARCEL NO. 07-030600.0000

TAX MAP NO. 02-15-400-001

Last transfer of record appears at Official Records Vol. 66, Page 295, Mercer County Recorder's Records.

PARCEL NO. 2

Being a parcel of land situated in Union Township, Mercer County, Ohio, and in the northwest quarter of Section 19, Township 4 South, Range 3 East, being more particularly described as follows:

Commencing at a cornerstone at the northwest corner of said Section 19; thence South 89°18'53" East, 594.64 feet along the north line of the northwest quarter of said Section 19 and also being the centerline of the Dutton Road right-of-way to an iron pin with cap set as the Point of Beginning; thence continuing South 89°18'53" East, 205.17 feet along the last described line to an iron pin with cap set; thence South 00°08'27" East, 318.52 feet to an iron pin with cap set; thence North 89°18'53" West, 205.17 feet to an iron pin with cap set; thence North 00°08'27" West, 318.52 feet to the Point of Beginning, containing 1.500 acres of land more or less.

All bearings were calculated from angles turned in an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 10, 2001, on file in the County Engineer's and Recorder's Offices.

PARCEL NO. 40-028500.0000

TAX MAP NO. 03-19-100-005

Minor Subdivision Plat filed with deed of record in Official Records Volume 137, Page 1078, Recorder's Office of Mercer County, Ohio.

Last transfer of record appears at Instrument #201500002018, Mercer County Recorder's Official Records.

PARCEL NO. 3

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

The following described real estate being part of the Southwest Quarter of the Southwest Quarter of Section 11, Town 4 South, Range 3 East:  
Commencing at a railroad spike marking the Southwest corner of said Section 11;

(continued on next page)

thence North 2 deg. 1' East 281.50 feet to a point marked by a railroad spike; thence South 88 deg. 13' East a distance of 309.5 feet to a point marked by an iron pipe and being the true place of beginning for the parcel herein described; thence South 2 deg. 1' West a distance of 281.50 feet to a point on the South line of said Section 11. Said point being marked by a railroad spike; thence with the South line of said Section 11, South 88 deg. 13' East a distance of 309.5 feet; thence North 2 deg. 1' East a distance of 281.5 feet; thence North 88 deg. 15' West 309.5 feet to the place of beginning and containing two acres, more or less. Subject to all highways and easements of record. Together with all buildings and improvements.

The above described parcel being a part of Violet A. Washburn's 35 acre tract as recorded in Deed Volume 232, Page 654, in the Office of the Mercer County Recorder.

PARCEL NO. 40-017300.0000

TAX MAP NO. 03-11-300-006

Last transfer of record appears at Instrument #200800002354, Mercer County Recorder's Official Records.

PARCEL NO. 4

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

Being a part of the East one-half of the northeast Quarter of the Southeast Quarter of Section Seven (7), Town Four (4) South, Range Three (3) East, Union Township, Mercer County, Ohio, and more particularly described as follows:

Beginning at an iron pin in the road on the East line of the above described Section Seven (7) a distance of One Thousand Eight Hundred Twenty-five and Two Tenths (1,825.2) feet due North of a stone in the road at the Southeast corner of said Section; thence North 90 degrees 00' West, a distance of One Hundred Forty-one (141.0) feet to an iron pipe; thence North 0 degrees 00', a distance of One Hundred Sixty-nine and Twenty-two Hundredths (169.22) feet to an iron pin; thence South 90 degrees 00' East, a distance of One Hundred Forty-one (141.0) feet to an iron pin in the road on the East line of the above described Section Seven (7); thence South 0 degrees 00' along the east line of said Section, a distance of One Hundred Sixty-nine and Twenty-two Hundredths (169.22) feet to the place of beginning.

Bearings are calculated from the assumed bearing North 0 degrees 00' along the East line of the above described Section Seven (7), and the above described parcel of land contains a calculated area of fifty-five hundredths (0.55) of an acre, more or less.

PARCEL NO. 40-011100.0000

TAX MAP NO. 03-07-400-002

Last transfer of record appears at Instrument #200800002480, Mercer County Recorder's Official Records.

(continued on next page)

PARCEL NO. 5

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

Being the southwest quarter of the northeast quarter of Section Sixteen (16), Township Four (4) South, Range Three (3) East, less a strip off of the west side containing ten (10) acres, leaving in said described tract, thirty (30) acres more or less.

ALSO: Ten (10) acres of land commencing twenty (20) rods east of the southwest corner of the northwest quarter of the northeast quarter of said Section Sixteen (16), Town four (4) south, Range three (3) east; thence north forty (40) rods; thence east forty (40) rods; thence south forty (40) rods; thence west forty (40) rods to the place of beginning.

Containing in the aggregate forty (40) acres of land, more or less, but subject to all legal highways.

LESS AND EXCEPT THE FOLLOWING:

Commencing for reference at an iron bar at the Southeast corner of the Northeast Quarter of said Section 16; thence, North 88° 45' 23" West, along the south line of the northeast quarter of said Section 16, a distance of Two Thousand forty and 73/100 (2040.73) feet to a point, said point being the place of beginning for the parcel of land to be conveyed by this instrument; thence, continuing, North 88° 45' 23" West, along the last described line, a distance of Two Hundred Eighty-four and 81/100 (284.81) feet to a point; thence, North 1° 23' 12" East, a distance of One Thousand Nine Hundred Eighty-seven and 91/100 (1987.91) feet to a 5/8 inch iron bar; thence, South 88° 43' 09" East, a distance of Two Hundred Ten and 32/100 (210.32) feet to a 5/8 inch iron bar; thence, South 1° 23' 12" West, a distance of One Thousand Seven Hundred Fourteen and 06/100 (1714.06) feet to a 5/8 inch iron bar; thence, South 43° 06' 48" East, a distance of One Hundred Five and 55/100 (105.55) feet to a 5/8 inch iron bar; thence, South 1° 14' 24" West, a distance of One Hundred Ninety-eight and 25/100 (198.25) feet to the place of beginning.

Containing 10.000 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 James W. Geeslin, Professional Surveyor 7764, dated November 30, 1998, on file in the County Engineer's Office.

PARCEL NO. 40-023500.0000

TAX MAP NO. 03-16-200-005

Last transfer of record appears at Volume 222, Page 133, Mercer County Recorder's Deed Records.

PARCEL NO. 6

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

(continued on next page)

Being one (1) acre of land, more or less, out of the Northeast corner of the East one-half (½) of the Northwest quarter (¼) of Section Eighteen (18), Town Four (4) South, Range Three (3) East, more particularly described as follows:

Beginning for the same at the Northeast corner of the East half (½) of the Northwest quarter (¼) of Section Eighteen (18) , Town Four (4) South, Range Three (3) East; thence South following the half (½) section line a distance of 208-¾ feet; thence West a distance of 208-¾ feet; thence North a distance of 208-¾ feet to the North section line of said Section Eighteen (18); thence East following said section line a distance of 208-¾ feet to the place of beginning.

Parcel NO. 40-027400.0000

TAX MAP NO. 03-18-100-004

Last transfer of record appears at Instrument #201300007250 of the Mercer County Recorder's Official Records.

PARCEL NO. 7

Being a parcel of land situated in Union Township, Mercer County, Ohio, in the south half of the south half of the southwest quarter of Section 9, Township 4 South, Range 3 East. Being more particularly described as follows:

Beginning at the cornerstone at the southeast corner of the southwest quarter of said Section 9; thence, North 88°51'48" West, along the south line of the southwest quarter of said Section 9 and the centerline of Shelley Road, a distance of 594.98 feet to a mag nail; thence, North 01°59'47" East, a distance of 662.18 feet to a 5/8 inch iron bar; thence, South 88°50'21" East, along the north line of the south half of the southwest quarter of said Section 9, a distance of 587.30 feet to a 5/8 inch iron bar; thence, South 01°19'55" West, along the east line of the southwest quarter of said Section 9, a distance of 661.86 feet to the place of beginning.

Containing 8.984 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 James W. Geeslin, Professional Surveyor 7764, dated October 5, 2004. On file in the County Engineer's Office.

PARCEL NO. 40-014900.0000

TAX MAP NO. 03-09-300-003

Last transfer of record appears at Instrument #201100003483, Official Records, Mercer County Recorder's Office.

All subject to all easements, conditions, restrictions and rights of way of record