

**PROBATE COURT OF MERCER COUNTY, OHIO**  
**MARY PAT ZITTER, JUDGE**

**ESTATE OF** Betty R. Lloyd, **DECEASED**

**CASE NO. 20161153**

**CERTIFICATE OF TRANSFER**

**NO. 1**

**[Check one of the following]**

       Decedent died intestate.

  X   Decedent died testate.

Decedent died on July 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<br>Address                       | Transferee's share<br>of decedent's interest               |
|----------------------|--|--|
| Barry Robert Lloyd   | 175 Delbridge Lane<br>Crossville, TN 38558 | All Tracts 1 & 4 and<br>Undivided ½ interest in<br>Tract 5 |
| Barbara Anne Painter | 10135 Herman Rd.<br>Celina, OH 45822       | All Tracts 2 & 3 and<br>Undivided ½ interest in<br>Tract 5 |

**DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES**

**DEC 20 2016**

**MERCER COUNTY  
TAX MAP DEPARTMENT**

**TRANSFERRED**

**DEC 20 2016**

**RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO**

**FILED**

**DEC 19 2016**

**MERCER COUNTY  
PROBATE COURT  
JUDGE MARY PAT ZITTER**

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

KS 12/20/2016  
 Deputy 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,  
 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. 20161153

Estate of: **Betty R. Lloyd**

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 consisting of Tracts 1 through 5.

Prior Instrument Reference: See Exhibit A

Tax Parcel Number:

Tax Map Number:

This instrument was prepared by: Thomas D. Lammers, #0010535  
PURDY, LAMMERS & SCHIAVONE  
P.O. Box 404, Celina, OH 45822

### ISSUANCE

This Certificate of Transfer is issued this 19<sup>th</sup> day of December, 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  
December 19, 2016 and kept by me as custodian of the official records of this Court.

December 19, 2016  
Date

MARY PAT ZITTER  
Probate Judge

SEAL

By: Penny Rupert  
Deputy Clerk

Estate of Berry R. Lloyd – Legal Description  
Case No. 20161153

**EXHIBIT A**

**Tract 1:**

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

Being the Northeast Quarter of the Southeast Quarter of Section 34, Township 4 South, Range 2 East, **containing 40 acres of land, more or less**, subject to easements of record imposed thereon and all legal highways.

Prior Instrument Reference: O.R. Volume 137, Page 840

Tax Parcel Number: <sup>Parent</sup> 07-066600.0000

*Split*  
Parcel # 07-066600.0300  
Map # 02-34-400-006

Tax Map Number: 02-34-400-003

(Note: Tract 1 is the North part of Parcel 2 in the Inventory.)

**Tract 2:**

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

Being the Northwest Quarter of the Southwest Quarter of Section 35, Township 4 South, Range 2 East.

LESS AND EXCEPT therefrom the following described tract:

Beginning at the Southeast corner of the Northwest Quarter of the Southwest Quarter, Town and Range aforesaid, or at the intersection of Keopple and Herman Roads; thence West along the centerline of Keopple Road 300 feet to a point; thence North 200 feet to a point; thence East approximately 300 feet to the centerline of Herman Road; thence South along the centerline of Herman Road approximately 200 feet to the place of beginning, containing 1.38 acres of land, more or less, subject to all legal highways.

**Containing after said exception 38.62 acres of land**, more or less, subject to easements of record imposed thereon and all legal highways.

Prior Instrument Reference: O.R. Volume 137, Page 840

Tax Parcel Number: 07-067600.0000

Tax Map Number: 02-35-300-001

(Note: Tract 2 is the same as Parcel 1 in the Inventory.)

**Estate of Berry R. Lloyd – Legal Description**  
**Case No. 20161153**

**Tract 3:**

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

Being a parcel of land situated in Dublin and Hopewell Townships, Mercer County, Ohio, and in the Southeast quarter of Section 34, Township 4 South, Range 2 East, and in the Northeast quarter of Section 3, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the center of the Southeast quarter of said Section 34;

thence South 88°51'08" East, 391.97 feet along the North line of the Southeast quarter of the Southeast quarter of said Section 34 and also being the centerline of Keopple Road to a Mag nail set as the Point of Beginning;

thence continuing South 88°51'08" East, 361.93 feet along the last described line to a Mag nail set;

thence South 01°09'13" West, 2,644.94 feet and passing through an iron pin with cap set at 23.63 feet to an iron pin with cap set;

thence North 88°31'20" West, 747.41 feet along the South line of the Northeast quarter of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 01°36'12" East, 1,316.10 feet along the West line of the Northeast quarter of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 88°50'40" West, 16.83 feet along the North line of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 01°09'13" East, 778.06 feet along the West line of the Southeast quarter of the Southeast quarter of said Section 34 to a point;

thence South 86°10'40" East, 392.39 feet and passing through an iron pin with cap set at 50.00 feet to an iron pin with cap set;

thence North 01°09'15" East, 564.82 feet and passing through an iron pin with cap set at 544.82 feet to the Point of Beginning, **containing 40.386 acres of land, more or less**, of which 17.925 acres are located in said Section 34 of Dublin Township and 22.461 acres are located in said Section 3 of Hopewell Township, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 14, 2016, on file in the County Tax Map Office.

Prior Instrument Reference: O.R. Volume 137, Page 840

Tax Parcel Numbers: <sup>Parent</sup> 07-066600.0000  
 25-004000.0000

Tax Map Numbers: 02-34-400-003  
 05-03-200-003

*Split*

|                 |                               |
|-----------------|-------------------------------|
| <i>Parcel #</i> | 07-066600.0400 (17.925 acres) |
|                 | 25-004000.0100 (22.461 acres) |
| <i>map #</i>    | 02-34-400-007 (17.925 acres)  |
|                 | 05-03-200-006 (22.461 acres)  |

(Note: Tract 3 contains the West part of Parcels 2 and 3 of the Inventory.)

**Estate of Berry R. Lloyd – Legal Description**  
**Case No. 20161153**

**Tract 4:**

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

Being a parcel of land situated in Dublin and Hopewell Townships, Mercer County, Ohio, and in the Southeast quarter of Section 34, Township 4 South, Range 2 East, and in the Northeast quarter of Section 3, Township 5 South, Range 2 East, being more particularly described as follows:

Commencing at a cornerstone at the center of the Southeast quarter of said Section 34;

thence South 88°51'08" East, 753.90 feet along the North line of the Southeast quarter of the Southeast quarter of said Section 34 and also being the centerline of Keopple Road to a Mag nail set as the Point of Beginning;

thence continuing South 88°51'08" East, 376.14 feet along the last described line to a Mag nail set;

thence South 01°10'00" West, 435.60 feet and passing through an iron pin with cap set at 20.00 feet to an iron pin with cap set;

thence South 88°51'08" East, 200.00 feet to an iron pin with cap set;

thence South 01°10'00" West, 889.15 feet along the East line of the Southeast quarter of the Southeast quarter of said Section 34 to an iron pin with cap set;

thence South 88°50'40" East, 17.16 feet along the North line of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence South 01°42'22" West, 1,323.59 feet along the East line of the Northeast quarter of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 88°31'20" West, 580.24 feet along the South line of the Northeast quarter of the Northeast quarter of said Section 3 to an iron pin with cap set;

thence North 01°09'13" East, 2,644.94 feet and passing through an iron pin with cap set at 2,621.31 feet to the Point of Beginning, **containing 33.319 acres of land, more or less**, of which 15.517 acres are located in said Section 34 of Dublin Township and 17.802 acres are located in said Section 3 of Hopewell Township, subject to all valid easements and right-of-way.

Reference is made to an actual field survey by Kent B. Marbaugh, Registered Surveyor #7421, dated November 14, 2016, on file in the County Tax Map Office.

Prior Instrument Reference: O.R. Volume 137, Page 840

Tax Parcel Numbers: 07-066600.0000 (15.517)  
25-004000.0000 (17.802)

Tax Map Numbers: 02-34-400-003 (15.517)  
05-03-200-003 (17.802)

(Note: Tract 4 contains the East part of Parcels 2 and 3 of the Inventory)

Estate of Berry R. Lloyd – Legal Description  
Case No. 20161153

**Tract 5:**

**BEING AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING DESCRIBED TRACT:**

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

Commencing at the St. Marys Rivers at the Southwest corner of Section 5, Godfrey's Reservation, at a stake in the original corner of said Section, from which bears Hickory 12 inches North 60° East 13½ links, and Hickory 8 inches, North 17 West 54¾ links; thence North on said Section line 24 chains and 61½ links to a stake; thence West 8.10 chains to a stake; thence South 32 chains to a stake on the St. Marys River (from which bears Elm 14 North 81 East 64 links); thence East with the meanderings of the River to the place of beginning being the South end of 95 acres attached to Section 5 from Section 6 of Godfrey's Reservation, containing 20 acres, more or less.

ALSO, the West side of the Southwest Quarter of Section 5 of Godfrey's Reservation, bounded as follows: Commencing at the Southwest corner of said Section 5 on the St. Marys River; thence North on said Section line 57.19 chains to a stake; thence East 14.76 chains to a stake (from which bears Hickory 7 inches South 74, West 39¼ links and White Oak 8 inches, South 43 West 10¼ links); thence South 19.30 chains to a stake or stone, (from which bears White Oak 10 inches, North 3° East 66¾ link, White Oak 18 inches, North 32, West 20½ links; thence West 6.17 chains to a stake or stone (from which bears Oak 24 inches, North 88½, East 69 links, and Red Oak 12 inches, North 6, East 5¼ links); thence South 37.50 chains, to a stake or stone on the bank of the St. Marys River, from which bears White Hickory 8 inches, North 73¾ East 63 links, Black Walnut 4 inches, North 12 West 126 2/3 links; thence West with the meanderings of the River to the place of beginning, containing 60 acres, more or less, and **containing in all 80 acres of land**, more or less.

Prior Instrument Reference: Deed Volume 262, Page 933

Tax Parcel Number: 07-023200.0000

Tax Map Number: 02-15-100-003

(Note: Tract 5 is the same as Parcel 4 of the Inventory.)