

PROBATE COURT OF MONTGOMERY COUNTY, OHIO

ALICE O. McCOLLUM, JUDGE

ESTATE OF LOIS L. MAZZONE, DECEASED
 CASE NO. 199/ES 283471

CERTIFICATE OF TRANSFER

NO. THREE

[Check one of the following]

☐ Decedent died intestate.☒ Decedent died testate.

February 13, 1991

Decedent died on _____ 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
Dominic J. Mazzone	5595 Paddington Rd., Dayton, Ohio 45459	Entire

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

MAR 03 2017

MAR 03 2017

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

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.

[Signature] 3/3/17
 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. 199165T
283471

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 (1/2) interest:

Situate in the State of Ohio, the County of Mercer, the Township of Franklin, being part of Section No. 23, Township 6 South, Range 3 East and being more particularly described as a parcel of land containing 3.684 acres, subject to all easements and/or restrictions shown of record, also subject to all legal right of way, and described by metes and bounds in Exhibit A, which is attached hereto and incorporated herein.

Prior Instrument Reference: Vol. 264, page 69,

Parcel No: 09-103100.0000

Memo No: 09-23-102-001

This instrument was prepared by Charles F. Allbery, III

ISSUANCE

This Certificate of Transfer is issued this day of FEB 21 2017, 20 .

Carol A. Miller
Probate Judge

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 3 issued on FEB 21 2017 and kept by me as custodian of the official records of this Court.

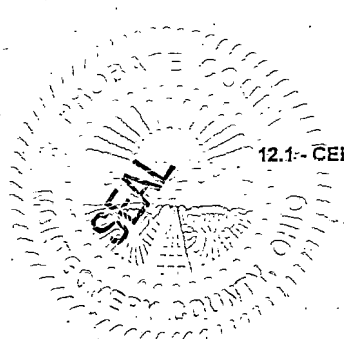
FEB 21

ALICE O. MCCOLLUM

Date

Probate Judge *N. Jacy*

By
Deputy Clerk



12.1-- CERTIFICATE OF TRANSFER
PAGE 2

Amended: March 1, 2014

Discard all previous versions of this form

1991EST
CASE NO. 283471**EXHIBIT A**

Beginning at a point in the state property line, at its intersection with the Southerly line of a certain tract standing in the name of Harold C. Lee, as the same is shown of record in Deed Book 153, Page 263 in the Records of the Recorder's Office, Mercer County, Ohio, same point also being the Northeasterly corner of a certain Parcel No. 54-163, as shown of record on a recorded Plat (Plat No. 4, Page 4) of a survey of Grand Lake St. Marys, prepared by the Jennings-Lawrence Company in 1968; thence from said point of beginning South 76° 52' 11" West and along the Northerly line of said Parcel No. 54-163, a distance of 135.00 feet to a point at the Northwesterly corner of Parcel No. 54-163; thence South 76° 51' 22" West, a distance of 33.82 feet to a point in the centerline of a channel; thence North 24° 42' 38" West and along the centerline of said channel, a distance of 308.39 feet to a point; thence North 39° 12' 04" East, a distance of 40.72 feet to a point; thence the following courses and distances along the Westerly, Southerly and Easterly shoreline of a certain bay or cove: South 56° 03' 35" East, a distance of 64.27 feet; South 42° 38' 57" East, a distance of 100.32 feet; South 37° 25' 26" East, a distance of 73.85 feet; North 74° 49' 19" East, a distance of 57.68 feet; North 73° 52' 47" East, a distance of 72.58 feet; North 77° 55' 56" East, a distance of 139.20 feet; North, a distance of 40.00 feet; North 55° 17' 24" West, a distance of 92.71 feet; North 49° 24' 17" West, a distance of 104.06 feet; North 17° 35' 15" West, a distance of 57.20 feet; North 27° 03' 31" West, a distance of 95.44 feet; North 20° 58' 52" West, a distance of 66.35 feet to a point on the shoreline of Grand Lake St. Marys; thence following courses and distances along the shoreline of Grand Lake St. Marys: North 57° 45' 49" East, a distance of 89.83 feet; North 47° 47' 53" East, a distance of 37.96 feet; North 34° 37' 26" East, a distance of 61.72 feet; North 75° 12' 52" East, a distance of 54.91 feet; North 54° 28' 57" East, a distance of 69.45 feet; North 46° 01' 57" East, a distance of 56.83 feet; South 73° 17' 08" East, a distance of 33.95 feet, to a point on the Westerly shoreline of a channel; thence the following courses and distances along the Westerly and Southerly shoreline of said channel: South 05° 38' 00" East, a distance of 97.17 feet; South 11° 17' 09" East, a distance of 53.58 feet; South 54° 30' 02" East, a distance of 23.61 feet; North 88° 49' 07" East, a distance of 21.16 feet; North 45° 34' 45" East, a distance of 22.84 feet to a point on the state property line; thence the following courses and distances along the state property line and the Westerly line of said Harold C. Lee tract: South 32° 48' 42" West, a distance of 24.53 feet; South 54° 16' 59" West, a distance of 100.13 feet; South 06° 05' 38" West, a distance of 100.10 feet; South 11° 50' 16" West, a distance of 100.11 feet; South 10° 43' 25" East, a distance of 100.07 feet; South 08° 20' 29" West, a distance of 100.11 feet; North 87° 15' 48" West, a distance of 100.09 feet; South 61° 16' 26" West, a distance of 100.13 feet; South 07° 25' 33" West, a distance of 76.42 feet to the place of beginning, containing 160,486.75 square feet of land or 3.684 acres, subject to all easements and/or restrictions shown of record, also subject to all legal right-of-way.

The above described was based on a survey, part by the Jennings-Lawrence Company in 1968 and by Richard C. Jensen, Registered Surveyor No. 5631, August, 1975.

"Subject to any and all outstanding easements, rights, permits and right-of-way license agreements for the installation and maintenance of gas lines, water lines, sewers, telephone, telegraph and power transmission lines, which may have been granted by the Department of Natural Resources whether or not the same may be of record and subject to retention of any and all riparian rights by the Grantor, State of Ohio, and a flowage easement over the above-described land."