

PROBATE COURT OF Mercer COUNTY, OHIOMary Pat Zitter, JUDGEESTATE OF Richard L. Faller, DECEASEDCASE NO. 20171154

CERTIFICATE OF TRANSFER

NO. -1-

[Check one of the following]

☐ Decedent died intestate.☒ Decedent died testate.Decedent died on January 5, 2017 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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Betty A. Faller

312 S. Cedar Street
Coldwater, OH 45828

Entire

FILED

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

AUG 10 2017

MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTER

AUG 10 2017

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

AUG 10 2017

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIOExemption 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.

Deputy Aud. Date

K8 8/10/2017

[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. 20171154

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

Situated in the Village of coldwater, County of Mercer and State of Ohio
and bounded and described as follows:

See attachment.

Prior Instrument Reference: Volume 235, Page 792 and Instrument #200700007673
Mercer County Recorder's Office.

Parcel No: 05-126800.0000 Tax Map #08-33-126-019

This instrument was prepared by Kathryn W. Speelman, 201 E. Vine St., Coldwater, OH 45828
419-678-2378

ISSUANCE

This Certificate of Transfer is issued this 10th day of August, 20 17.

/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 10, 2017 and kept by me as custodian of the official records of this Court.

August 10, 2017
Date

Mary Pat Zitter
Probate Judge
By Denny Newport
Deputy Clerk

SEAL

Attachment

Situated in the Village of Coldwater, County of Mercer and State of Ohio, and bounded and described as follows:

Being Lot Number Eight Hundred Seventy-six (876) in the South Cedar Street Addition, as shown on the recorded plat of said Village.

Said property is subject to all the restrictions, conditions and provisions as shown on the plat of said South Cedar Street Addition filed for record on August 28, 1964, and recorded in Plat Book 9, Page 17, Recorder's Office, Mercer County, Ohio. Also subject to additional covenants and restrictions, not recited on the plat, filed for record on the 19th day of November, 1966, and recorded in Volume #4, Page 250, Miscellaneous Records, Recorder's Office, Mercer County, Ohio.

ALSO: Being Lot No. 1631 in the Village of Coldwater (from the Replat of Lot No. 1613) as shown on the Plat filed for record on November 16, 2007 at 9:04 a.m. and recorded in Instrument #200700006935, Plat Records of Mercer County, Ohio, subject to all easements, conditions, restrictions and reservations as set forth on said plat.

This lot shall not be used as a building site and shall be a utility easement.