

Probate Court of Montgomery County, OH
 E-Filed - Oct 16 2018 3:14 PM
 2018EST01011 PerfectForm F4-48

PROBATE COURT OF MONTGOMERY COUNTY, OHIO ALICE O. MCCOLLUM, JUDGE

ESTATE OF JOHN RAY BOLON, DECEASED

CASE NO. 2018 EST 01011

CERTIFICATE OF TRANSFER

NO. THREE

[Check one of the following]

☒ Decedent died intestate.

☐ Decedent died testate.

Decedent died on 03/20/2018 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
<u>John Andrew Bolon</u>	<u>3398 Saint Georges Way Loveland, OH 45140</u>	<u>ONE-THIRD</u>
<u>Julie Lynn Theuring</u>	<u>205 Wood Forge Circle Lebanon, OH 45307</u>	<u>ONE-THIRD</u>
<u>Jodie Anne Van Hoose</u>	<u>1128 Northwoods Circle New Albany, OH 43054</u>	<u>ONE-THIRD</u>

DESCRIPTION
 SUFFICIENT
 FOR TAX MAPPING PURPOSES

NOV 05 2018

MERCER COUNTY
 TAX MAP DEPARTMENT

TRANSFERRED

NOV 05 2018

RANDALL E. GRAPNER
 COUNTY AUDITOR
 MERCER COUNTY, OHIO

Exemption paragraph, conveyance fee EM
 The Grantor and Grantee of this deed have
 complied with the provisions of R.C. Sec 519,
 202 Randall E. Grapner Mercer County Auditor.

ds 11/5/2018
 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, None 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. 2018 EST 01011

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

Franklin Township

Parcel No. 1: A tract of land located in the Northwest Quarter of Section 20, Town 6 South, Range 3 East, more fully described as follows: Beginning at an iron pipe marked "L", said point being on East line of North Shore Drive 419.65 feet South, measured along east line of North Shore Drive, from the northwest corner of Section 1, of Coldwater Beach, as same is shown on recorded plat thereof; thence with an interior angle of 105 degrees 43' and a distance easterly of 57 feet to an iron pipe marked "M" set on Raudabaugh line; thence South 33 degrees West a distance of 77.05 feet on and along Raudabaugh line to iron pipe marked "J"; thence with an interior angle of 109 degrees 02' and a distance westerly of 36 feet to iron pipe "K" set on east line of North Shore Drive; thence with an interior angle of 85 degrees 17' and a distance northerly along east line of North Shore Drive of 62.25 feet to a point of beginning, containing .075 acres. Said tract being a portion of Section 1, Coldwater Beach.

Parcel No. 2: Being Lot Numbered Two (2) of Section H, as the same appears upon the recorded Plat of Coldwater Beach, as recorded in Plat Book 4, Page 39 of the Plat Records of Mercer County, Ohio.

Property Address: 5283 North Shore Drive, Celina, OH 45822

Prior Instrument Reference: 200400000071 or Book 179 Page 990 of the Deed Records of Mercer County, Ohio

Parcel No: 09-042600.0000 (9-20-152-007) and 09-036400.0000 (9-20-177-025)

This instrument was prepared by Cassandra Andres Rice**ISSUANCE**This Certificate of Transfer is issued this 16 day of October, 2018ALICE O. McCOLLUM

Alice O. McCollum, Judge

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. THREE issued on OCT 16 2018 and kept by me as custodian of the official records of this Court.

OCT 17 2018

Date

Cassandra Andres Rice (0090102)
Gottschlich & Portune, LLP
201 E. Sixth Street
Dayton, OH 45402

ALICE O. McCOLLUM

Alice O. McCollum, Judge

By M. Weir

Deputy Clerk

12.1 - CERTIFICATE OF TRANSFER

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Amended: March 1, 2014

Discard all previous versions of this form