

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

ESTATE OF CHRIS LEE PRICHARD AKA CHRIS PRICHARD, DECEASED

CASE NO. 20201002

CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

☒ Decedent died intestate.

☐ Decedent died testate.

Decedent died on September 7, 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
Karla Prichard	4744 Mercer-Van Wert County Line Road, Rockford, OH 45882	entire

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

TRANSFERRED

JAN 24 2020

JAN 24 2020

FILED

JAN 06 2020

MERCER COUNTY
TAX MAP DEPARTMENT

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

MERCER COUNTY
PROBATE COURT
JUDGE MARY PAT ZITTER

Exemption paragraph, conveyance fee EA
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 1/24/2020
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.

Mercer

(Reverse of Form 12.1)

CASE NO. 20201002

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

See attached legal description marked as "Exhibit A"

Prior Instrument Reference: 199399946106

Parcel No: 07-004200.0000

This instrument was prepared by Attorney Collette J. Carcione

ISSUANCE

This Certificate of Transfer is issued this 6 day of January, 2020.

/s/Mary Pat Zitter

Probate Judge

Mary Pat Zitter

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on January 6, 2020 and kept by me as custodian of the official records of this Court.

January 6, 2020
Date

Mary Pat Zitter

Probate Judge

By *Diana Yarny*
Deputy Clerk

SEAL

"Exhibit A"

An undivided $\frac{1}{2}$ interest in the following described real estate situated in the TOWNSHIP OF DUBLIN, COUNTY OF MERCER, and STATE of OHIO, to-wit:

Being part of the North half (N $\frac{1}{2}$) of fractional Section 3, Town 4 South, Range 2 East, Dublin Township, Mercer County, Ohio and more particularly described as follows:

Commencing at the Northeast corner of Section 3, T4S, R2E, Dublin Township, said corner being defined by a spike found over a stone at the intersection of the centerlines of the Mercer – Van Wert County Line Road and the Frysinger Road,

Thence South 89 degrees 57 minutes 50 seconds West, along the North line of Section 3, also being the centerline of the Mercer – Van Wert County Line Road, two thousand five hundred fifty-five and two hundredths (2555.02) feet to a spike set as the place of beginning,

Thence continuing South 89 degrees 57 minutes 50 seconds West, along the North line of Section 3, one hundred (100.00) feet to a spike found at the north quarter post of Section 3,

Thence West along the North line of Section 3, fifty and thirty-eight hundredths (50.38) feet to a spike set,

Thence South, six hundred one and ninety-two hundredths (601.92) feet to an iron pin set and passing thru an iron pin set at thirty (30.00) feet,

Thence East, one hundred fifty and thirty-eight hundredths (150.38) feet to an iron pin set and passing thru a point on the half section line at fifty and thirty-eight hundredths (50.38) feet,

Thence North 00 degrees 02 minutes 10 seconds East, six hundred one and eighty-four hundredths (601.84) feet to the place of beginning and passing thru an iron pin set at five hundred seventy-one and eighty-four hundredths (571.84) feet.

The afore described parcel contains two and seventy-five thousandths (2.075) acres, more or less, subject to all roadways and easements of record, is part of the lands described in Deed Volume 274 page 653, and is shown on a plat of survey filed with the Mercer County Engineer.

The Mercer County Commissioners have granted a variance to the width/depth ratio requirement stated in Section 431, Article 7, of the Mercer County Subdivision regulations adopted February 16, 1988. This variance is recorded as Mercer County Commissioners Resolution No. 1107, dated September 30, 1993.

The Grantors have dedicated additional land South of and adjacent to the existing right of way of the Mercer – Van Wert County Line Road to create a thirty (30.00) foot right of way along this parcel.

All bearings for this survey were turned from the North line of the West half of Section 3, assumed East – West.

This description was prepared by Roy F. Thompson Jr., Reg. Sur. 5379.

Parcel No. 07-004200.0000

Tax Map No. 02-03-200-001

Prior Deed Reference: Instrument No. 199300046106, Mercer County, Ohio Records.