

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

NOV 16 2021

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

NOV 16 2021

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.

AS 11/16/2021
Deputy Aud. Date

AFFIDAVIT FOR TRANSFER TO SURVIVOR

STATE OF OHIO, COUNTY OF MERCER, SS:

Terri K. Westgerdes, being first duly sworn, hereby states the following:

1. My husband, **Brian J. Westgerdes**, died a resident of Mercer County, Ohio, on **October 15, 2021**, as shown by a certified copy of the official death certificate attached hereto and incorporated herein by reference.
2. A Survivorship Deed recorded as **Instrument #200700001065** in the Recorder's Office of Mercer County, Ohio, conveyed to Brian J. Westgerdes and Terri K. Westgerdes, for their joint lives, remainder to the survivor of them, the real property described as follows:

Lot #4 – 0.612 Acres

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

Being a parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 24, Township 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a stone found at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 24;

thence North 89°11'11" West (Basis of Bearings) along the North line of Southeast Quarter of Section 24, a distance of seven hundred forty-four and ninety-six hundredths feet (744.96') to a PK nail set;

thence South 00°48'02" West along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of one hundred one and forty-nine hundredths feet (101.49') to an Iron Pin Set;

thence South 88°03'41" East along the property line of Kevin J. Hein, Volume 313, Page 530, a distance of twenty-seven and ninety-nine hundredths feet (27.99') to an Iron Pin Set;

thence South 06°24'43" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of two hundred seventy-eight and thirty-three hundredths feet (278.33') to an Iron Pin Set;

thence South 37°05'48" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of two hundred four and eighty-two hundredths feet (204.82') to an Iron Pin Set, for the **TRUE POINT OF BEGINNING**.

thence North 30°31'41" East a distance of one hundred thirty-nine and sixty-three hundredths feet (139.63') to an Iron Pin Set;

thence Northeasterly along the right-of-way of Lindsey Avenue a distance of one hundred fifty-five and nine hundredths feet (155.09') along the arc of a curve to the left having a radius of sixty and zero hundredths feet (60.00') and a chord distance of one hundred fifteen and thirty-eight hundredths feet (115.38') and a bearing of North 46°30'29" East to an Iron Pin;

thence South 27°32'37" East along the right-of-way line of U.S. Route 127, a distance of fifty-two and sixty-eight hundredths feet (52.68') to an Iron Pin found;

thence South 18°40'51" East along the right-of-way line of U.S. Route 127, a distance of seventy-four and ninety-six hundredths feet (74.96') to an Iron Pin Set;

thence South 33°31'44" West a distance of two hundred twenty-four and four hundredths feet (224.04') to an Iron Pin Set;

thence North 37°05'48" West a distance of one hundred thirty-one and forty hundredths feet (131.40') to the TRUE POINT OF BEGINNING, containing 0.612 acres of land, more or less.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in October 2005 and is on file with the Mercer County Engineer's Office.

Outlot #1 – 1.038 Acres

Being a parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 24, Township 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a stone found at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 24;

thence North 89°11'11" West (Basis of Bearings) along the North line of Southeast Quarter of Section 24, a distance of seven hundred forty-four and ninety-six hundredths feet (744.96') to a PK Nail Set;

thence South 00°48'02" West along the East property line Kevin J. Hein, Volume 313, Page 530, a distance of one hundred one and forty-nine hundredths feet

(101.49') to an Iron Pin Set;

thence South 88°03'41" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of twenty-seven and ninety-nine hundredths feet (27.99') to an Iron Pin Set;

thence South 06°24'43" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of two hundred seventy-eight and thirty-three hundredths feet (278.33') to an Iron Pin Set;

thence South 37°05'48" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of three hundred thirty-six and twenty-two hundredths feet (336.22') to an Iron Pin Set for the **TRUE POINT OF BEGINNING**;

thence North 33°31'44" East a distance of two hundred twenty-four and four hundredths feet (224.04') to an Iron Pin Set;

thence South 18°40'51" East along the right-of-way line of U.S. Route 127, a distance of three hundred six and fifteen hundredths feet (306.15') to an Iron Pin found;

thence South 15°16'50" East along the right-of-way line of U.S. Route 127, a distance of one hundred sixty-eight and sixty-five hundredths feet (168.65') to an Iron Pin found;

thence North 47°31'31" West along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of two hundred eighty-seven and eight hundredths feet (287.08') to an Iron Pin found;

thence North 37°05'48" West a distance of ninety and thirty-eight hundredths feet (90.38') to the **TRUE POINT OF BEGINNING**, containing 1.038 acres of land, more or less.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in October, 2005 and is on file with the Mercer County Engineer's Office.

Minor Subdivision filed in Instrument #200700000997

Tax Parcel Number: 02-009800.0204

Tax Map Number: 08-24-400-010

3. A Survivorship Deed recorded as **Instrument #201900000569** in the Recorder's Office of Mercer County, Ohio, conveyed to Brian J. Westgerdes and Terri K. Westgerdes, husband and wife, for their joint lives, remainder to the survivor of them, the real property described as follows:

Situated in the Township of Butler, County of Mercer and State of Ohio:

Being a parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 24, Township 6 South, Range 2 East, Butler Township, Mercer County, Ohio, and described as follows:

Commencing at a stone found at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 24;

thence North 89°11'11" West (Basis of Bearings) along the North line of Southeast Quarter of Section 24, a distance of seven hundred forty-four and ninety-six hundredths feet (744.96') to a PK Nail Set;

thence South 00°48'02" West along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of one hundred and forty-nine hundredths feet (100.49') to an Iron Pin Set;

thence South 88°03'41" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of twenty-seven and ninety-nine hundredths feet (27.99') to an Iron Pin Set;

thence South 06°24'43" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of two hundred seventy-eight and thirty-three hundredths feet (278.33') to an Iron Pin Set;

thence South 37°05'48" East along the East property line of Kevin J. Hein, Volume 313, Page 530, a distance of thirty-four and ninety-four hundredths feet (34.94') to an Iron Pin Set, for the TRUE POINT OF BEGINNING;

thence North 62°28'42" East a distance of one hundred eighty-six and eighty-eight hundredths feet (186.88') to an Iron Pin Set;

thence Southwesterly along the right-of-way line of Lindsey Avenue a distance of twelve and sixty-two hundredths feet (12.62') along the arc of a curve to the right having a radius of fifty and zero hundredths feet (50.00') and a chord distance of twelve and fifty-nine hundredths feet (12.59') and a bearing of South 33°54'10" East to an iron pin found;

thence Southeasterly along the right-of-way line of Lindsey Avenue a distance of one hundred five and thirty-two hundredths feet (105.32') along the arc of a curve to the left having a radius of sixty and zero hundredths feet (60.00') and a chord distance of ninety-two and thirty-one hundredths feet (92.31') and a bearing of South 09°09'13" East to an Iron Pin Set;

thence South 30°31'41" West a distance of one hundred thirty-nine and sixty-three hundredths feet (139.63') to an Iron Pin Set;

thence North 37°05'48" West a distance of one hundred sixty-nine and eighty-eight hundredths feet (169.88') to the TRUE POINT OF BEGINNING, containing 0.412

acres of land, more or less.

Description based on a survey by Craig W. Mescher, Registered Surveyor No. 8237 in October 2005 and is on file with the Mercer County Engineer's Office.

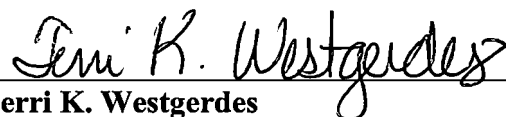
Minor Subdivision filed in Instrument #200700000997

Tax Parcel Number: 02-009800.0203

Tax Map Number: 08-24-400-009

4. At the time of the delivery of the above described Deeds, Brian J. Westgerdes and Terri K. Westgerdes were husband and wife, and continued in that relationship until the death of Brian J. Westgerdes.
5. This Affidavit is made for the purpose of showing **Terri K. Westgerdes to be the sole owner of said tracts**, vested with the entire fee simple title thereto, and for the purpose of obtaining a transfer by the Auditor of Mercer County, Ohio, on his tax duplicate as provided by the Ohio Revised Code.
6. The address of Terri K. Westgerdes continues to be 5201 Lindsey Avenue, Celina, Ohio 45822-9032.

Further Affiant saith not.


Terri K. Westgerdes

Subscribed in my presence and sworn to before me by the said Terri K. Westgerdes this 9th day of November, 2021.



EVIN Z. BACHELOR
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.


Notary Public, State of Ohio

This instrument prepared by:

Evin Z. Bachelor, Attorney
PURDY, LAMMERS & SCHIAVONE
113 E. Market Street, P.O. Box 404
Celina, OH 45822
Phone: (419) 586-6442

CERTIFIED COPY ISSUED BY ALLEN COUNTY

445206

INDIANA STATE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

Local No 004094

EDR No 000011181655

State No 2021-059721

1. Decedent's Legal Name (First, Middle, Last) Brian J Westgerdes				1a. Maiden Name (If female)		2. Gender Male	3. Time Of Death 12:55 PM	4. Date Of Death (Month/Day/Year) 10/15/2021
5. Social Security Number [REDACTED]	6a. Age - Yrs 41	6b. Under 1 Year Months	6c. Under 1 Month Days	6d. Under 1 Day Hours	6e. Under 1 Hour Minutes	7. Date of Birth (Month/Day/Year) 04/09/1980	8. Birthplace (City and State or Foreign Country) Coldwater, Ohio	
9. Ever in U.S. Armed Forces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		10. If Death Occurred In A Hospital: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Department Outpatient <input type="checkbox"/> Dead on Arrival				10a. If Death Occurred Somewhere Other Than A Hospital <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Nursing Home/Long-term Care Facility <input type="checkbox"/> Other (Specify)		
11. Facility Name (If Not Institution, Give Street and Number) Parkview Regional Medical Cntr.								
12. City Or Town, State, And Zip Code Fort Wayne, Indiana 46845						13. County Of Death Allen		14. Marital Status At Time Of Death <input checked="" type="checkbox"/> Married <input type="checkbox"/> Married, But Separated <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown
15. Surviving Spouse's Name Terri Westgerdes				15a. Last Name Before First Marriage Moeller		16. Decedent's Usual Occupation Draft Designing		17. Kind Of Business/Industry Construction
18. Residence - State OH		18a. County Mercer		18b. City Or Town Celina		18c. Street And Number 5201 Lindsey Avenue		18d. Apt. No.
18e. Zip Code 45822		18f. Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
19. Decedent's Education Associate's degree (e.g. AA, AS)		20. Decedent Of Hispanic Origin <input type="checkbox"/> Not Spanish/Hispanic/Latino		21. Decedent's Race White				
22. Parent's Name (First, Middle, Last) Earl Westgerdes				23. Parent's Name (First, Middle, Last) Carol Westgerdes		23a. Parent's Last Name Before First Marriage Hartings		
24. Informant's Name Terri Westgerdes		24a. Relationship To Decedent Wife		24b. Mailing Address (Street And Number, City, State, Zip Code) 5201 Lindsey Avenue, Celina, OH, 45822				
25a. Method Of Disposition <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal From State <input type="checkbox"/> Other (Specify):			25b. Place Of Disposition (Name Of Cemetery, Crematory, Other Place) St. Elizabeth Cemetery			25c. Location - City, Town, And State Coldwater, OH		
26. Was Coroner Contacted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		27. Name And Complete Address Of Funeral Facility Williamson, Spencer & Penrod Funeral Home-Portland 208 N Commerce St, Portland, Indiana, 47371					27a. Funeral Home License Number: FH11100026	
27b. Signature Of Indiana Funeral Service Licensee: Todd Penrod						27c. License Number (Of Licensee): FD01023411		
Cause Of Death (See Instructions And Examples)								
28. Part I. Enter The Chain Of Events - Diseases, Injuries, Or Complications - That Directly Caused The Death. Do Not Enter Terminal Events Such As Cardiac Arrest, Respiratory Arrest, Or Ventricular Fibrillation Without Showing The Etiology. Do Not Abbreviate. Enter Only One Cause On A Line. Add Additional Lines If Necessary.								
Immediate Cause (Final Disease Or Condition Resulting In Death)				A. Acute Hypoxic hypercapnic respiratory failure				24 hrs
Sequentially List Conditions, If Any, Leading To The Cause Listed On Line A. Enter The Underlying Cause (Disease Or Injury That Initiated The Events Resulting In Death) Last				B. Covid 19 pneumonia				5 days
				C.				
				D.				
Part II. Enter Other Significant Conditions Contributing To Death But Not Resulting In The Underlying Cause Given In Part I						29. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
30. Were Autopsy Finding Available To Complete The Cause Of Death? <input type="checkbox"/> Yes <input type="checkbox"/> No								
31. Did Tobacco Use Contribute To Death? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		32. If Female: <input type="checkbox"/> Not Pregnant Within Past Year <input type="checkbox"/> Pregnant At Time Of Death <input type="checkbox"/> Not Pregnant, But Pregnant Within 42 Days Of Death <input type="checkbox"/> Not Pregnant, But Pregnant 43 Days To 1 Year Before Death <input type="checkbox"/> Unknown If Pregnant Within The Past Year		33. Manner Of Death: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could Not Be Determined		37. Injury At Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
34. Date Of Injury (Month/Day/Year)		35. Time Of Injury		36. Place Of Injury (E.G., Decedent's Home, Construction Site, Restaurant, Wooded Area)		38. Apt. No.		38d. Zip Code
39. Location Of Injury - State		38a. City Or Town		38b. Street & Number		38c. Apt. No.		38d. Zip Code
39. Describe How Injury Occurred						40. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		
41. Signature, Of Person Certifying Cause Of Death: Ahmed Sharaan						42. Certifier (Check Only One) <input checked="" type="checkbox"/> Certifying Physician <input type="checkbox"/> Coroner <input type="checkbox"/> Health Officer		
43. Name, Address And Zip Code Of Person Certifying Cause Of Death: Ahmed Sharaan 11104 Parkview Circle, Ste 410, Fort Wayne, IN 46845						44. License Number 01082988A		45. Date Certified 10/21/2021
46. Additional Funeral Service Provider:						47. *Akas:		
48. Signature of Local Health Officer: Matthew Sutter						49. For Registrar Only - Date Filed (Month/Day/Year): 10/25/2021		

State Form 53395 ATTENTION ESTATE: The Social Security Administration is being requested by this state agency in order to pursue responsibility. Disclosure is voluntary and there will be no penalty for refusal.

THIS IS A CERTIFIED COPY OF AN ORIGINAL DOCUMENT. DATE ISSUED: 10/25/2021

Matthew Sutter, M.D.

HEALTH COMMISSIONER-REGISTRAR

DIRECTOR/REGISTRAR-VITAL RECORDS DIVISION