

**PROBATE COURT OF FAIRFIELD COUNTY, OHIO**  
**TERRE L. VANDERVOORT**

ESTATE OF JAMES H. WEAVER, DECEASED  
CASE NO. 20190296

**CERTIFICATE OF TRANSFER**  
**NO. 1**

**FILED**

JUL 11 2019

TERRE L. VANDERVOORT  
PROBATE & JUVENILE JUDGE  
FAIRFIELD COUNTY

**[Check one of the following]**☒ Decedent died intestate.☐ Decedent died testate.

Decedent died on January 10, 2019 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
Bonnie L. Weaver	1060 Coonpath Road NW Lancaster, OH 43130	Entire Interest

201900012211  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD, COUNTY RECORDER  
07-19-2019 At 02:43 PM.  
CERT TRANS 36.00  
OR Book 1796 Page 2747 - 2749

**TRANSFERRED**

JUL 19 2019

*Jim A. Slater Jr.*  
County Auditor, Fairfield County, Ohio

**REAL ESTATE CONVEYANCE**

FEE \$.....

EXEMPT # N

*Jim A. Slater Jr.*  
County Auditor, Fairfield County, Ohio

**[Complete if applicable]** The real property described in this certificate is subject to a charge of \$ 0.00 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.

FORM 12.1 – CERTIFICATE OF TRANSFER

Puritas Springs Software

CASE NO. **20190296**

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 interest in the following described real estate:

Situate in the Township of Greenfield, in the County of Fairfield, and State of Ohio

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Prior Instrument Reference:

Parcel No:

This instrument was prepared by Bryan M. Everitt, 144 East Main Street, Lancaster, OH 43130

### ISSUANCE

This Certificate of Transfer is issued this 11<sup>th</sup> day of July 2019

Terre L. Vandervoort  
Probate Judge

### AUTHENTICATION

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

**JUL 16 2019**

**JUDGE TERRE L. VANDERVOORT**

Date

Probate Judge

Deputy Clerk

FORM 12.1 CERTIFICATE OF TRANSFER

JAMES H. WEAVER ESTATE  
Legal Description

Being an undivided one-half interest in the following described real estate:

Situate in the Township of Greenfield, in the County of Fairfield, and State of Ohio.

Being a part of the Southeast Quarter of Section 14, Township 15, Range 19, Fairfield County, Ohio, and bounded as follows:

Beginning at the Southeast corner of Section 14, being the intersection of the Baltimore Road and the Coonpath Road; thence with the center line of the Coonpath Road south  $89^{\circ} 49'$  west 295.16 feet, the southwest corner of the two acre tract now owned by Carl C. Johnston and Pauline Johnston, and being the point of beginning of the tract hereby conveyed; thence South  $89^{\circ} 49'$  west with the center of the Coonpath Road 120 feet; thence north 295.16 feet to a point; thence north  $89^{\circ} 49'$  east 120 feet to the northwest corner of said Johnston two acre tract; thence south along the Johnston line 295.16 feet to the place of beginning, containing .75 acre of land, more or less.

This instrument is executed and delivered by the grantors and accepted by the grantees subject to the same conditions and restrictions contained in former instruments concerning said premises and subject to all easements, leases, rights of way of record and legal highways.

LAST TRANSFER: Volume 445, Page 637, Deed Records, Fairfield County, Ohio  
PARCEL NO. 013-00375-00  
Address – 1060 Coonpath Road, Lancaster, OH

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

BY As DATE 3/2/19

013-00375-00