

PROBATE COURT OF DELAWARE COUNTY, OHIO

ESTATE OF MEARL C. CLINE, DECEASED

CASE NO. 202033

01 AUG 20 AM 9:32  
CLERK OF PROBATE  
DELAWARE COUNTY, OHIO

CERTIFICATE OF TRANSFER  
NO. 1

[Check one of the following]

- ☐ Decedent died intestate.
- ☒ Decedent died testate.

Decedent died on January 3, 2002 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
Larry D. Cline	1592 Cline Road, Waldo, OH 43356	One-half
Eugene P. Cline	4118 Sassafrass Court, Grove City, OH 43123	One-half

200400039838  
Filed for Record in  
DELAWARE COUNTY, OHIO  
KAY E. CONKLIN  
09-01-2004 At 08:58 am.  
CERTIF 52.00  
OR Book 538 Page 2384 - 2388

~~Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.~~

Delaware County  
The Grantor Has Complied With  
Section 319.202 Of The R.C.  
DATE 8-31-04 Transfer Tax Paid  
TRANSFERRED OR TRANSFER NOT NECESSARY  
Delaware County Auditor By TLB

200400039838  
SHADE & SHADE

[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.

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

See legal description attached hereto as Exhibit A.

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CLERK OF DISTRICT COURT  
JULY 27, 2004

Prior Instrument Reference: D.V. 641, Page 527

Parcel No: 619-00-01-003-000; 619-100-01-004-000, 619-100-01-005-000 and 619-100-01-006-000.

This Instrument Prepared By: David C. Shade

### ISSUANCE

This Certificate of Transfer is issued this 20th day of August, 2004

S/Kenneth J. Spicer  
Probate Judge

### CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on August 20, 2004 and kept by me as custodian of the official records of this Court.

August 20, 2004  
Date

S/Kenneth J. Spicer  
Probate Judge  
By Negla K. [Signature]  
Deputy Clerk

## Exhibit "A"

Situated in the County of Delaware, in the State of Ohio and in the Township of Marlboro and bounded and described as follows:

FIRST TRACT: In Range Nineteen (19), Township Six (6), Section One (1), USM lands, being Lot "D" according to James Eaton's Survey containing 71-30/160 acres, bounded north on the section line, east on Lot "C", south on Lot "E" and west on Lot "I", being the same land deeded by Milo D. Pettibone, Adm. Of L.P. Campbell, dec'd to Harry Cline. Of the above described land one-third deeded to Peter Hauch of the west side of said above described lands. Containing about 50 acres of land.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Being a part of the east part of Lot One (1), in Range (19) Nineteen, Township Six (6), Section One (1), U.S.M. Lands and bounded and described as follows: On the north by lands of Cloise Cline and on the east by lands of Cloise Cline and on the south by lands now owned by Lloyd N. Benedict and on the west by lands owned by Cloise Cline, containing 4.917 acres of land, more or less.

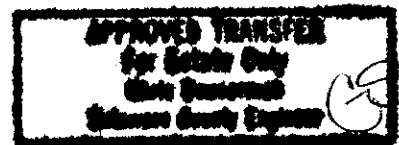
Being a part of the first Tract of land conveyed by Lloyd N. Benedict by Warranty Deed recorded in Deed Book Vol. 209, Page 217, Delaware County Recorder's Office.

SECOND TRACT: Also a piece of land off the northeast part of the following described premises, and parcel of land lying and being in the County of Delaware and State of Ohio being a part of the east part of Lot I in Range Nineteen, Township Six (6), Section One (1), USM, which east part is bounded western on the other part of Lot I and north of Section line and east on Lot D and E and southwestern on the road, containing according to James Eaton Survey, eighty-one acres. Said piece or parcel of land to be forty (40) rods north and south twenty (20) rods east and west, containing five (5) acres of land.

THIRD TRACT: Being the east half of the following described premises, to wit:

Parcel One: Being a lot of land in Range 19, Township 6 and Section 1, USM Lands, bounded on the north by the north line of the section; on the west by the lands of Lucinda Cline; on the southwest by the State Road leading from Norton to Mt. Vernon; on the east by a line parallel with the west line and so far from said west line as will make forty acres. This forty acres takes part off from the east side of Lot marked "J" and enough from the west side of Lot "I" to make the land forty acres, which lots were run out by James Eaton, August 1830, except therefrom twenty acres off the south side thereof deeded by Ruben Weiser to Peter Houck, recorded in Vol. 51, Page 507, Delaware County Records. The above described parcel contains twenty acres of land.

Parcel Two: It being a part of Lot I, Range 19, Township 6, Section 1, USM Lands, beginning at the northwest corner of the lot of land deeded to Peter Houck by Henry



Schaaf, and recorded in Vol. 28, Page 227, and running thence east 44 rods to a stone; thence South 80 rods to a stone; thence West 44 rods to a stone; thence north to the place of beginning, containing 22 acres of land.

The two parcels of land herein described containing in all 42 acres and the part hereby conveyed being the east half of the above described two parcels of land as witnessed by a line drawn through the same from north to south. The same being an equal division of the premises conveyed to Wellington Cline and Arlington Cline by deed dated April 4, 1908 and recorded in Vol. 131, Page 552, Deed Records of Delaware County, Ohio.

For last conveyance see Deed Book Vol. 276, Page 424, Delaware County Recorder's Office, Delaware, Ohio.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the State of Ohio, County of Delaware and the Township of Marlboro and bounded and described as follows:

Being in the North part of Lot "D", Range 19, Township 6, Section 1, U.S.M. Lands, Marlboro Township, Delaware County, Ohio and more particularly described as follows: Beginning at a railroad spike set in the centerline of Cline Road No. 234, said spike being South 86 degrees – 45 minutes East a distance of 187.05 feet from the Northwest corner of Lot "D" (James Eaton's survey); thence continuing South 86 degrees – 45 minutes East along the center line of said Township Road No. 234 a distance of 200.00 feet to a survey nail; thence South 3 degrees – 15 minutes West and passing an iron pipe at 30.00 feet for a total distance of 290.00 feet; to an iron pipe; thence North 86 degrees – 45 minutes West a distance of 200.00 feet; to an iron pipe; thence North 3 degrees – 15 minutes East and passing an iron pipe at 260.00 feet for a total distance of 290.00 feet to a railroad spike and place of beginning. Same containing 1.331 acres of land, more or less, of which 0.138 acres is hereby dedicated to public use, all of which being subject to all legal highways and easements of record.

The above is from a new survey prepared by Harold W. Clase, Registered Surveyor #5473.

FOURTH TRACT: Being a part of the east part of Lot One (1), in Range (19) Nineteen, Township Six (6), Section One (1), U.S.M. Lands and bounded and described as follows: On the north by lands of Cloise Cline and on the east by lands of Cloise Cline and on the south by lands now owned by Lloyd N. Benedict and on the west by lands owned by Cloise Cline, containing 4.917 acres of land, more or less.

Being a part of the first Tract of land conveyed by Lloyd N. Benedict by Warranty Deed recorded in Deed Book Vol. 209, Page 217, Delaware County Recorder's Office.

FIFTH TRACT: Being part of Lots "I" & "J", Range 19, Township 6, Section 1, U.S.M. Lands, Marlboro Township, Delaware County, Ohio and more particularly

DELAWARE COUNTY  
RECORDERS OFFICE  
1000 MARKET STREET  
DELAWARE, OHIO 43015  
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described as follows: Beginning at a survey nail set in the Northwest corner of Lot "I" in the centerline of Cline Road No. 284, this also being the County line between Marion and Delaware Counties; thence South 86 degrees – 45 minutes – 00 seconds East along the North line of Lot "I" and the center line of Township Road No. 284 (Cline Road) a distance of 574.24 feet to a survey nail; thence South 3 degrees – 49 minutes – 00 seconds West and passing an iron pipe at 20.00 feet for a total distance of 1325.10 feet to an oak post; thence North 87 degrees – 10 minutes – 40 seconds West a distance of 696.50 feet to an iron pipe and post in the East line of Benedict Road No. 288 and U.S.A. Lands; thence North 3 degrees – 49 minutes – 00 seconds East along Benedict Road and the center line of Cline Road No. 284; thence South 86 degrees – 45 minutes – 00 seconds East along the North line of Lot "J" and Cline Road a distance of 122.26 feet to the place of beginning. Same containing 21.228 acres of land, more or less, of which 3.37 acres being in Lot "J" and 17.498 acres being in Lot "I", all being subject to all legal highways and easements of record.

The above is a new survey prepared by Harold W. Clase, Registered Surveyor No. 5473, Ohio and is a transfer between Grantor and Grantee, of an undivided one-half interest and other deeds of similar transfer being made.

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