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201600004673 OR 430 1612

Period Form F&46

PROBATE COURT OF PERRY COUNTY, OHIO
LUANN COOPERRIDER, JUDGE

ESTATE OF EVELYN M. FULTZ DECEASED
CASE NO. 20161075

CERTIFICATE OF TRANSFER

NO. 1

[Check one of the following]

☐ Decedent died intestate.

☒ Decedent died testate.

Decedent died on May 1, 2016 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
Deborah E. Roberts	2475 Panther Drive New Lexington, OH 43764	All

TRANSFERRED
DATE 12-8-16
SEC. 319.54 1.00
SEC. 319.202 COMPLIED
WITH AMT 5
DREW CANNON
AUDITOR, PERRY CO OHIO
BY [Signature]

201600004673
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
12-13-2016 At 01:43 pm.
CERT/TRANS 6000001
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[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.

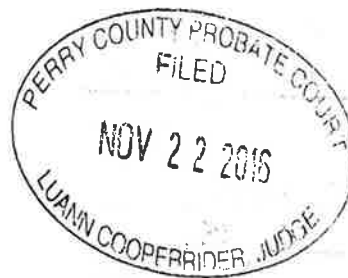
(Reverse of Form 12.1)

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CASE NO. 2016

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

See attached Exhibit A, incorporated herein.



Prior Instrument Reference: O. R. Book 393, Page 972 and O. R. Book 393, Page 2141

Parcel No: 24-000103-0100 and 24-000103-0000

This instrument was prepared by Attorney Linda L. Smith

ISSUANCE

This Certificate of Transfer is issued this day of , 2016.

Luann Cooperrider, Judge

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 1 issued on 11/22, 2016 and kept by me as custodian of the official records of this Court.

Date 11/28, 2016

Luann Cooperrider
Luann Cooperrider, Judge
By
Deputy Clerk



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EXHIBIT A

TRACT I:
Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, being a part of OR 69, Pg. 827, being part of the Southeast Quarter of Section 4, and more particularly described as follows:

Beginning at a stone found at the Southwest Corner of the Southeast Quarter of Section 4; thence North 00 Degrees 00 Minutes 00 Seconds West 1453.59 feet to an iron pin found and the place of beginning; thence continuing along said line North 00 Degrees 00 Minutes 00 Seconds West 724.77 feet to an iron pin found; thence North 70 Degrees 37 Minutes 27 Seconds East 256.91 feet to an iron pin set; thence North 17 Degrees 05 Minutes 34 Seconds West 304.14 feet to an iron pin found; thence South 78 Degrees 10 Minutes 38 Seconds West 156.28 feet to an iron pin set on the Mid Line; thence along said line North 00 Degrees 00 Minutes 00 Seconds East 122.64 feet to a railroad spike set in the centerline of Twp. Rd. 459; thence along said centerline the next 5 courses: South 70 Degrees 49 Minutes 43 Seconds East 117.60 feet to a masonry nail set; thence South 56 Degrees 56 Minutes 16 Seconds East 123.26 feet to a masonry nail set; thence South 43 Degrees 31 Minutes 17 Seconds East 95.16 feet to a masonry nail set; thence South 33 Degrees 12 Minutes 59 Seconds East 105.08 feet to a masonry nail set; thence South 24 Degrees 59 Minutes 58 Seconds East 340.13 feet to a point at the intersection of Twp. Rd. 459 & State Route 345; thence along said centerline the next 4 courses: South 44 Degrees 36 Minutes 28 Seconds West 248.64 feet to a point; thence South 33 Degrees 02 Minutes 28 Seconds West 203.07 feet to a point; thence South 32 Degrees 31 Minutes 20 Seconds West 221.77 feet to a point; thence South 24 Degrees 27 Minutes 08 Seconds West 82.91 feet to a railroad spike set in the centerline of State Route 345; thence leaving said road South 75 Degrees 58 Minutes 04 Seconds West 43.64 feet to the place of beginning, containing 5.99 acres, more or less, subject to all legal highways and easements.

Subject to State Route 345 & Twp. Rd. 459 R/W's.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on the Mid Line of Section 4 as being North 00 Degrees 00 Minutes 00 Seconds East.

This description was written from a survey made October 6, 1995, by Kevin Cannon. Registered Surveyor No. 7224.

EXCEPTING therefrom the following:

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Parcel One:

Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, being a part of Eleanor Mechling ET AL O.R. 69 Pg. 827, being part of the Southeast Quarter of Section 4, and more particularly described as follows:

Beginning at a stone at the Southwest Corner of the Southeast Quarter of Section 4; thence along the mid section line North 00 Degrees 00 Minutes 00 Seconds East 1453.59 feet to an iron pin found and the place of beginning; thence continuing along said line North 00 Degrees 00 Minutes 00 Seconds West 535.67 feet to an iron pin set; thence South 73 Degrees 13 Minutes 50 Seconds East 320.23 feet to a point in the centerline of State Route 345, passing an iron pin set at 290.23 feet; thence along said centerline South 33 Degrees 02 Minutes 28 Seconds West 203.07 feet to a point; thence South 32 Degrees 31 Minutes 20 Seconds West 221.77 feet to a point in said centerline; thence South 24 Degrees 27 Minutes 08 Seconds West 82.91 feet to a railroad spike set; thence leaving said centerline South 75 Degrees 58 Minutes 04 Seconds West 43.64 feet to the place of beginning, containing 2.00 acres, more or less, subject to all legal highways and easements.

Subject to State Route 345 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on the Mid Section Line of Section 4 as being North 00 Degrees 00 Minutes 00 Seconds East.

This description was written from a survey made October 17, 1995.

Kevin Cannon, Reg. No. 7224 - 10/17/95.

Parcel Two:

Being a part of the Southeast Quarter of Section 4, Township 15, Range 15, Pike Township, Perry County, Ohio and a part of the lands of Rufus Fultz as described in OR 151, Pg. 66 of the Perry County Records and being more particularly described as follows:

Beginning for reference at the Southwest corner of the Southeast Quarter of Section 4; thence, North 00° 00' 00" West, along the mid section line, 2178.36 feet to an iron pin found; thence, South 81° 57' 38" East, along the Judith R. and Paul Faber property (OR 207, PG 407), 104.92 feet to an iron pin set and the place of beginning of the tract; thence, North 39° 34' 07" East (being the basis of bearing), 463.28 feet to a point in the centerline of Township Road 459 (40 feet wide), passing iron pins set at 224.43 feet and 426.71 feet; thence, with the centerline of Township Road 459 and the property of Richard Adcock (OR 236, PG 2284), South 26° 10' 08" East, 215.51 feet to a point in the centerline of State Route 345 (60 feet wide); thence, with the centerline of State Route 345 and the property of ITT Automotive, Inc. (OR 328, PG 1491), South 41° 17' 29" West, 259.08 feet to a point; thence, leaving State Route 345 and along the

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Faber property, North 81° 57' 38" West, 221.37 feet to the place of beginning, passing an iron pin found at 33.43 feet. The tract as surveyed contains 1.60 acres, more or less, subject to all legal highways and easements of record.

Iron pins set are 5/8 inch rebar, 30 inches long set flush with the ground with plastic caps #5843.

This survey completed 10/10/2007 by Loren C. Camp, P.S. 5843.

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201600004673
SCHNITKE & SMITH
PICK UP

TRACT II:

Situated in the County of Perry in the State of Ohio and in the Township of Pike:

Being a part of the Southeast Quarter of Section 4, Township 15 North, Range 15 West,
Pike Township, Perry County, Ohio, and being more particularly described as follows:

Beginning, for reference, at the southwest corner of the Southeast Quarter of Section 4;
thence with the half section line North 0° 00' 00" West 2,178.36 feet to an iron pin set
and the principal place of beginning of the tract to be conveyed; thence continuing with
the half section line North 0° 00' 00" West 343.92 feet to an iron pin set; thence North
78° 10' 38" East 156.28 feet to an iron pin set; thence South 17° 05' 34" East 304.14 feet
to an iron pin set; thence South 70° 37' 24" West 256.91 feet to the principal place of
beginning. The tract as surveyed contains 1.5 acres, more or less, subject to all legal
highways and easements of record.

The bearings in the above description are based on the half section line bearing North 0°
00' 00" West.

Iron pins set at 5/8 inch rebar, 30 inches long set flush with the ground with plastic
identification caps. Ronald M. Merckle, Ohio Reg. Surveyor No. 6473, Dated March 21,
1986.

EXCEPTING AND RESERVING HEREIN THE OIL, GAS AND MINERAL RIGHTS
IN, ON AND UNDER THE AFORESAID REAL ESTATE.

Parcel No. 24-000103-0100.