

**SUBJECT PROPERTY**

<b>Parcel ID:</b> A01000200320014100	<b>Taxing District:</b> BATH TWP FAIRBORN CSD
<b>Owner Name:</b> ZIMMERMAN DESIRAE ETAL	<b>Acres:</b> 7.3600
<b>Property Address:</b> DAYTON YELLOW SPRINGS RD	<b>Class:</b> RESIDENTIAL
<b>Mailing Address:</b> 35 NIGHTINGALE TRL ENON OH 45323	<b>Land Use:</b> 501 <u>Land Use Codes</u>
<b>Description:</b> 8-3-1  NE COR SR 235 & DAYTON Y S RD	<b>Neighborhood Code:</b> 00122000 <b>Zoning:</b> <b>Delinquent Taxes Due:</b> \$0.00



Enlarge P  
Enlarge P

**General Property Details**

**Value Details**

	APPRAISED	ASSESSED (35%)
IMPROVEMENT VALUE	\$0.00	\$0.00
LAND VALUE	\$69,030.00	\$24,160.00
TOTAL VALUE	\$69,030.00	\$24,160.00
CAUV (FARM) VALUE	\$0.00	\$0.00

**Improvement Details - Additions**

LOWER	FIRST	SECOND	THIRD	AREA	VALUE
No data to display					

**Out Building Improvement Details**

OBV DESCRIPTION	YEAR BUILT	AREA	VALUE
No data to display			

**Land Details**

TYPE	DESCRIPTION	EFFECTIVE FRONTAGE	DEPTH	SQ FOOTAGE	ACRES	VALUE
ACREAGE	Secondary Site			43560	1.0000	29600
ACREAGE	Residual			277042	6.3600	39430

**Agricultural Details**

SOIL TYPE	SOIL DESC	USE TYPE	ACRES	AGRICULTURAL USE VALUE
No data to display				

PROBATE COURT OF GREENE COUNTY, OHIO  
THOMAS M. O'DIAM, JUDGE

2016 SEP -8 PM 2:25

ESTATE OF Daniel D. Zimmerman

DECEASED

CASE NO. 43357-15-173

CERTIFICATE OF TRANSFER  
NO. 17

014751

[Check one of the following]

Decedent died intestate.

Decedent died testate.

Decedent died on January 15, 2015 owning the real property described in this certificate. The persons to whom such real property passes by devise, descent or election are as follows:

Name	Residence Address	Transferee's Share of decedent's Interest
Desirae Zimmerman	35 Nightingale Trail Enon, Ohio 45323	50%
Tarren M. Huddleston	41 S. Broad Street Fairborn, Ohio 45324	50%

003887  
 TRANSFERRED  
 PER 319.21 O.R.C.  
 16 SEP -2 AM 11:07  
 FEE EXEMPT  
 GREENE COUNTY AUDITOR

2016 SEP -6 AM 8:38  
 ERIC G. DEANIS  
 GREENE CO. RECORDER  
 Xenia, OH.

VOL 374 PG 032

[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 as Exhibit S

INTERNET

Prior Instrument Reference: see attached

Parcel No.: see attached

This instrument was prepared by: Pickrel, Schaeffer & Ebeling, LPA - 2700 Kettering Tower, Dayton, Ohio 45423

### ISSUANCE

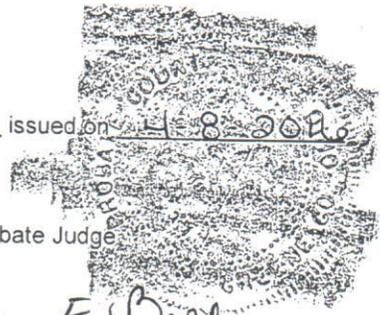
This Certificate of Transfer if issued this 8 day of April, 2016

Thomas M. O'Diam  
Thomas M. O'Diam, Probate Judge

### AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 17 issued on 4-8-2016 and kept by me as custodian of the official records of this Court.

Thomas M. O'Diam, Probate Judge



Date 4-8-2016

By: Valerie E. Bell  
Deputy Clerk

VOL 3747 PG 033

Exhibit S

Legal Description for unaddressed parcel of land located on:  
Dayton Yellow Springs Road, Fairborn, Ohio 45324

An undivided one-half interest in real property commonly known as an unaddressed parcel of land located on Dayton Yellow Springs Road, Fairborn, Greene County, Ohio and more fully described as follows:

Situate in Section 1, Town 3, Range 8, M.R.S., Bath Township, Greene County, Ohio, and being part of a 163.638 acre tract conveyed to Belle Aire Development Corporation by deed recorded in Deed Volume 484, page 786 in the Deed Records of Greene County, Ohio described as follows:

Beginning at a spike at the intersection of the centerlines of Dayton-Yellow Springs Road and State Route 235; thence North 78°-12' East with the centerline of Dayton-Yellow Springs Road 587.02 feet to a spike set at the true point of beginning of this description; thence North 4°-27'-50" East (passing an iron pin set at 31.25 feet) for 785.16 feet to an iron pin; thence North 26°-37'-41" West 700.61 feet to an iron pin set in the north line of said 163.638 acre tract and in the south line of Greene Country Club lands as recorded in Volume 314, page 226 in the Deed Records of said county; thence South 85°-32'-10" East with said north and said south lines 600.01 feet to an iron pin; thence South 4°-27'-50" West 600.00 feet to an iron pin; thence North 85°-32'-10" West 142.20 feet to an iron pin; thence South 4°-27'-50" West (passing an iron pin set at 725.86 feet) for 757.11 feet to a spike in the centerline of aforesaid Dayton-Yellow Springs Road; thence South 78°-12' West with said centerline 100.00 feet to the point of beginning, containing 7.472 acres, more or less, subject to all legal roads, easements, restrictions and conditions of record.

(Tract No. 3, Containing 7.472 acres, a/k/a a Belle Meade Tract).

Parcel ID No. A01000200320014100

Deed Reference No. Volume 296, Page 110

EXCEPTION

PARCEL 2-WDV3  
GRE-235-3.85

IN THE NAME AND FOR THE USE OF THE GREENE COUNTY COMMISSIONERS  
RESERVING ALL MINERAL RIGHTS TO DANIEL D. ZIMMERMAN & JANE L. ZIMMERMAN,  
EXCLUDING LIMITATION OF ACCESS

Situated in the State of Ohio, County of Greene, Township of Bath, being in the southeast quarter of Section 7, Township 3, Range 8, and being more particularly described as follows:

VOL 374 7PG 034

The above description was prepared, under the supervision of, and reviewed on May 23, 2002 by Richard F. Mathias, Professional Surveyor Number 7798.

This description is based on a survey provided to Lockwood, Lanier, Mathias & Noland, Inc. by the Ohio Department of Transportation, District 8, in 2001

Grantor claims title by instrument(s) recorded in Deed Volume 332, Page 561 in the Records of Greene County, Ohio.

The basis of bearings in this description are based on an assumed meridian and are for the purpose of angular measurement only.

Monuments referred to as iron pins set are 3/4 inch diameter x 30 inch long iron bars with a 1-1/2 inch diameter aluminum cap marked "ODOT RW, DISTRICT 8". The stations referred to herein are from centerline of right-of-way of Dayton-Yellow Springs Road as found on O.D.O.T. right-of-way plan GRE-235-3.85.

Parcel ID No. A01000200320016100

Deed Reference No. Volume 2168, Page 787

INTERLOCK

Description Check  
 Greene County Engineer's Tax Map Dept.  
 Legally Sufficient As Described  
 Legally Sufficient With Corrections Noted  
 Legally Insufficient, New Survey Required  
 Date: 5/23/02 By: RFM  
 par ID: A01 BK: 2 PG: 32 PAR: 141

*RFM*  
5/23/02

Survey Recorded In  
Greene County Surveyor's  
Record No. 21 Page 70

INTERLOCK

VOL 374 PG 036