

SUBJECT PROPERTY**Parcel ID:** A01000200320014300**Taxing District:** BATH TWP FAIRBORN CSD**Owner Name:** ZIMMERMAN DESIRAE ETAL**Acres:** 5.5210**Property Address:** DAYTON YELLOW SPRINGS RD**Class:** RESIDENTIAL**Land Use:** 501Land Use
Codes**Mailing Address:** 35 NIGHTINGALE TRL
ENON OH 45323**Neighborhood** 00122000**Code:****Zoning:**Enlarge P
Enlarge P**Description:** 8-3-1 SW 1/4**Delinquent** \$0.00**Taxes Due:**

DAYTON Y S RD

NC
IMA
AVAILA**General Property Details****Value Details****APPRAISED****ASSESSED (35%)**

IMPROVEMENT VALUE	\$0.00	\$0.00
LAND VALUE	\$56,990.00	\$19,950.00
TOTAL VALUE	\$56,990.00	\$19,950.00
CAUV (FARM) VALUE	\$0.00	\$0.00

Improvement Details - Additions

LOWER	FIRST	SECOND	THIRD	AREA	VALUE
No data to display					

Out Building Improvement Details

OBJ 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			192448	4.4180	27390
ACREAGE	Right of Way			4487	0.1030	0

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 -3 PM 2:25

ESTATE OF Daniel D. Zimmerman

, DECEASED

CASE NO. 43357-15-173

CERTIFICATE OF TRANSFER

NO. 18

014752

[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%

003889

TRANSFERRED
16 SEP -2 AM 11:31

16 SEP -2 AM 11:31

EXEMPT

GREENE COUNTY AUDITOR

2016 SEP -6 AM 8:38
REC'D. CLERK
GREENE CO. RECORDER
XENIA, OH.

VOL 374 7PG037

[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 T

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, 20 16

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. 18 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

Exhibit T

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 170.00 feet to a spike set at the true point of beginning of this description; thence North 5°-08'-28" East (passing an iron pin set at 31.36 feet) for 902.02 feet to an iron pin; thence South 85°-32'-10" East 293.67 feet to an iron pin; thence South 4°-27'-50" West (passing an iron pin set at 781.92 feet) for 813.17 feet to a spike in the centerline of aforesaid Dayton-Yellow Springs Road; thence South 78°-12' West with said centerline 317.02 feet to the point of beginning, containing 5.881 acres, more or less, subject however to all legal roads, easements, restrictions and conditions of record.

(Tract No. 11, Containing 5.881 acres, a/k/a a Belle Meade Tract).

Parcel ID No. A01000200320014300

Deed Reference No. Volume 332, Page 561

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:

Being a parcel of land lying on the left side of the centerline of Dayton-Yellow Springs Road, which is part of GRE-235-3.85 made by the Ohio Department of Transportation as recorded in Plat Cabinet _____, Page _____ of the records of Greene County and being located within the following described points in the boundary thereof:

VOL 374 7PG039

Commencing at the southwest corner of the southwest quarter of Section 1;

Thence, along the south line of said Section 1, North 84 degrees 45 minutes 29seconds East for a distance of 797.07feet to the southeast corner of a 5.250 acre tract of land conveyed to Norman H. Sherman, Jr. by Deed Volume 497, Page 751 in the records of Greene county and the southwest corner of a 6.978 acre tract of land conveyed to that grantor by Deed Volume 380, Page 819 in the records of Greene County, said point being 0.73 feet right of State Route 235 centerline station 187+99.32;

Thence, along the east property line of said 5.250 acre tract and the west property line of said 6.978 acre tract, North 22 degrees 50 minutes 01 seconds West for a distance of 1283.69 feet to the northwest corner of the tract herein described, said corner also being the intersection of Dayton-Yellow Springs Road and State Route 235, said corner being at Dayton-Yellow Springs Road centerline station 235+70.00 & State Route 235 centerline station 200+83.01;

Thence along the north property line of said 6.978 acre tract and the south property line of a 5.423 acre tract of land conveyed to Stanley W. Chaffee by Deed Volume 108, Page 335 in the records of Greene County, North 78 degrees 09 minutes 12 minutes East for a distance of 171.63 feet to a point in Dayton-Yellow Springs Road; said point being at 0.50 feet left of centerline station 237+41.63, said point being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence, along the west property line of the tract herein described and the east property line of said 5.423 acre tract, North 05 degrees 09 minutes 01 seconds East for a distance of 51.71 feet to an iron pin set at 50.00 feet left of centerline station 237+56.61;

Thence, leaving said property line, North 78 degrees 19 minutes 14 seconds East for a distance of 516.20 feet to an iron pin set on the east property line of the tract herein described and the west property line of a 7.063 acre tract of land conveyed to Jane L. Zimmerman by Deed Volume 1265, Page 812 in the records of Greene County, said pin set at 50.00 feet left of centerline station 242+72.80;

Thence, along said property line, South 04 degrees 27 minutes 53 seconds West for a distance of 51.48 feet to the southeast corner of the tract herein described and the southwest corner of said 7.063 acre tract, said corner being at 0.55 feet left of centerline station 242+58.49;

Thence, along the south property line of the tract herein described and the north property line of a 5.3329 acre tract of land conveyed to Robert J. Kemp & Patricia R. Kemp by Deed Volume 733, Page 557 in the records of Greene County, South 78 degrees 18 minutes 39 seconds West for a distance of 379.84 feet to the northwest corner of said 5.329 acre tract and an angle point in said south property line, said point being 0.49 feet left of centerline station 238+78.65;

Thence, along said south property line and the north property line of said 6.978 acre tract, South 78 degrees 19 minutes 31 seconds West for a distance of 137.01 feet to the point of beginning containing 0.587 acres.

Of the above described tract, 0.14 acres is located in Auditor's Permanent Parcel number A01000200320014100, which includes 0.067 acres in the present road occupied; 0.113 acres in Auditor's Permanent Parcel number A01000200320014200, which includes 0.068 acres in the present road occupied; 0.360 acres in Auditor's Permanent Parcel number A01000200320014300, which includes 0.214 acres in the present road occupied.

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

Vol 374 7pg040