

SUBJECT PROPERTY

Parcel ID: A01000200320013100	Taxing District: BATH TWP FAIRBORN CSD
Owner Name: ZIMMERMAN DESIRAE ETAL	Acres: 5.2350
Property Address: SR 235	Class: RESIDENTIAL
Mailing Address: 35 NIGHTINGALE TRL ENON OH 45323	Land Use: 501 <u>Land Use Codes</u>
Description: 8-3-1 SW 1/4 SR 235	Neighborhood Code: 00122000 Zoning: Delinquent Taxes Due: \$0.00



Enlarge P
Enlarge P

General Property Details

	Value Details APPRAISED	ASSESSED (35%)
IMPROVEMENT VALUE	\$0.00	\$0.00
LAND VALUE	\$54,950.00	\$19,230.00
TOTAL VALUE	\$54,950.00	\$19,230.00
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	Right of Way			6403	0.1470	0
ACREAGE	Residual			178073	4.0880	25350

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. 19

014753

[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%

003891

TRANSFERRED
SEP 30 2016

16 SEP -2 AM 11:40

EXEMPT

GREENE COUNTY AUDITOR

2016 SEP -6 AM 8:39

REC'D & STAMPED
GREENE CO. RECORDER
XENIA, OH.

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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.

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 U

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. 19 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

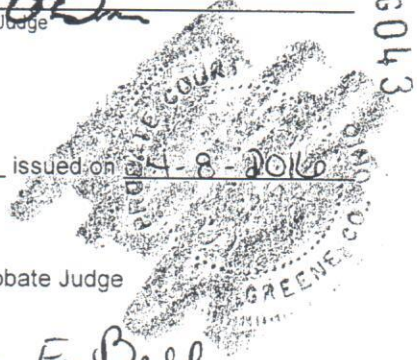


Exhibit U

Legal Description for unaddressed parcel of land located on:
SR 235, Fairborn, Ohio 45324

An undivided one-half interest in real property commonly known as an unaddressed parcel of land located on SR 235, Fairborn, Greene County, Ohio and more fully described as follows:

Situate in the Southwest Quarter of 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 Robert S. & Virginia L. Trout by Deed recorded in Deed Book 520, page 280 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 307.01 feet to a spike; Thence South 26°-12'-30" East 594.21 feet to an iron pin; Thence South 5°-11'-29" West 715.00 feet to a spike at the intersection of the centerlines of State Route 235 and Hyde Road, said spike being in the South line of Section 1; Thence North 22°-51' West with said centerline of State Route 235 for 1283.06 feet to the place of beginning containing 6.978 acres, more or less, subject however to all legal roads, easements, restrictions and conditions of record.

(Tract No. 28, Containing 6.978 acres, a/k/a Belle Meade).

Parcel ID No. A01000200320013100

Deed Reference No. Volume 380, Page 819

EXCEPTIONS

PARCEL 2-WD1
GRE-235-3.85

IN THE NAME AND FOR THE USE OF THE OHIO DEPARTMENT OF TRANSPORTATION,
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 southwest quarter of Section 1, 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 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;

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

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Thence along the south line of said Section 1, South 84 degrees 45 minutes 29 seconds East for a distance of 797.07 feet to the southwest corner of the tract herein described and the southeast corner of a 5.250 acre tract conveyed to Norman H. Sherman, Jr. by Deed Volume 497, Page 751 in the records of Greene County, said corner being 0.73 feet right of centerline station 187+99.32, said corner also 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 5.250 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 and the northeast corner of a 2.259 acre tract conveyed to the grantor by Deed Volume 351, Page 184 in the records of Greene County, said corner also being the centerline intersection of Dayton-Yellow Springs Road and State Route 235, said intersection being at State Route 235 centerline station 200+83.01 & Dayton-Yellow Springs Road centerline station 235+70.00;

Thence North 78 degrees 09 minutes 12 seconds East for a distance of 105.00 feet to a point in Dayton-Yellow Springs Road, said point being on the north line of the tract herein described 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, said point also being at 0.17 feet left of Dayton-Yellow Springs Road centerline station 236+75.00;

Thence south 11 degrees 40 minutes 46 seconds East for a distance of 55.31 feet to an iron pin set at 55.00 feet right of centerline station 236+75.00;

Thence South 55 degrees 29 minutes 34 seconds West for a distance of 43.32 feet to an iron pin set at 71.81 feet right of centerline station 236+35.07, said pin also being at 50.00 feet right of State Route 235 centerline station 200+00.00;

Thence South 22 degrees 48 minutes 04 seconds East for a distance of 1108.22 feet to an iron pin set on the south property line of tract herein described and the west property line of a 5.252 acre tract of land conveyed to Harold E. Clendenin & Katherine I. Clendenin by Deed Volume 277, Page 234 in the records of Greene County, said pin being at 50.00 feet right of State Route 235 centerline station 188+91.78;

Thence, along said property line, South 05 degrees 15 minutes 01 seconds West for a distance of 104.77 feet to the point of beginning containing 1.475 acres.

Of the above described tract, 1.475 acres is located in Auditor's Permanent Parcel number A01000200320013100, which includes 0.902 acres in the present road occupied.

The above description was prepared, under the supervision of, and reviewed on May 17, 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 380, Page 819 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 R/W, 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.

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Parcel ID No. A01000200320015800

Deed Reference No. Volume 2168, Page 787

PARCEL 2-WDV1
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 southwest quarter of Section 1, 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 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;

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

Thence along the south line of said Section 1, South 84 degrees 45 minutes 29 seconds East for a distance of 797.07 feet to the southwest corner of the tract herein described and the southeast corner of a 5.250 acre tract conveyed to Norman H. Sherman, Jr. by Deed Volume 497, Page 751 in the records of Greene County, said corner being 0.73 feet right of centerline station 187+99.32;

Thence, along the east property line of said 5.250 acre tract and the grantor's west lien, North 22 degrees 50 minutes 01 seconds West for a distance of 1283.69 feet to the grantor's northwest corner 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, 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 grantor's north property line and the south property line of said 5.423 acre tract, North 78 degrees 09 minutes 12 seconds East for a distance of 105.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described;

Thence, along said property line, North 78 degrees 09 minutes 12 seconds East for a distance of 66.63 feet to a point in Dayton-Yellow Springs Road at 0.50 feet left of centerline station 237+41.63;

Thence, along said property line, North 78 degrees 19 minutes 31 seconds East for a distance of 137.01 feet to the northeast corner of the tract herein described, said corner being at 0.49 feet left of centerline station 238+78.65;

Thence, along the east property lien of tract herein described and the west property line of a 5.329 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 26 degrees 04 minutes 03 seconds East for a distance of 57.29 feet to an iron pin set on said property line at 55.00 feet right of centerline station 238+92.88;

Thence South 78 degrees 19 minutes 14 seconds West for a distance of 217.88 feet to an iron pin set at 55.00 feet right of centerline station 236+75.00, said pin also being at 92.42 feet right of State Route 235 centerline station 200+08.79;

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Thence North 11 degrees 40 minutes 46 seconds West for a distance of 55.31 feet to the point of beginning containing 0.268 acres.

Of the above described tract, 0.268 acres is located in Auditor's Permanent Parcel number A01000200320013100, which includes 0.144 acres in the present road occupied.

The above description was prepared, under the supervision of, and reviewed on May 17, 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 380, Page 819 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 RAW, 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. A01000200320015900

Deed Reference No. Volume 2168, Page 777

Handwritten signature and number 8216

Description Check
 Greene County Engineer's Tax Map Dept.
 Legally Sufficient As Described
 Legally Sufficient With Corrections Noted
 Legally Insufficient, New Survey Required
 Date: 8/27/05 By: [Signature]
 Bk: A01 Pg: 32 PAR: 131

Survey Recorded In
Greene County Surveyor's
Record No. 13 Page 242

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