

**SUBJECT PROPERTY****Parcel ID:** A01000200320014400**Taxing District:** BATH TWP FAIRBORN CSD**Owner Name:** ZIMMERMAN DESIRAE ETAL**Acres:** 1.3800**Property Address:** DAYTON YELLOW SPRINGS RD**Class:** RESIDENTIAL**Land Use:** 501Land Use  
Codes**Mailing Address:** 35 NIGHTINGALE TRL  
ENON OH 45323**Neighborhood Code:** 00122000**Code:****Zoning:****Description:** 8-3-1 SW 1/4**Delinquent Taxes Due:** \$0.00**Taxes Due:**

DAYTON Y S RD

NC  
IMA  
AVAILAEnlarge P  
Enlarge P**General Property Details****Value Details****APPRAISED****ASSESSED (35%)**

IMPROVEMENT VALUE	\$0.00	\$0.00
LAND VALUE	\$31,960.00	\$11,190.00
TOTAL VALUE	\$31,960.00	\$11,190.00
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			16553	0.3800	2360

**Agricultural Details**

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

THOMAS M. O'DIAM, JUDGE

2016 APR -3 PM 2:25

DECEASED

**CASE NO. 43357-15-173**

## NO. 16

014750

☐ 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	50%
-------------------	----------------------	-----

Enon, Ohio 45323

Tarren M. Huddleston 41 S. Broad Street 50%

Fairborn, Ohio 45324

003886

TRANSFERRED  
SEP 31 20 1960

16 SEP -2 AM 10:55

1	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

# IDENTITY AFFIDAVIT

GREEN CO. RECORDER  
XENIA, OH

2016 SEP -6 AM 8:38

VOL 3747PG026

**[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.

CASE NO. 43357-15-173

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 R

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. 16 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. Beed

Deputy Clerk



Exhibit R

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, conveyed to Robert S. Trout & Virginia L. Trout by deed recorded in Deed Volume 327, Page 863 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 South 22°-51' East with the centerline of said State Route 235 for 407.88 feet to a railroad spike at the northeast corner of a 5.25 acre tract as shown on Greene County, Ohio Survey Record 14, page 457; thence North 84°-48'-31" West with said north line 385.46 feet to an iron pin; thence North 5°-19'-50" East 301.06 feet to a railroad spike in the centerline of said Dayton-Yellow Springs Road; thence North 78°-12' East with said centerline 201.75 feet to the point of beginning, containing 2.259 acres, more or less, subject however to all legal roads, easements, restrictions and conditions of record.

Subject also to an easement ten feet (10) in width to be used for drainage purposes having for its centerline the following described line: Beginning at a point on the south line of the above described tract South 84°-48'-31" East 298.04 feet from the Southwest corner thereof; thence North 11°-12' East with the said centerline 41.31 feet; thence North 16°-27' West with said centerline 24.0 feet.

(Tract No. 29 containing 2.259 acres m/l, a/k/a Belle Meade).

Parcel ID No. A01000200320014400

Deed Reference No. Volume 351 Page 184

**EXCEPTIONS**

PARCEL 2-WDV2  
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 the southeast quarter of Section 1, Township 3, Range 8, and being more particularly described as follows:

VOL 374 Pg 028

Being a parcel of land lying on the right 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:

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 29 seconds East for a distance of 797.07 feet 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 the grantor by Deed Volume 380, Page 819, said point being 0.73 feet right of State Route 235 centerline station 187+99.32;

Thence North 22 degrees 50 minutes 01 seconds West for a distance of 1283.69 feet to the grantor's northeast corner and the northwest corner of said 6.978 acre tract, 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 line and the south line of a 0.928 acre tract of land conveyed to Southwestern Portland Cement Company by Deed Volume 349, Page 846 in the records of Greene County, South 78 degrees 25 minutes 28 seconds West for a distance of 70.00 feet to a point in Dayton-Yellow Springs Road, said point being 0.13 feet left of centerline station 235+00.00 and the TRUE POINT OF BEGINNING of the parcel herein described;

Thence, South 11 degrees 40 minutes 46 seconds East for a distance of 80.13 feet to an iron pin set at 80.00 feet right of centerline station 235+00.00;

Thence, South 73 degrees 21 minutes 53 seconds West for a distance of 143.70 feet to an iron pin set at 92.41 feet right of centerline station 233+56.84;

Thence, South 85 degrees 18 minutes 08 seconds West for a distance of 15.25 feet to an iron pin set at 90.98 feet right of centerline station 233+41.87 and being the southwest corner of the tract herein described, said iron pin also being on the east property line of a 75.978 acre tract of land conveyed to Southdown, Inc. by Deed Volume 551, Page 394 in the records of Greene County,

Thence, along said east property line, North 05 degrees 38 minutes 48 seconds East for a distance of 95.24 feet to the northwest corner of the tract herein described and the southwest corner of said 0.928 acre tract, crossing the centerline of Dayton-Yellow Springs Road, said corner being at 0.36 feet left of centerline station 233+70.07;

Thence, along the north property line of tract herein described and the south property line of said 0.928 acre tract, North 78 degrees 25 minutes 28 seconds East for a distance of 129.93 feet to the point of beginning containing 0.359 acres.

Of the above described tract, 0.359 acres is located in Auditor's Permanent Parcel number A01000200320014400, which includes 0.094 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.

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 351, Page 184 in the Records of Greene County, Ohio.

VOL 374 7PG029



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.

Parcel ID No. A01000200320016000

Deed Reference No. Volume 2168, Page 782

PARCEL 2-WD2

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;

Thence North 84 degrees 45 minutes 29 seconds East along the south line of said Section 1 for a distance of 797.07 feet 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 the grantor by Deed Volume 380, Page 819 in the records of Greene County, said corner being 0.73 feet right of centerline station 187+99.32;

Thence, along the east line of said 5.250 acre tract and the west line of said 6.978 acre tract, North 22 degrees 50 minutes 01 seconds West for a distance of 875.98 feet to the southeast corner of the tract herein described and the TRUE POINT OF BEGINNING of the parcel herein described, said corner being at 0.23 feet right of centerline station 196+75.30;

Thence, along the south property line of the tract herein described, North 85 degrees 07 minutes 48 seconds West for a distance of 56.72 feet to an iron pin set at 50.00 feet left of centerline station 197+01.64, passing and iron monument found at 48.81 feet left of centerline station 197+01.02;

Thence, leaving said property line, North 22 degrees 48 minutes 04 seconds West for a distance of 248.36 feet to an iron pin set at 50.00 feet left of centerline station 199+50.00;

Thence South 67 degrees 11 minutes 57 seconds West for a distance of 5.00 feet to an iron pin set at 55.00 feet left of centerline station 199+50.00;

VOL 374 PG 030

Thence North 22 degrees 48 minutes 04 seconds West for a distance of 50.00 feet to an iron pin set at 55.00 feet left of centerline station 200+00.00, said pin also being at 92.06 feet right of Dayton-Yellow Springs Road centerline station 235+32.04;

Thence North 81 degrees 03 minutes 10 seconds West for a distance of 34.24 feet to an iron pin set at 80.00 feet left of Dayton-Yellow Springs Road centerline station 200+18.02;

Thence North 11 degrees 40 minutes 46 seconds West for a distance of 80.13 feet, crossing the centerline of Dayton-Yellow Springs Road, to a point at 0.13 feet left of said centerline station 235+00.00, said point also being 68.66 feet left of State Route 235 centerline station 200+96.64;

Thence, along the north property line of the tract herein described and the south property line of a 0.928 acre tract of land conveyed to Southwestern Portland Cement Company by Deed Volume 349, Page 846 in the records of Greene County, North 78 degrees 25 minutes 28 seconds East for a distance of 70.00 feet to the northeast corner of the tract herein described and the southeast corner of said 0.928 acre tract, said corner also being intersection of Dayton-Yellow Springs Road and State Route 235, said intersection being Dayton-Yellow Springs Road centerline station 235+70.00 and State Route 235 centerline station 200+83.01;

Thence, along the east property line of the tract herein described and the west property line of said 6.978 acre tract, South 22 degrees 50 minutes 01 seconds East for a distance of 407.71 feet to the point of beginning containing 0.520 acres.

Of the above described tract, 0.520 acres is located in Auditor's Permanent Parcel number A01000200320014400, which includes 0.308 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 351, Page 184 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. A01000200320016200

Deed Reference No. Volume 2168, Page 782

**Survey Recorded In**  
**Greene County Surveyor's**  
**Record No. 21 Page 202**

*[Handwritten signature]*

Description Check  
Greene County Engineer's Tax Map Dept.  
☒ Legally Sufficient As Described  
☐ Legally Sufficient With Corrections Noted  
☐ Legally Insufficient, New Survey Required  
Date: 5-31-02 By: [Signature]  
Per: [Signature] Bk: 2 Pg: 32 PAR: 144

VOL 3747 PG 031