

Requested By: bah 11/01/2017

OR 6148 PG.1819

This Conveyance has Complied with Section 315.202

Fee \$ _____ Receipt # 3474

Permissive Tax _____

Exempt _____ Date 8-25-15

By _____ Deputy

RALPH T. MEACHAM
MAHONING COUNTY AUDITOR

201500022316

Filed for Record in

MAHONING COUNTY, OHIO

NORALYN PALERMO, RECORDER

09-17-2015 At 01:02 pm.

AFF/TOD \$0.00

DR Book 6148 Page 1819 - 1821

STATE OF OHIO

COUNTY OF TRUMBULL

} ss.

AFFIDAVIT OF CONFIRMATION
OF TRANSFER ON DEATH

Record Title Owner: Nancy Woodrum

Property: 362 North Edgehill Avenue, Austintown, Ohio 44515

Legal: Situated in the County of Mahoning, Ohio and in the Township of Austintown and bounded and described as follows, to wit: Known as being Sub Lot No. 2599 of the Austinbrook Acres Plat, Subdivision of a part of Austintown Township Great Lot No. 8 and a Replat of Lots Numbers 1581, et al, as shown by the recorded plat of said Replat in Volume 33, Page 58 of Mahoning County Records and being 57.78 feet front on the westerly side of North Edgehill Avenue and extending back of equal width a distance of 140 feet, having a rear lot line of 59.16 feet, as it appears by said plat, be the same more or less, but subject to all legal highways.

I, James Michael Klieves, being first duly sworn, depose and state as follows:

1. That, Nancy Woodrum, was the owner of property under a duly recorded Transfer on Death Designation Affidavit. Said affidavit was recorded on November 7, 2014 in Volume 6106, Page 0592 of the Official Records of Mahoning County, Ohio.
2. That Nancy Woodrum died on July 25, 2015, and a certified copy of the death certificate is attached to this Affidavit. The following is the beneficiary, and his address, who survived the owner and who was in existence on the date of death of the deceased owner:
 1. James Michael Klieves; 362 North Edgehill Avenue, Austintown, Ohio 44515.
3. That by virtue of the death of Nancy Woodrum, the above beneficiary now owns legal title to the premises as set out in the legal description set forth herein.
4. Further affiant sayeth naught.


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This affidavit is given as notice of the death of the decedent herein under Section 5302.17 of the Ohio Revised Code and for the purpose of showing that title to the above described parcel now vest solely in the name of the Beneficiary as the survivor and to enable the County Auditor to transfer the ownership of the said real properties upon the Auditors Tax List into the name of the respective Beneficiary, and out of the name of the deceased owner.


James Michael Klieves

Sworn to and subscribed in my presence this 26th day of August
2015.


Notary Public



SANDRA R. MARIOTTI
Notary Public
State Of Ohio
My Commission Expires November 6, 2018

This Instrument Prepared By:
Jack C. Lorenzetti, Jr., Co., L.P.A.
815 Youngstown-Warren Road, Suite 2
Niles, Ohio 444464