

DEED APPROVED FOR TRANSFER
DATE 10-18-12 BY RL
ROBERT STERLING
HARRISON COUNTY ENGINEER

201200005898
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. BOYER, RECORDER
10-18-2012 At 02:09 PM.
SURV DEED 28.00
OR Book 202 Page 2109 - 2110

HARRISON COUNTY AUDITOR
PATRICK J. MOORE
REAL ESTATE TRANSFER BY SEH
CONV.FEE 104.00 EX
TRAN.FEE 50 DATE 10-18-12

201200005898
DAVID A WUKELIC ESQ
ATTORNEY AT LAW
500 MARKET ST
STEUBENVILLE OH 43952

Survivorship Deed

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae a/k/a Federal National Mortgage Association, Organized and existing under the laws of the United States of America, the Grantor who claims title by and through instrument recorded as Instrument No. 201200004651, in OR Book 200, Page 2952 of Harrison County Records, for the consideration of

*****TEN***** Dollars, (\$10.00) and other good and valuable consideration received to its full satisfaction of William D. Hamilton and Connie S. Hamilton, husband and wife, Grantees, for their joint lives the remainder to the survivor of them, whose tax mailing address is: 43100 National Road, Morristown, OH 43759,

do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, their heirs and assigns, the following described premises:

First Tract:

Situated in the Township of Athens, County of Harrison and State of Ohio:

Being a part of the Northeast Quarter of Section 4, Township 9, Range 5, Athens Township, Harrison County, Ohio. To find the place of beginning start at the Northeast corner of Section 4, thence along the Eastline of said Section South 5 degrees 00' West 195 feet to a point in the Southeast corner of the Steve Juriga 0.252 acre tract which is the place of beginning for the tract herein described; thence South 5 degrees 00' West 18 feet to a point; thence North 85 degrees 00' West 200 feet to a point; thence North 5 degrees 00' East 18 feet to a point at the Southwest corner of the Steve Juriga 0.252 acre tract; thence with the South line of the Juriga tract South 85 degrees 00' East 200 feet to the place of beginning, containing 3600 square feet or 0.082 acres, more or less.

Excepting and reserving the Pittsburgh No. 8 coal and mining rights heretofore conveyed. Subject to previous restrictions, stipulations, reservations, limitations, easements and rights of way, if any, of record.

Second Tract:

Situated in the Township of Athens, County of Harrison and State of Ohio:

Being a part of the Northeast Quarter of Section 4, Township 9, Range 5, Athens Township, Harrison County, Ohio.

To find the place of beginning start at the Northeast corner of said section, thence along the East line of said Section South 5 degrees 00' West 140 feet to a stake at the Southeast corner of the Village of New Athens 0.743 acre tract which is the place of beginning for tract herein described; thence continuing along said East line of Section South 5 degrees 00' West 55 feet to a point; thence North 85 degrees 00' West 200 feet to a stake; thence North 5 degrees 00' East 55 feet to a stake in the South line of the Village of New Athens 0.743 acre tract; thence with the said South line South 85 degrees 00' East 200 feet to the place of beginning, containing 0.252 acres, more or less.

Description by J. Craig Haverfield, Reg. Eng. 4151, Reg. Sur. #1841.

PPN: 02-0000294.000 Both Tracts Included
74950 Fairpoint-New Athens Road, Saint Clairsville, Ohio 43950

Grantees herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$24,000.00 for a period of 3 month(s) from the date of this deed. Grantees shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$24,000.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantees.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, forever.

And said the Grantor who claims, do covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, said premises have not been encumbered by it, and that it will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging, to the said Grantees forever against all lawful claims and demands of all persons claiming by, through, or under said the Grantor who claims, but against none other. This deed is given and accepted subject to building and use restrictions, zoning ordinances and easements, covenants and conditions of record, if any, and current taxes and assessments, both general and special, not yet due and payable which Grantees assume and agree to pay.

Executed by said Corporation on this 4 day of October, 2012.

A Power of Attorney for the Grantor's agent is recorded herewith.

Fannie Mae a/k/a Federal National Mortgage Association,
Organized and existing under the laws of the United States
of America
By its Attorney-in-Fact,
Weltman, Weinberg & Reis Co., LPA

by:

its:

Authorized Agent

STATE OF

Ohio

COUNTY OF

Cuyahoga

Before me, a Notary Public in and for said County and State personally appeared before me the above named Fannie Mae a/k/a Federal National Mortgage Association, Organized and existing under the laws of the United States of America, by its Attorney in Fact, Weltman, Weinberg & Reis Co., LPS, by Gregory A. Anglewicz, its Authorized Agent, who acknowledged that he/she did sign the foregoing instrument and the same is the free act and deed of said corporation and of him/her personally and as such officer(s) of said Corporation.

In testimony whereof I have set my hand and official seal at Cleveland OH, this 4th day of October, 2012.

This Instrument Prepared By:
Gregory A. Anglewicz, Esquire
Weltman, Weinberg & Reis Co., L.P.A.
323 West Lakeside Ave., Suite 200
Cleveland, Ohio 44113
TTA No. 2040039

Notary Public

Commission Expires:

March 16, 2013



KATIE L. PROSEN
Notary Public, State of Ohio
My Commission Expires
March 16, 2013