

HARRISON COUNTY AUDITOR  
ALLISON M. ANDERSON  
REAL ESTATE TRANSFER BY me  
CONV.FEE \_\_\_\_\_ EX ☒  
TRAN.FEE 2.50 DATE 12-15-20



202000003426 12/15/2020 12:52 PM  
Filed for Record in HARRISON County, OH  
Joshua Willis, Recorder Rec Fees: \$42.00  
QCD OR Vol 273 Pgs 660 - 662

DEED APPROVED FOR TRANSFER  
DATE 12-15-20 BY BS  
HARRISON COUNTY ENGINEER

DENNIS WATSON  
50711 REHM RD  
SAINT CLAIRSVILLE, OH 43950-9156  
Inst #202000003426

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **DENNIS E. WATSON**, married, (Grantor), for valuable consideration paid, grants to **DONALD J. WATSON**, unmarried, (Grantee), whose tax mailing address is: 74910 New Athens Flushing Road, New Athens, Ohio 43981 , the following described real property:

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

Being a part of the Northeast Quarter of Section Four (4), Township Nine (9) Range Five (5); to find the point of beginning for description of the tract or parcel of land herein coveyed, start at the Northeast corner of said Section 4;

Thence South 3 ½ degrees West 576.5 feet to the corner of a 4.62 acre tract that was conveyed to Clyde Edwards and J. Leroy Work by George T. Payne as found on record in Volume 82, at page 202 of Harrison County Deed Records;

Thence North 52 degrees West 91.9 feet, the beginning point of the tract herein conveyed. Beginning at the aforesaid point;

Thence South 59 degrees 35' West 176.5 feet to the center of the well;

Thence North 84 degrees 33' West 219 feet to the line of J. Leroy Work's land and the corner of Clyde Edwards land;

Thence North 3 ½ degrees East 96 feet to corner of J. Leroy Works land;

Thence North 81 degrees 30' East 278 feet to a point in the line of W.H. Love;

Thence South 52 degrees East 113.6 feet to the place of beginning containing 975/1000 of an acre, more or less.

There is reserved a right of way over the North end of the above described tract as the road now passes from the Public Highway to the Coal Mine and this tract right of way shall be kept in good repair by the owners of the Mine or any one having the right to operate the Mine, so long as the Mine is operated and the road used.

The well referred to above is to be owned and used and maintained by the Grantees herein and Clyde Edwards, the owner of the adjacent tract of land, jointly or half and half.

Furthermore, the Pittsburgh or Number 8 Coal being in an underlying the within tract of land is hereby reserved and not conveyed by this deed of conveyance, having been heretofore sold deeded.

Said property is the same property that was conveyed unto the said Grantor, Resaca Culbertson, by N.E. Edwards, et us, by deed, bearing date of April 3, 1933, and recorded in Deed Book Volume 96, Page 547 of the Deed

Records of Harison County, Ohio, except that no garage rights are reserved in the present deed; said Clyde Edwards to James and Ruth Jack as found recorded in Special Records Book 9, page 334 of Harrison County, Ohio: "a free and uninterrupted right of way 12 feet wide over and across a certain piece of parcel of ground in the Township of Athens, County of Harrison and State of Ohio. Said land being bounded and described as follows: Being a part of the Northeast quarter of Section 4, Township 9, Range 5, conaining .99 acres, said right of way to be on the same driveway that is now established and being used leading from the New Athens-Flushing public highway to a certain coal mine that is near by.

Also a right of way for the laying and maintaining of pipes for water and sewer.

Excepting and reserving unto the Grantor, its successors and assigns all the coal, oil, gas and other minerals underlying the above described property, together with the right to remove the same by the ordinary approved methods; Grantee hereby waives any and all damages to the surface on account of the reservation and removal of the said coal, oil, gas, and other minerals. - 02-0000316.400 Mineral Parcel #

Auditor's Parcel Number: **02-0000.316.000**

Prior Instrument Reference: **Vol. 180, Page 18, Harrison County Deed Records**

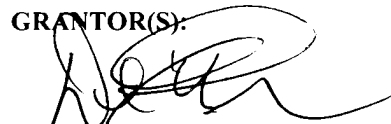
Property Address: **74910 New Athens Flushing Road  
New Athens, Ohio 43981**

SUBJECT TO AND EXCEPTING unpaid taxes and assessments, which taxes and assessments the Grantee assumes and agrees to pay as a part of the consideration for this conveyance.

SHANNAN K. WATSON, wife of DENNIS E. WATSON waives any right of dower herein.

DATED this 11<sup>th</sup> day of December, 2020.

GRANTOR(S):



DENNIS E. WATSON




SHANNAN K. WATSON

STATE OF OHIO

COUNTY OF BELMONT, ss:

The foregoing instrument was executed and acknowledged before me this 11<sup>th</sup> day of DECEMBER, 2020 by **Dennis E. Watson and Shannan K. Watson.**

  
Notary Public  
My Commission Expires: N/A

This Quit Claim Deed Prepared by:  
COLE A. ANTOLAK, ESQ.  
SHAHEEN LAW GROUP, LLC  
128 South Marietta Street  
P. O. Box 579  
St. Clairsville, OH 43950  
Telephone: 740-695-4448  
Telefax: 740-695-6511



Cole A. Antolak  
Attorney At Law  
Notary Public, State of Ohio  
My comm. has no expiration date  
Sec. 147.03 R.C.