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 Filed for Record in HARRISON County, OH
 Joshua Willis, Recorder Rec Fees: \$54.00
 FID OR Vol 282 Pgs 3282 - 3283

HARRISON COUNTY AUDITOR
 ALLISON M. ANDERSON
 REAL ESTATE TRANSFER BY
 CONV.FEE \$600.00 EX
 TRAN.FEE 504 DATE 2/28/2023

NOMAD

DEED APPROVED FOR TRANSFER
 DATE 2-28-23 BY [Signature]
 HARRISON COUNTY ENGINEER

Inst #202300000538

FIDUCIARY'S DEED
 (Ohio Statutory Form)
 [O.R.C. 5302.09]

KNOWN ALL MEN BY THESE PRESENTS, Daniel J. Watson, the duly-appointed and acting Executor of the **Estate of Anna Belle Watson**, who died June 30, 2022, resident of Harrison County, Ohio, by the power conferred by the Probate Division of the Common Pleas Court of Harrison County, Ohio, and every other power for valuable consideration paid, grants with fiduciary covenants, to **Eric Scott Conter**, whose tax mailing address is **74930 New Athens- St. Clairsville Road New Athens, Ohio 43981** the following real property:

Description – 0.399 Acre

Situated in the State of Ohio, County of Harrison and the Township of Athens. Being part of the northeast quarter of Section 4 Township 9 Range 5 and a portion of a 3.777 acre parcel recorded as Tract Two in Official Record Volume 244 Page 286 of the Harrison County Record of Deeds.

Beginning at a point in State Route 9 at the northeast corner of said 3.777 acre parcel and on the east line of section 4 (Township Line) where the northeast corner of section 4 bears North 01 degree 25 minutes 47 seconds East 213.00 feet.

Thence from said place of beginning and following the east line of section 4 South 01 degree 25 minutes 47 seconds West 95.09 feet;

thence leaving the section line North 89 degrees 53 minutes 48 seconds West 179.29 feet to a 3/8 inch diameter iron pin (set), passing through a 3/8 inch diameter iron pin (set) at 17.00 feet;

thence North 01 degree 47 minutes 05 seconds East 99.24 feet to a 3/8 inch diameter iron pin (found);

thence South 88 degrees 34 minutes 13 seconds East 178.63 feet to the place of beginning. Passing through a 3/8 inch diameter iron pin (set) at 161.63 feet.

Containing 0.399 acre and further identified as being part of Auditor Parcel 02-0000334.000.

The grantor herein grants an easement for maintenance purposes, 20 feet wide, lying 10 feet on each side of the following described centerline.

Beginning at a point on the south boundary line of the herein described 0.399 acre parcel where the southeast corner of said 0.399 parcel bears South 89 degrees 53 minutes 48 seconds East 59.55 feet.

Thence from said place of beginning South 07 degrees 35 minutes 13 seconds West

152.28 feet to the point of Terminus.

The exterior lines of the above described easement to be shortened or lengthened accordingly to terminate on the property line.

Bearings in this description refer to the Grid Meridian of the Ohio Coordinate System North Zone NAD83 (2011)(EPOCH:2010) as determined by GPS observation.


This description prepared by Terry L. Steffl, Licensed Surveyor 6846, after a field survey of the parcel herein described during December, 2022.

Parcel Number: 02-0000334.001

EXCEPTING AND RESERVING unto the grantor, **The Estate of Anna Belle Watson**, all of the coal, oil, gas and other minerals of whatsoever kind in and under all of the foregoing premises, together with the right to explore for, drill, mine, and remove the same by any convenient method.

IN WITNESS WHEREOF, the said **Daniel J. Watson**, the duly-appointed and acting

Executor of the **Estate of Anna Belle Watson**, has set their hands at Cadiz,
Ohio this 28th day of February, 2023.


Daniel J. Watson,
Executor of Estate of Anna Belle Watson

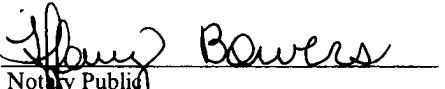
STATE OF Ohio
SS:
COUNTY OF Harrison

Before me, a Notary Public in and for the State and County aforesaid, personally appeared the above **Daniel J. Watson**, the duly-appointed and acting Executor of the **Estate of Anna Belle Watson**, who acknowledged that he did sign the foregoing in such capacity for the uses and purposes therein set forth and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at Cadiz, Ohio, this 28 day of February, 2023.



Tiffany Bowers
Notary Public, State of Ohio
My Commission Expires:
March 11, 2026


Notary Public
My Commission Expires 3-11-2026

THIS INSTRUMENT PREPARED BY:
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