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Joshua Willis, Recorder Rec Fees: \$66.00
QCD OR Vol 284 Pgs 3110 - 3115

HARRISON COUNTY AUDITOR
ALLISON M. ANDERSON
REAL ESTATE TRANSFER BY [Signature]
CONV.FEE _____ EX _____
TRAN.FEE 150 DATE 8-4-2023

OWEN BEETHAM

Inst #202300002230

DEED APPROVED FOR TRANSFER
DATE 8-3-2023 BY [Signature]
HARRISON COUNTY ENGINEER

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, Margaret Ann Edwards, married with release of dower from her husband Thomas Dale Edwards; Daniel J. Watson, married with release of dower from his wife Carla Ann Watson; David A. Watson, unmarried widower; Dennis E. Watson, married with release of dower from his wife Shannon Watson; Ashley Agin, married with release of dower from her husband Daniel Agin; and Donald James Watson, Single, hereinafter referred to as Grantors, who claim title through instrument recorded in Volume 284, Page 2628 Official Records of Harrison County, Ohio, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, received to their satisfaction of **Daniel J. Watson and Carla Ann Watson**, does hereby REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said **Daniel J. Watson and Carla Ann Watson**, husband and wife, as joint tenants with rights of survivorship, whose tax mailing address **74905 Flushing St. Clairsville Road, St. Clairsville, Ohio 43950** the following described property:

TRACT ONE: Situated in the Township of Athens, County of Harrison, and State of Ohio: To find the place of beginning start at the N.E. corner of Sec. No. 4, Twp. No. 9, R. 5, thence along the N. line of said Section N. 85° 00' 00" W. 643.51 feet to an iron pin marking the true place of beginning for tract herein conveyed; said pin is also the N.W. corner of a 4.111 acre tract conveyed to Donald and Anna Watson by deed recorded in Vol. 141, Page 197 Harrison County, Ohio, records of Deeds; thence with the W. line of said 4.111 acre tract S. 4° 00' 00" W. 149.60 feet to an iron pin; thence with the S. line of said tract S. 51° 20' 00" E. 533.87 feet to an iron pin; thence S. 80° 27' 10" W. 117.67 feet to a stake thence N. 79° 39' 00" W. 143.09 feet to a stake; thence N. 73° 55' 5-" W. 128.20 feet to a stake; thence N. 32° 37' 30" W. 233.70 feet to a stake; thence N. 8° 44' 00" E. 133.15 feet to a stake; thence N. 40° 33' 00" W. 71.87 feet to a stake; thence North 69° 26' 30" E. 130.09 feet to the place of beginning and containing 2.016 acres, more or less.
Parcel No. 02-0000335.000

TRACT TWO: Situated in the Twp. of Athens, County of Harrison and State of Ohio: Being a part of the N.E. quarter of Sec. 4, Twp. 9, Range 5, Athens Twp. Harrison County, Ohio. To find the place of beginning start at the N.E. corner of said Section; thence along the E. line of said section S. 5° 00' W. 140 feet to a stake at the S.E. 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 line of Section S. 5° 00" W. 436.5 feet to a stake; thence S. 51° 30' W. 747.1 feet to a post; thence N. 4° 00' W. 149.6 feet to a stake in the N. line of section; thence with the N. line of section S. 85° 00' E. 214 feet to a post and the N.W. corner of the Village of New Athens 0.743 acre tract; thence with the lines of said tract S. 34° 00' E.

NEW DESCRIPTION NECESSARY
FOR FUTURE TAX MAP TRANSFER
COUNTY ENGINEER'S OFFICE

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205.76 feet to a stake; thence S. 85° 00' E. 100 feet to a stake; thence N. 5° 00' E. 20 feet to a stake; thence S. 85° 00' E. 200 feet to the place of beginning. Containing 4.111 acres, more or less.

Surveyed April 28, 1951 by Craig Haverfield, Reg. Eng. No. 4151; Reg. Sur. No. 1841.

Excepting and reserving the Pittsburgh No. 8 coal and mining rights heretofore conveyed. EXCEPTING from the above described lands a tract deeded by Dean Edwards, unmarried to Steve Jurigam dated July 17, 1951 and recorded in Harrison County, Ohio, Deed Records Vol. 130, Page 91 described as follows: Situated in the Twp. of Athens, County of Harrison and State of Ohio, Being a part of the N.E. quarter of Sec. 4, Twp. 9, R. 5, Athens Twp., Harrison County, Ohio. To find the place of beginning start at the N.E. corner of said section; thence along the east line of said section S. 5° 00' W. 140 feet to a stake at the S.E. 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 sec. S. 5° 00' W. 55 feet to a point; thence N. 85° 00' W. 200 feet to a stake; thence N. 5° 00' E. 55 feet to a stake in the S. line of the Village of New Athens 0.743 acre tract; thence with S. line S. 85° 00' E. 200 feet to the place of beginning. Containing .252 acres, more or less, but subject to all legal highways.

ALSO EXCEPTING the following described tract deeded by Dean Edwards to Steve Juriga described as follows: Situated in the Twp. of Athens, County of Harrison and State of Ohio, Being a part of the N.E. quarter of Sec. 4, Twp. 9, R. 5, Athens Twp., Harrison County, Ohio. To find the place of beginning start at the N.E. corner of Sec. 4; thence along the E. line of said section S. 5° 00' W. 195 feet to a point at the S.E. corner and Steve Juriga 0.252 acre tract which is place of beginning for tract herein described; thence S. 5° 00' W. 18 feet to a point; thence N. 85° 00' W. 200 feet to a point; thence N. 5° 00' E. 18 feet to a point at the S.W. corner of the Steve Juriga 0.252 acre tract; thence with the S. line of the Juriga tract S. 85° 00' E. 200 feet to the place of beginning, containing 3600 sq. feet or 0.082 acres more or less, but subject to all legal highways.

SUBJECT TO a water and sewage line easement given to Ruth Jack, her heirs and assigns on December 15, 1957. ALSO SUBJECT to previous restrictions, reservations, limitations, easements and rights of way, if any, of records, be the same more or less., but subject to all legal highways.

Parcel No. 02-0000334.000

ALSO EXCEPTING the following described tract deeded by Estate of Anna Belle Watson to Eric Scott Conter and recorded in Vol 282, Page 3282 Official records, Harrison County, Ohio.

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 5/8 inch diameter iron pin (set), passing through a 5/8 inch diameter iron pin (set) at 17.00 feet;

thence North 01 degree 47 minutes 05 seconds East 99.24 feet to a 5/8 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 5/8 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

TRACT THREE: Parcel B - 0.029 Acre

Situated in the State of Ohio, County of Harrison and the Township of Athens. Being part of the northwest quarter of Section 34 Township 8 Range 4 and a portion of a 0.148 acre parcel recorded as Tract Four and all of a 900 square foot parcel recorded as Tract Three in Official Record Volume 244 Page 286 of the Harrison County Record of Deeds.

Beginning at a PK nail (set) at the northeast corner of said 0.148 acre Tract Four and on the south side of State Route 9 where the northwest corner of Section 34 bears the following two courses:

- 1. North 65 degrees 47 minutes 31 seconds West 108.97 feet to a PK nail (set) on the section line,
- 2. following the section line North 01 degree 25 minutes 47 seconds East 359.70 feet.

Thence from said place of beginning and following along the south side of State Route 9 South 65 degrees 47 minutes 31 seconds East 30.02 feet to a point on the westerly boundary line of a 8.563 acre parcel recorded in Deed Volume 30 Page 422;
thence following along the westerly boundary line of said 8.563 acre parcel South 17 degrees 55 minutes 20 seconds West 41.12 feet, passing through a 5/8 inch diameter iron pin (set) at 10.00 feet and a 5/8 inch diameter iron pin (found) at 39.12 feet;
thence North 65 degrees 47 minutes 31 seconds West 32.50 feet to a PK nail (set);
thence North 21 degrees 22 minutes 12 seconds East 40.92 feet to the place of beginning.

- Containing 0.029 acre and consisting of the following:
- 0.028 acre out of the formerly described 0.021 acre Tract Three in OR 244 Page 286 and further identified as being part of Auditor Parcel 02-0000342.000,
 - 0.001 acre out of the formerly described 0.148 acre Tract Four in OR 244 Page 286 and further identified as being part of Auditor Parcel 02-0000341.000

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 Paul R Hamilton, PS 8125, based on field surveys performed during December 2022 and March 2023.
Parcel Number: 02-0000342.000

EXCEPTING AND RESERVING unto the grantor, 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.

This deed was prepared at the request of the parties with information obtained from them, with no title search performed to ascertain any applicable liens, leases, easements or matters of public record encumbering the title hereto. Subject to any restrictions, reservations, easements, conditions, zoning ordinances, and any other matter of record, if any. Drafter assumes no liability for any errors, inaccuracies or omissions in the instrument resulting from the information provided.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, their heirs and assigns.

IN TESTIMONY WHEREOF, Margaret Ann Edwards, married with release of dower from her husband, Thomas Dale Edwards, has hereunto set their hands this 17th day of July, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 5/11/2026

Margaret Ann Edwards
Margaret Ann Edwards
Thomas Dale Edwards
Thomas Dale Edwards (husband of Margaret Ann Edwards)

STATE OF Ohio
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named Margaret Ann Edwards, married with release of dower from her husband Thomas Dale Edwards, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 17th day of July, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2026

IN TESTIMONY WHEREOF, Daniel J. Watson, married with release of dower from his wife Carla Ann Watson, has hereunto set their hands this 13th day of July, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 5/11/2026

Daniel J. Watson
Carla Ann Watson
Carla Ann Watson (wife of Daniel J. Watson)

STATE OF Ohio
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named Daniel J. Watson, married with release of dower from his wife Carla Ann Watson, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 13th day of July, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2026

IN TESTIMONY WHEREOF, **David A. Watson, unmarried widower**, has hereunto set his hands this 13th day of JULY, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5/11/2026

David A. Watson
David A. Watson

STATE OF OHIO
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **David A. Watson**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 13th day of JULY, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2026

IN TESTIMONY WHEREOF, **Dennis E. Watson, married with release of dower from his wife Shannon Watson**, has hereunto set their hands this 18th day of JULY, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5/11/2026

Dennis E. Watson
Dennis E. Watson

Shannon Watson
Shannon Watson (wife of Dennis E. Watson)

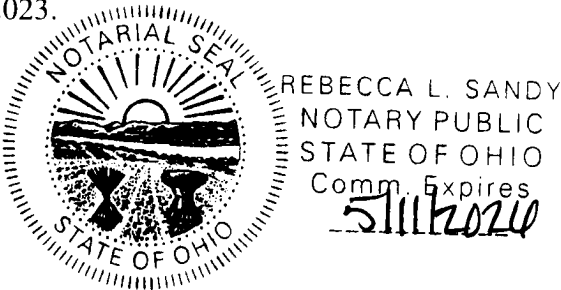
STATE OF Ohio
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Dennis E. Watson, married with release of dower from his wife Shannon Watson**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 18th day of JULY, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires _____

IN TESTIMONY WHEREOF, Ashley Agin, married with release of dower from her husband Daniel Agin, has hereunto set their hands this 18th day of JULY, 2023.



Ashley Agin
Ashley Agin

Daniel Agin
Daniel Agin (husband of Ashley Agin)

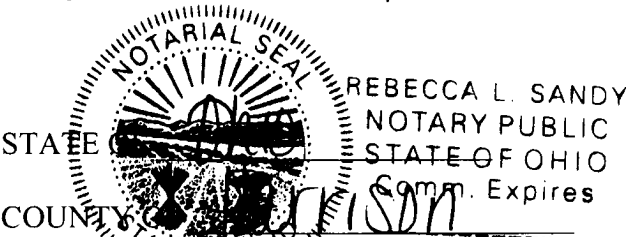
STATE OF Ohio
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named Ashley Agin, married with release of dower from her husband Daniel Agin, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 18th day of JULY, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2024

IN TESTIMONY WHEREOF, Donald James Watson, single, has hereunto set his hands this 18th day of JULY, 2023.



Donald James Watson
Donald James Watson

Before me, a Notary Public in and for said County and State, personally appeared the above-named Donald James Watson, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 18th day of JULY, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2024

This instrument prepared by:
BEETHAM LAW OFFICE BUILDING
T. OWEN BEETHAM
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Cadiz, Ohio 43907
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