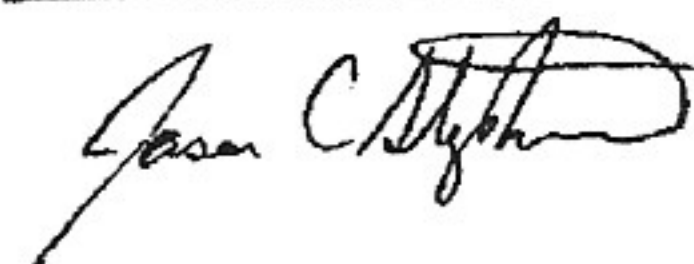


Transferred

10-30-13


LAWRENCE COUNTY AUDITOR



Doc ID: 003522560004 Type: DEE  
 Recorded: 10/30/2013 at 09:55:22 AM  
 Fee Amt: \$44.00 Page 1 of 4  
 Lawrence County, OH  
 SHARON GOSSETT HAGER COUNTY RECORDER  
 File# 2013-00006950

BK **746** PG **420-423**

This conveyance has been examined  
 and the Grantor has complied with  
 Section 319.02 of the Revised Code.

FEE \$ 454.00

EXEMPT \_\_\_\_\_

JASON C. STEPHENS, County Auditor

THIS DEED, made this, the 24th day of October, 2013, by and between ARNOLD KEITH LEWIS, AS EXECUTOR OF THE ESTATE OF TOMMA DORIS LEWIS, party of the first part, and MICHAEL S. DEMOSS AND PAMELA J. DEMOSS, for and during their joint lives with the remainder in fee simple to the survivor, parties of the second part.

WITNESSETH: That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part does hereby GRANT and CONVEY unto the said parties of the second part, for and during their joint lives with the remainder in fee simple to the survivor, the following described real estate:

The following real estate situated in the County of Lawrence in the State of Ohio and in the Township of Windsor and bounded and described as follows:

Situated in the Township of Windsor, County of Lawrence, State of Ohio, and in Township 2 Range 16 Section 23, being a part of the real estate formerly owned by T.J. Lewis, deceased and also being a part of Lot No. 6 of the Plat and Survey of lands of C.K. Wall, deceased, made by G.T. Shirkey, March 14, 1893, as recorded in the records of Lawrence County, Ohio, in Plat Book 2, at page 93.

The following described real estate being all of the lands of grantor herein situated on the West side of State Route 775 in aforesaid Lot No. 6 of the C.K. Wall Survey and being more fully described as follows:

BEGINNING at the Railroad Spike in the said State Route 775 and on the South Line of Lot No. 6 from which the 48" Cottonwood stump bears North 2 degrees 45' E, 66 feet ( a steel pin has been driven in the center of said stump). Said cottonwood tree was cut in 1965 and was a reference

mail Demoss

x



point of the beginning point of Lot No. 6 of the C. K. Wall survey.

Thence with the centerline of the State Route 775, North 13 degrees 18 minutes West, 47.24 feet to a Railroad Spike; thence North 4 degrees 05 minutes East, 36.11 feet to a Railroad Spike; Thence North 22 degrees 48 minutes East 44.53 feet to a Railroad Spike; Thence North 26 degrees 50 minutes East 194.84 feet to a Railroad Spike in center of S.R. 775; Thence North 29 degrees 18 minutes East, 279.05 feet to a Railroad Spike; Thence North 28 degrees 26 minutes East, 161.03 feet to a Railroad Spike; Thence North 30 degrees 06 minutes East, 278.01 feet to the South East corner of a 0.47 acre tract conveyed to Mabel Bowen from Carroll Gene and Rebecca Bragg by deed dated April 3, 1964 recorded in Volume 303, page 391 of Lawrence County Record of Deeds. Thence North 59 degrees 54 minutes West 120.53 feet to a stone marked with an "X", it being the Southwest corner of said 0.47 acre tract. Thence North 31 degree 08 minutes East, 171.56 feet to a stone marked with an "X", it being the Northwest corner of said 0.47 acre tract. Thence South 61 degrees 51 minutes 30 seconds East, 115.65 feet to a point in the center of State Route 775, said point the Northeast corner of said 0.47 acre tract. Thence with the center line of S.R. 775, North 28 degrees 07 minutes 30 seconds East, 221.40 feet to a Railroad Spike; Thence North 30 degrees 40 minutes 30 seconds East, 82.34 feet to a Railroad Spike; Thence North 33 degrees 48 minutes 30 seconds East, 285.62 feet to a Railroad Spike in Road; Thence North 26 degrees 20 minutes East 40.04 feet; thence North 12 degrees 10 minutes 30 seconds East, 37.74 feet; thence North 1 degree 58 minutes West, 28.95 feet to a Railroad Spike in center of road from which a stone with an "X" on the East side of S.R. 775 bears South 58 degrees 37 minutes East, 28.95 feet; thence leaving said S.R. 775 North 59 degrees 28 minutes West 360.16 feet to an iron pin; Thence South 89 degrees 12 minutes West, 336.53 feet to an iron pin on line between grantor herein and Ola Wade; Thence South 6 degrees 27 minutes West, 1222.74 feet to an iron pin; Thence South 42 degrees 29 minutes West, 232.74 feet to an iron pin; Thence South 29 degrees 19 minutes West, 107.77 feet to an iron pin; Thence South 3 degrees 05 minutes 30 seconds East, 80.21 feet to an iron pin at the base of a 12" Elm Stump in fence line; Thence South 22 degrees 33 minutes East 322.48 feet crossing a branch to the place of beginning and containing 14.83 acres.

The herein described real estate is shown on the Auditor's Duplicate of 1964 and is part of the 58.78 acres shown on line 15, page 41, Windsor Township, Section 23, Range 16, Township 1.

Property surveyed by D.R. Garwood, Registered Surveyor #4313, State of Ohio, June 1965.

Property subject to any and all easements and/or Rights-of-Way of previous deeds.

SAVING AND EXCEPTING 0.30 acres from Arnold Lewis and Tomma Lewis, husband and wife, to Jeffery Scott Dunfee, deed dated April 3, 1976 and recorded in Volume 427, page 207, Deed Records of Lawrence County, Ohio.



SAVING AND EXCEPTING 0.31 acres Highway Easement for Highway purposes as recorded in Volume 468, page 320, recorded December 11, 1980.

Parcel No. 32-044-1100.00 (14.22 acres) and  
32-044-1102 (0.31 Highway Easement)


LAST SOURCE OF TITLE: Official Record Book 543, at Page 753

This conveyance is made subject to any and all covenants, restrictions, easements and reservations which may be a matter of record in the Recorder's office of the aforesaid County and running with the land.

And the said party of the first part does hereby covenant to and with the said parties of the second part that he will WARRANT GENERALLY the title to the property hereby conveyed, except as to taxes for the current year, which are to be pro-rated by and between the parties hereto.

Under penalty of fine and imprisonment, the undersigned hereby declares that the total consideration received for the property transferred by this document is  
\$ 113,450.00.

WITNESS, the following signature:

  
Arnold Keith Lewis, as Executor of the  
Estate of Tomma Doris Lewis

APPROVED FOR TRANSFER  
LAWRENCE CO. ENGR.  
Date: 10 30 2013  
By: [Signature]



STATE OF West Virginia;

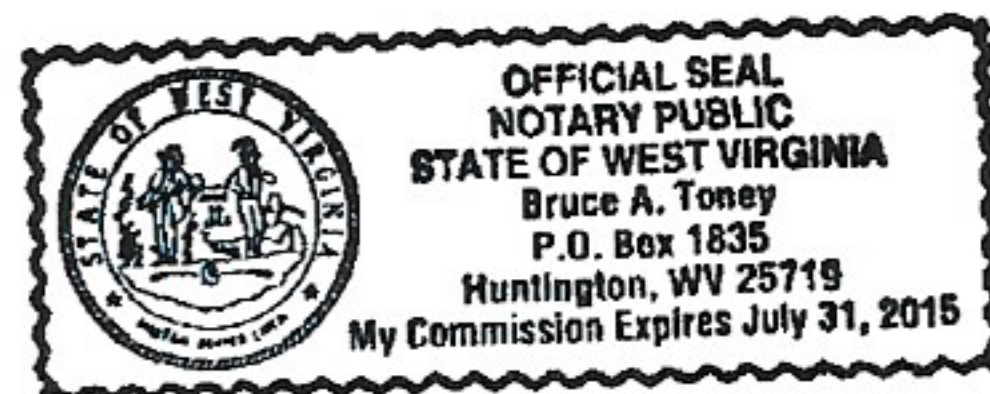
COUNTY OF Cabell TO-WIT:

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2013, by Keith A. Lewis, As Executor of the Estate of Tomma Doris Lewis.

My commission expires July 31, 2015.

  
NOTARY PUBLIC

(AFFIX NOTARIAL SEAL)



This instrument was prepared by  
CAMPBELL WOODS, PLLC  
Bruce A. Toney  
1002 Third Avenue  
Huntington, WV 25701  
DEMOSS-FSB-10  
13-6904