

Instrument  
200400007346

## SURVIVORSHIP DEED

Statutory Form  
(RC 5302.17)

Nancy A. Dunfee, a widowed women not remarried, of Belmont County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to Dustin C. Tomich Sr. and Diane L. Tomich, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 49568 Jacobsburg-Key Rd. Jacobsburg, Ohio 43933, the following real property:

\*\*\* SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. \*\*\*

Parcel Number: 36-00316 & 36-00051

Prior Deed Reference: Deed Volume 799, page 488

Property known as: 49568 Jacobsburg-Key Rd., Jacobsburg, Ohio 43933

Subject to easements, leases, rights of way, conditions, reservations, and restrictions of record.

EXECUTED this July 27, 2004

Nancy A. Dunfee  
Nancy A. Dunfee

TAX MAP TRANSFER  
BY R. Bennett  
JUL 30 2004

FRED F. BENNETT  
County Engineer

200400007346  
Filed for Record in  
BELMONT COUNTY, OHIO  
MARY CATHERINE NIXON  
07-30-2004 At 01:50 pm.  
DEED 28.00  
Volume 800 Page 370 - 371

STATE OF OHIO:

The foregoing instrument was acknowledged before me this July 27, 2004 by Nancy A. Dunfee.

[Signature]  
Notary Public

My Commission Expires:  
(seal)



LAURIE DEAL BLOSSER  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES  
APRIL 5, 2009

PREPARED BY: CHRISTIAN S. GERIG, ATTORNEY AT LAW, ATHENS, OHIO

TRANSFERRED  
FEE 9.00 DATE 7-30-04  
SECT. 310.202 P.C. FEE 400.00  
C.A. PAPPANO, AUDITOR  
[Signature] DEPUTY

**Legal Description-Exhibit "A"**  
STS129

200400007346  
SECURE TITLE  
2101 EAST STATE ST  
ATHENS, OH 45701

**TRACT I:**

Situated in the Township of Smith, County of Belmont and State of Ohio, and known as and being a part of the S.E. quarter and a part of the N.E. quarter of the S.W. quarter of Section 3, Township 6, and Range 4, and bounded and described as follows:

Beginning for the same at the S.E. corner of said section; thence along the section line N. 0° 05' W. 570.90 feet to the S.E. corner of the lands now or formerly of James Wells; thence by same S. 89° 55' W. 1335.345 feet to the half quarter section line; thence by same N. 0° 05' W. 1145.21 feet to corner of Lillie B. Atkinson; thence by the Atkinson line N. 87° 12' W. 188 feet; thence S. 63° 58' W. 360.46 feet; thence N. 38° 21' W. 1338.30 feet to a stone on the quarter section line 95 feet S. of the section center; thence with the quarter section line S. 4 feet; thence N. 89 1/2° W. 442.035 to the middle of the old road leading from Jacobsburg to Glencoe thence by same S 20° E. 580.80 feet; thence S. 16 1/2° E. 393.02 feet; S. 22 1/2° E. 355.41 feet to the quarter section line; thence by same S. 0° 05' E. 1047.25 feet to a point in the right of way of State Route #147 and 15 feet W. of the E. right of way line at the N.W. corner of Joseph P. Keyser's lot; thence by same S. 89° 55' E. 190 feet to the N.E. corner of said lot; thence by the E. line of four lots formerly sold S. 0° 05' E. 315 feet to the S. section line and at a point 190 feet E. of the quarter section corner thence with the section line S. 89° 55' E. 2470.79 feet to the place of beginning, containing 78.879 acres, more or less.

Excepting therefrom the Pittsburgh or No. 8 coal with the mining rights of record. Also excepting any rights of way of record.

ALSO EXCEPTING therefrom the following described tract of land conveyed by the grantors to Robert N. Phillips, et al., by deed dated \_\_\_\_\_ and recorded in Belmont County Record of Deed, Volume \_\_\_\_\_, Page \_\_\_\_\_. Situated in the Township of Smith, County of Belmont, and State of Ohio, and known as and being a part of the southeast quarter of Section 3, Township 6 and Range 4, and also being a part of the same property conveyed to D. Ross and Sarah B. Dunfee by deed dated April 17, 1948, and recorded in Volume 373, Page 639, Belmont County Record of Deeds and more fully described as follows: Beginning for the same at a point in the Bellaire-Jacobsburg Road and on the west line of the southeast quarter of Section 3, from which a stone at the southwest corner of the southeast quarter of Section 3 bears South 315.0 feet distant, thence from said beginning point and with the west line of said quarter North 156.0 feet; thence leaving said West line North 88° 48' east 190.04 feet to an iron pin; thence south 160.00 feet to an iron pin at the northeast corner of a tract conveyed to Joseph P. Keyser by deed recorded in Volume 358, Page 471, Belmont County Records of Deeds; thence with Keyser a north line West 190.0 feet to the place of beginning, containing 0.689 acre more or less. Subject to all legal highways.

THUS leaving to be conveyed by this deed 78.19 acres more or less.

Being the same premises conveyed by Gertrude Myers, unmarried, to D. Ross Dunfee and Sarah B. Dunfee, by deed dated April 17, 1948, and recorded in Belmont County Record of Deeds, Volume 373, Page 639.

D. Ross Dunfee and Sarah B. Dunfee, parents of Robert C. Dunfee, died respectively on September 4, 1971 and July 22, 1963.

PRIOR DEED REFERENCE: Volume 527, Page 143, Belmont County Deed Records.

**TRACT II:**

Situated in the Township of Smith, County of Belmont and State of Ohio:

And being a part of Section 3, Township 6, Range 4.

Beginning at a point in State Highway No. 147 from which the center of Section 3, bears North 981.70 feet and West 1348.00 feet.

Thence S. 67° 19' E. 226.97 feet to a point in said highway an iron pipe bears S. 17° 19' E. 25.73 feet. Thence S. 17° 19' E. 448.33 feet to an iron pipe. Thence S. 80° 11' E. 147.78 feet to an iron pipe. Thence S. 10° 26' W. 640.05 feet to a stone. Thence N. 88° 55' W. 362.42 feet to an iron pin. Thence N. 00° 30 1/2' W. 1163.40 feet to the place of beginning, containing 9.219 acres.

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