

WARRANTY DEED—No. 102A

85-10240

VOL 85 PAGE 658

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883

Know all Men by these Presents

That, We, Frank J. Grubbs and Evelyn B. Grubbs, husband and wife,
 , the Grantors
 who claim title by or through instrument , recorded in Volume 701 , Page 265,
 County Recorder's Office, for the consideration of
 --- Ten and 00/100- --- Dollars (\$ 10.00)
 received to our full satisfaction of

Bryan L. Grubbs and Barbara J. Grubbs, husband and wife, and Rusty F. Grubbs, single
 for their joint lives, remainder to the survivor,

the Grantee s,

whose TAX MAILING ADDRESS will be

8194 Trout Road, Kensington, Ohio 44427

do

Give, Grant, Marquin, Sell and Convey unto the said Grantee s, their
 heirs and assigns, the following described premises, situated in the Township of
 Franklin, County of Columbiana, and State of Ohio;

FIRST TRACT: A part of the NW quarter, Sec. 3, Twp. 14, Rg. 4 and beginning at the SW
 corner of said quarter section; thence east with said line of same 7 chains and 30 links
 to a post; thence North 57° West, 2 chains 25 links to a post; thence North 63° west 6
 chains to a post on the west line of said quarter section; thence south with the same 3
 chains and 84 links and the place of beginning, containing 1.47 acres.

TRACT TWO: Known as and being a part of the SW quarter, Sec. 3, Twp. 14, Rg. 4 and in
 the district of the land sold at Steubenville, Ohio, and bounded and described as fol-
 lows: Beginning at the SW corner of said section and running thence North with the sec-
 tion line 29 chains 10 links to the quarter post; thence east with the quarter line 7
 chains and 44 links to a post; thence south 51 3/4° east 3 chains 90 links to a post;
 thence S 47 3/4° east 5 chains 5 links; thence south 40° east 4 chains 7 links to a
 post; thence south 36° east 10 chains 70 links to a post; thence south 35 1/2° east 8
 chains 25 links to a post; thence south 39 1/2° east 2 chains 54 links to a post; thence
 south 33 1/2° East 3 chains 79 links to a post on the section line; thence west with the
 section line 32 chains and 3 links to the place of beginning and containing 60.31 acres
 of land, and being the same two tracts of land deeded to John Gamble, now deceased by
 John Davis, et al by deed dated June 16, 1883 and recorded in Vol. 50, at Page 105
 of Columbiana County Records referred to, also a private right-of-way 20 feet wide to
 the purchaser over the aforesaid John Gamble's homestead farm that adjoins the above
 described two tracts of land, and between it and William Linn's farm as the same now is
 used and until a public road is made the above tracts, there now being no public road
 or way leading to or adjoining the said lands, said two tracts were deeded to Frank E.
 Fitzpatrick and Charles A. Fitzpatrick by John A. Gamble, Executor of the Estate of
 John Gamble, deceased on May 13, 1899, and recorded in Columbiana County Records in
 Vol. 244, at Page 285 to which reference is made and by Frank E. Fitzpatrick to Charles
 A. Fitzpatrick by deed dated July 28, 1908 and recorded in Volume 266 at Page 67 of
 Columbiana County Records.

From the above described tract there is an exception of 2.79 acres of land, same having
 been sold to the Columbiana County, Ohio Commissioners for road purposes and deed for
 same being recorded in Vol. 541, Pg. 122 of the Columbiana County, Ohio deed records.
 Also excepting from the above described tract a parcel of 11.936 acres of land, same
 having been sold to the Granite Improvement Company and deed for same being recorded
 in Vol. 409, Page 489 of the Columbiana County, Ohio Deed Records.

FEE 11 10.00
 VOL 85 PAGE 658
 30 2:30
 OCT 30 2 30 PM '85
 10-30-85 RECORDED
 VERONICA E. KULSKI
 COLUMBIANA COUNTY

This Conveyance has been examined and the
 grantor has complied with Section 319.202
 of the Revised Code.
 FEE \$ 92.00
 EXEMPT
 KENT BELL, County Auditor

Entered for Transfer
 OCT 30 1985
 Kent Bell
 COUNTY AUDITOR

be the same more or less, but subject to all legal highways.

85-10240

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And we , Frank J. Grubbs and Evelyn B. Grubbs, husband & wife, the said Grantor s, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, we were well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

Except easements, rights-of-ways, exceptions, restrictions, reservations, and leases of record, if any, and real estate taxes and assessments, if any, which shall be prorated by and between the parties hereto as of the date of delivery of this Warranty Deed,

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all right and expectancy of Dower in the above described premises.

In Witness Whereof We have hereunto set our hands, the 24th day of September, in the year of our Lord one thousand nine hundred and eighty-five

Signed and acknowledged in presence of

Richard A. Larson

Frank J. Grubbs
Evelyn B. Grubbs

State of Ohio

Columbiana County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named

Frank J. Grubbs and Evelyn B. Grubbs, husband and wife,

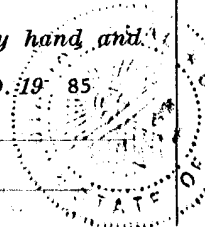
who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Lisbon, Ohio this 24th day of September, A. D. 19 85

This instrument prepared by:

Lee A. Smith, Attorney At Law, And Notary Public, State of Ohio My Commission Has No Expiration DATE NOTARY PUBLIC Sect. 147.03 R.C.

Hold Prepared by LEE A. SMITH ATTORNEY AT LAW Lisbon, Ohio



85-10240

Warranty Deed

FRANK J. GRUBBS AND EVELYN B. GRUBBS

TO

BRYAN L. GRUBBS AND BARBARA J. GRUBBS AND RUSTY F. GRUBBS

Transferred 19

COUNTY AUDITOR

State of Ohio

County of ss

Received for Record on the

day of 19

at o'clock M.

and Recorded 19 in

Deed Book Page

COUNTY RECORDER

Recorders Fee \$

This instrument prepared by