

200900001078
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. BOYER, RECORDER
06-09-2009 At 02:10 pm.
QUIT CLAIM 36.00
DR Book 180 Page 18 - 20

HARRISON COUNTY AUDITOR
PATRICK J. MOORE
REAL ESTATE TRANSFER BY D.G.
CONV.FEE EX ✓
TRAN.FEE 1.00 DATE 6-9-09

200900001078
RICHARD A MYSER
320 HOWARD ST
BRIDGEPORT OH 43912

DEED APPROVED FOR TRANSFER
DATE 6/9/09 BY _____
ROBERT STERLING
HARRISON COUNTY ENGINEER

QUITCLAIM DEED

RACHAEL J. WATSON, divorced and not remarried, of Harrison County, Ohio, the Grantor, for valuable consideration paid, grants, to **DENNIS E. WATSON**, the Grantee, whose tax mailing address is 74910 New Athens Flushing Road, New Athens, Ohio 43981, the following described real property:

Tract I: Situated in the Township of Athens, County of Harrison, and State of Ohio.

Situated in the Northeast Quarter of Section 4, Township 9 North, Range 5 West of the Original Seven Ranges, Athens Township, Harrison County, Ohio.

Beginning at a point on the East side of Ohio Route 149 where the Northeast corner of said Section 4 bears North 02 degrees 31 minutes 52 seconds East 571.56 feet.

Reference points to said section corner being the Southeast corner of a house bearing North 51 degrees 06 minutes 49 seconds West 51.00 feet and an "x" (found) cut in the Northeast corner of the third block of a concrete sidewalk bearing South 61 degrees 33 minutes 04 seconds East 47.39 feet from said section corner.

Thence from the point of beginning with Ohio Route 149 South 56 degrees 02 minutes 10 seconds West 259.25 feet to a point on the East side of the paving;

Thence continuing with Ohio Route 149 North 89 degrees 01 minutes 56 seconds West 225.00 feet to a point in the paving;

FREGIATO, MYSER
& DAVIES
ATTORNEYS AT LAW
320 HOWARD STREET
BRIDGEPORT, OHIO
43912-1197

Thence leaving Ohio Route 149 North 02 degrees 11 minutes 04 seconds East 116.50 feet to a three-eighths by thirty inch rebar (set) passing at 37.90 feet a three-eighths by thirty inch rebar (set);

Thence South 85 degrees 48 minutes 56 seconds East 219.00 feet to the center of a well;

Thence North 60 degrees 34 minutes 24 seconds East 176.50 feet to the averaged line of the remnants of a woven wire fence line and a three-eighths by thirty inch rebar (set);

Thence with the line of said fence South 53 degrees 58 minutes 04 seconds East 78.40 feet to the point of beginning passing at 45.00 feet an "x" (set) cut into the top of the Southwest abutment of the Ohio Route 149 bridge over Campbell Run. Containing 0.967 acres.

Prior Deed Ref: Volume 75, Page 936

02-0000295.000

Parcel No. ~~02-00285-000~~

Tract II: Situated in the Township of Athens, County of Harrison and State of Ohio:

Being a part of the Northeast Quarter of Section Four (4), Township Nine (9) Range Five (5); to find the point of beginning for description of the tract or parcel of land herein conveyed, start at the Northeast corner of said Section 4;

Thence South 3½ degrees West 576.5 feet to the corner of a 4.62 acre tract that was conveyed to Clyde Edwards and J. Leroy Work by George T. Payne as found on record in Volume 82, at page 202 of Harrison County Deed Records;

Thence North 52 degrees West 91.9 feet, the beginning point of the tract herein conveyed. Beginning at the aforesaid point;

Thence South 59 degrees 35' West 176.5 feet to the center of the well;

Thence North 84 degrees 33' West 219 feet to the line of J. Leroy Work's land and the corner of Clyde Edwards land;

Thence North 3½ degrees East 96 feet to corner of J. Leroy Works land;

Thence North 81 degrees 30' East 278 feet to a point in the line of W.H. Love;

Thence South 52 degrees East 113.6 feet to the place of beginning containing 975/1000 of an acre, more or less.

There is reserved a right of way over the North end of the above described tract as the road now passes from the Public Highway to the Coal Mine, and this right of way shall be kept in good repair by the owners of the Mine or any one having the right to operate the Mine, so long as the Mine is operated and the road used.

The well referred to above is to be owned and used and maintained by the Grantees herein and Clyde Edwards, the owner of the adjacent tract of land, jointly or half and half.

Furthermore, the Pittsburgh or Number 8 Coal being in an underlying the within tract of land is hereby reserved and not conveyed by this deed of conveyance, having been heretofore sold and deeded.

Said property is the same property that was conveyed unto the said Grantor, Resaca Culbertson, by N.E. Edwards, et us, by deed, bearing date of April 3, 1933, and recorded in Deed Book Volume 96, Page 547 of the Deed Records of

Harrison County, Ohio, except that no garage rights are reserved in the present deed; said Clyde Edwards having removed his half of said garage.

Also there is a right of way conveyed by Clyde C. Edwards and Lena Edwards to James and Ruth Jack as found recorded in Special Records Book 9, page 334 of Harrison County, Ohio: "a free and uninterrupted right of way 12 feet wide over and across a certain piece of parcel of ground in the Township of Athens, County of Harrison and State of Ohio. Said land being bounded and described as follows: Being a part of the Northeast quarter of Section 4, Township 9, Range 5, containing .99 acres, said right of way to be on the same driveway that is now established and being used leading from the New Athens-Flushing public highway to a certain coal mine that is near by.

Also a right of way for the laying and maintaining of pipes for water and sewer.

Prior Deed Ref: Volume 75, Page 939

02-0000316.000

Parcel No. 02-00316.000

SUBJECT TO AND EXCEPTING taxes and assessments for the year 2008 and thereafter which taxes and assessments the Grantee assumes and agrees to pay as a part of the consideration for this conveyance.

Executed this 12 day of MAY, 2009.

Rachael J. Watson
Rachael J. Watson

STATE OF OHIO)
HARRISON) ss.
COUNTY OF BELMONT)

The foregoing instrument was acknowledged before me this 12 day of MAY, 2009, by Rachael J. Watson.

Tracey L. Kuhn
Notary Public

The foregoing instrument was prepared by:
Albert E. Davies, Attorney at Law
320 Howard Street, Bridgeport, Ohio 43912

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