

PROBATE COURT OF **HARRISON COUNTY** , OHIO
MATTHEW PUSKARICH, JUDGE

ESTATE OF ANNA BELLE WATSON , DECEASED
CASE NO. 20221051

CERTIFICATE OF TRANSFER


NO. 3

[Check one of the following]

- ☐ Decedent died intestate.
☐ Decedent died testate.

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JUL 19 2023
Harrison County
Probate Court

Decedent died on Thursday, June 30, 2022 owning real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's Share of decedent's interest
Margaret Ann Edwards	25 Country Club Manor Cadiz, Ohio 43907	1/5
Daniel J. Watson	74905 Flushing St. Clairsville Road St. Clairsville, Ohio 43950	1/5
David A. Watson	P.O. Box 147 New Athens, Ohio 43981	1/5
Dennis E. Watson	50711 Rehm Road St. Clairsville, Ohio 43950	1/5
Ashley Agin	521 Belvedere Dr. Bloomington, Ohio 43910	1/10
Donald James Watson	P.O. Box 9 New Athens, Ohio 43981	1/10
<div>DEED APPROVED FOR TRANSFER DATE <u>7-21-23</u> BY <u>[Signature]</u> HARRISON COUNTY ENGINEER</div> <div> 202300002179 08/01/2023 10:01 AM Filed for Record in HARRISON County, OH Joshua Willis, Recorder Rec Fees: \$74.00 CT OR Vol 284 Pgs 2628 - 2634</div>		

[Complete if applicable]

The real property described in this certificate is subject to a charge of _____ in favor of the decedent's spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

HARRISON COUNTY AUDITOR
ALLISON M. ANDERSON
REAL ESTATE TRANSFER BY [Signature]
CONV.FEE _____ EX ✓
TRAN.FEE 2.00 DATE 8-1-2023

12.1 -CERTIFICATE OF TRANSFER

OWEN BEETHAM

3/1/2014

Inst #202300002179

(Reverse of From 12.1)

CASE NO. 20221051

The legal description of decedent's interest in the real property subject to this certificate is :
[use extra sheets if necessary]

SEE ATTACHED EXHIBIT A

Prior Instrument Reference: Volume 244, Page 286 Harrison County Official Records

Parcel No: 02-0000335.000; 02-0000334.000; 02-000342.000; 02-0000341.000

This instrument was prepared by: Thomas Owen Beetham

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ISSUANCE

Harrison County
Probate Court

This Certificate of Transfer is issued this

19th day of July, 2023.

Matthew J. DeKorich
Probate Judge

AUTHENTICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 3
issued on July 19, 2023 and kept by me as custodian of the official records of this Court.

July 19, 2023
Date

Matthew J. DeKorich
Probate Judge

By: *Lisa M. Linn*
Deputy Clerk

EXHIBIT A

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. 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

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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 3/8 inch diameter iron pin (set). passing through a 3/8 inch diameter iron pin (set) at 17.00 feet;

thence North 01 degree 47 minutes 05 seconds East 99.24 feet to a 3/8 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 3/8 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.

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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: Being a part of the N.W. Quarter of Sec. 34, Twp. 8, Range 4, and beginning for description at an iron pin in the center of State Road #9 in the Village of New Athens which point is the corner between Section 34 ½ 35; thence S. 59 30' E. 108' along the St. Clairsville Pike which is place of beginning for tract hereby conveyed; thence S. 22 30' E. 30' to a post; thence S. 59 30' E. 30' to a post; thence N. 22 30' E. 30' to a post on the S. margin of the St. Clairsville Pike; thence N. 59 30' W. along the South margin of the St. Clairsville Pike to the place of beginning, containing 900 sq. ft.
Parcel No. 02-0000342.000

A new and better survey for tract three is as follows: Parcel B - 0.029 Acre
Situating 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 ¾ inch diameter iron pin (set) at 10.00 feet and a ¾ 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:

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- 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

TRACT FOUR: Being a part of the N.W. Quarter of Sec. 34, Twp. 8, Range 4, of the Steubenville Land District ,and beginning for description at an iron pin in the center of the state road in New Athens Village, which point is the corner between Sections 34 and 35; thence South 4° 30' W. 351.2 feet along the section line and center of the New Athens Pike to the place of beginning of the tract hereby conveyed; thence South 62° 20' E. 108 feet along the center line of St. Clairsville Pike; thence S. 19° 12' W. 70 feet to an iron pin; thence N. 62° 20' W. 84 feet to the center line of the Flushing pike; thence N. 4° 30' E. 76 feet to the place of beginning, containing 0.148 acres, be the same more or less.

TRACT FIVE: Being a part of the N.W. Quarter of Sec. 34, Twp. 8, Range 4, of the Steubenville Land District ,and beginning at a point on the W. line of said quarter and in the center of the New Athens Flushing State Road, which point is S. 4 1/2° W. 427.2 feet from the referenced N.W. Corner of Sec. 34, thence S. 16° 28' W. 135.6 ft. along the center of the road to a railroad spike; in the center of the road midway along a line connecting the centers of each bridge railing; thence S. 49° 30' E. 66.7 feet with the center of the stream; thence N. 19° 12' E. 133 feet to grantee (Smith Jones) corner; thence N 62° 20' W. 84 feet to the place of beginning, containing 17/100 acres measured to the center of road.

Being the same premises as conveyed unto T.M. Conley by Robert W. Boyd, Widower, and Roberta Boyd, single, by deed recorded in Deed Book 97, Page 586 of the Deed Records of Harrison County, Ohio.

Parcel No. 02-0000341.000 (Tract 4&5 together)

A new and better survey for tracts four and five is as follows: Parcel A - 0.333 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 0.17 acre parcel recorded as Tract Five in Official Record Volume 244 Page 286 of the Harrison County Record of Deeds.

Beginning at a PK nail (set) at the northwest corner of said 0.148 acre Tract Four

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on the section line and on the south side of State Route 9 where the northwest corner of Section 34 bears North 01 degree 25 minutes 47 seconds East 359.70 feet.

thence from said place of beginning along the north boundary line of said 0.148 acre parcel South 65 degrees 47 minutes 31 seconds East 108.97 feet to a PK nail (set) on the south side of State Route 9 at the northwest corner of a 0.021 acre parcel recorded as Tract Three in OR 244 Page 286;

thence leaving said north boundary line South 21 degrees 22 minutes 12 seconds West 40.92 feet to a PK nail (set);

thence South 65 degrees 47 minutes 31 seconds East 2.50 feet to a point at the common corner of said 0.148 acre parcel and said 0.21 acre parcel;

thence South 17 degrees 53 minutes 20 seconds West 144.60 feet to a 5/8 inch diameter iron pin (set) at the southeast corner of the herein referenced 0.17 acre parcel;

thence following along the boundary lines of said 0.17 acre parcel North 54 degrees 39 minutes 17 seconds West 57.66 feet to a point on the easterly side of State Route 49, passing through a 5/8 inch diameter iron pin (set) at 52.66 feet;

thence North 01 degree 25 minutes 47 seconds East 188.13 feet to the place of beginning.

Containing 0.333 acre and consisting of the following:

- 0.156 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,
- 0.177 acre out of the formerly described 0.17 acre Tract Five 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: 02-0000341.000

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