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# WARRANTY DEED

TUTTLEBLANK REGISTERED U. S. PAT. OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701  
Standard Ohio Form 601

## Know all Men by these Presents

Instrument  
9760003592

That Brian K. Williams and Karen S. Williams, husband and wife, of 4029 Mainesville Road, Junction City, Ohio,

of the Village of Junction City, County of Perry  
and State of Ohio Grantor, in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable considerations

to them paid by Philip L. Triona and Lisa M. Triona, of  
546 Fowler Street, New Lexington, Ohio,

of the Village of New Lexington, County of Perry  
and State of Ohio Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said

Grantee Philip L. Triona and Lisa M. Triona, jointly for life and to the survivor of either,

his or her heirs and assigns forever, the  
following Real Estate situated in the County of Perry  
in the State of Ohio, and in the Township of Jackson

and bounded and described as follows:

Being a part of the East half of Section #14, Township 15 North, Range 16 West, Congress Lands, Jackson Township, Perry County, Ohio (Also being a part of the property of Mae Thompson et al. of Official Record Book 20, Page 272, of the Perry County Recorder) and being more particularly described as follows:

[The following 11.12 acre parcel to be described is bounded on the North by the aforesaid "Thompson" property and the property of Beverly A. Ehlers of Official Record Book 68, Page 760, on the East by said "Ehlers" property, on the South by the property of Michael J. Paxton of Deed Book 250, Page 601 and on the West by the aforesaid "Thompson" property]

Beginning at an iron pin set marking the Northeast corner of the Southeast Quarter of Section #14; thence S 0 16' 14" E 645.16 feet, in the East line of Section #14, to an existing iron pin in the Northeast corner of the aforesaid "Paxton" property (said "existing iron pin" bears N 0 16' 14" W 2029.86 feet from an existing iron pin marking the Southeast corner of Section #14); and said "Ehlers" property, S 89 07' 10" W 578.09 feet, in the North boundary of said "Paxton" property, to a P.K. nail set in Township Road #189 (said "Township Road #189" has an assumed right of way width of 40' feet); thence, leaving Township Road #189 and said "Paxton" property, N 19 32' 00" W 890.09 feet to an iron pin set, passing iron pins set at 36.20 feet and 602.75 feet and passing through the midline (east & west) of Section #14 at 695.17 feet; thence S 89 55' 13" E 215.52

TRANSFERRED  
DATE 7-2-87  
SEC. 319.54  
SEC. 319.202 COMPLIED  
WITH AMT. N. HANKINSON  
JOHN N. HANKINSON  
AUDITOR PERRY CO. OHIO  
BY

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feet to an iron pin set in the boundary of the aforesaid "Beverly A. Ehlers" property; thence (the following 2 courses to be described are to iron pins set in said "Ehlers" boundary) Course #1 = S 0 07' 00" W 183.62 feet to the midline (east & west) of Section #14; Course #2 = S 89 55" 13" E 657.44 feet, in said "mid line of Section #14", to the place of beginning.

The parcel as described contains 11.12 acres, more or less, subject to all legal highways and easements of record.

The bearings in the above description are based on the East line of Section #14 as being N 0 16' 14" W ie. all bearings described herein are to an assumed meridian and are used to denote angles only.

The above description is based on a field survey made by A & E Surveying on March 14f, 1997.

All iron pins set are 5/8 inch by 30 inch steel rod with plastic identification caps marked Knisley 7231. See the plat attached.

Description Meets Minimum,  
Survey Standards, Approval  
for transfer is up to the  
Auditors Office.  
6-30-97 CAC  
Perry County Engineers Ofc.

**Last Transfer: Deed Record Volume 180 , Page 219-222 Recorder's Office, Perry County, Ohio.**

**To have and to hold** *said premises, with all the privileges and appurtenances, thereunto belonging, to the said Grantee.* Philip L. Triona and Lisa M. Triona, jointly for life and to the survivor of either,  
his or her *heirs and assigns forever.*

*And the said Grantor s,* Brian K. Williams and Karen S. Williams,

*for themselves and their heirs.*

*do hereby covenant with the said Grantees,* Philip L. Triona and Lisa M. Triona,

*their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are* **Free and Clear from all Incumbrances whatsoever**

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BEING A PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 16 WEST, CONGRESS LAND, JACKSON TOWNSHIP, PEARY COUNTY, OHIO, ALSO BEING A PART OF THE PROPERTY OF MAE THOMPSON ET AL, OF OFFICIAL RECORD BOOK 20, PAGE 172 OF THE PEARY COUNTY RECORDS.

PLAT OF SURVEY

LOWELL K. SHIRNER PROPERTY  
DEED BOOK 24, PAGE 4

PERTINENT DOCUMENTS AND  
SOURCES OF DATA USED:  
1. DEED REFERENCES AS SHOWN  
2. JACKSON TOWNSHIP TAX MAPS  
3. U. S. G. S. MAP (JUNCTION CITY QUAD)  
4. VARIOUS SURVEY RECORDS IN THE  
OFFICE OF THE PEARY COUNTY ENGINEER,  
NEW LEXINGTON, OHIO.

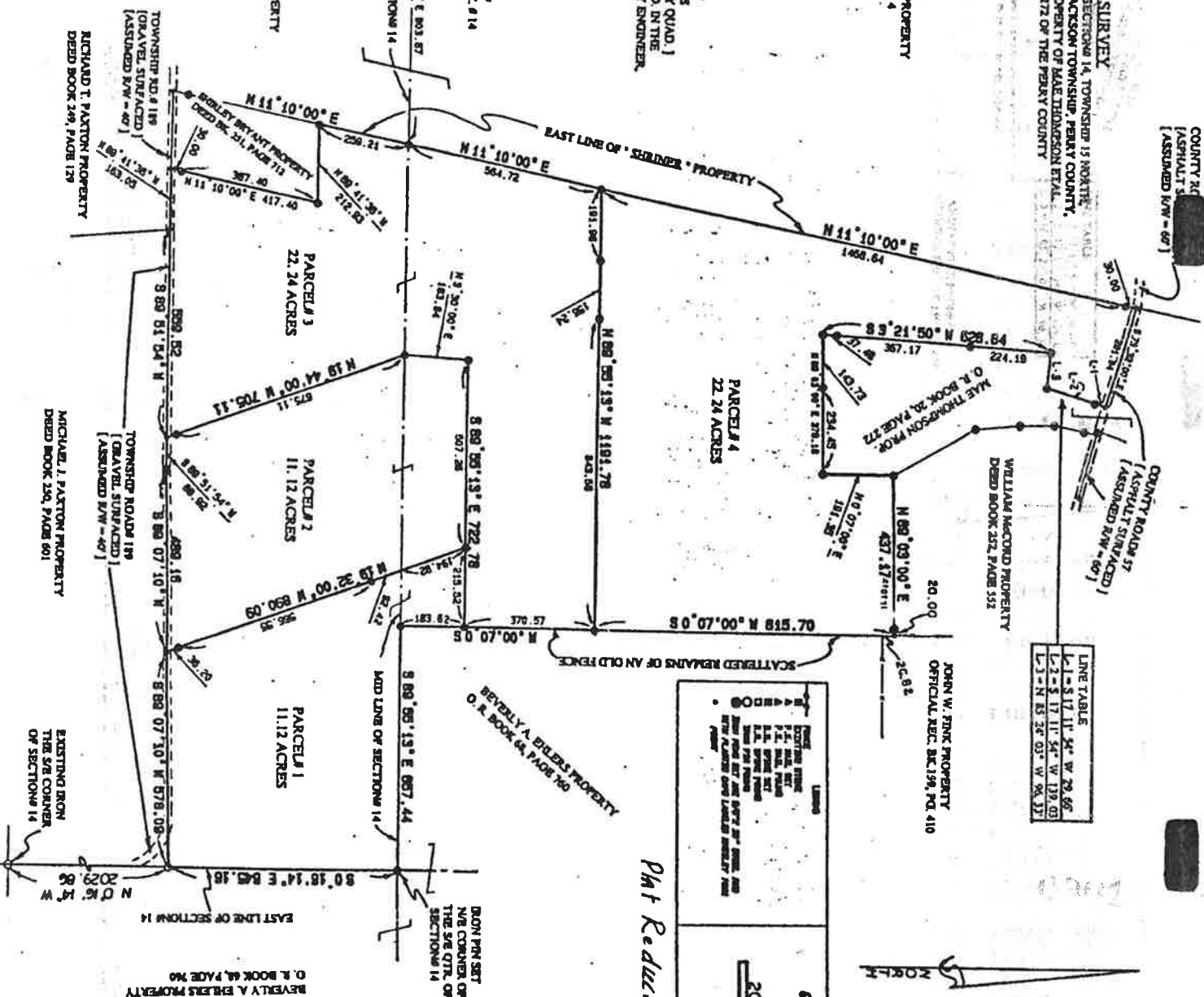
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LOWELL K. SHIRNER PROPERTY  
DEED BOOK 24, PAGE 4

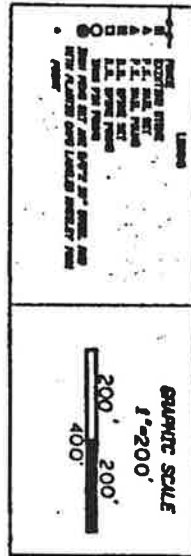
0614006

A & E SURVEYING  
P. O. BOX 420  
SOMERSET, OHIO 43783  
PHONE 614/433-7701  
WAYNE A. KNISLEY  
OHIO REGISTERED SURVEYOR # 7231  
DATE: MARCH 14, 1997

For American 511



Plat Reduced 50%



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000161

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s, Philip L. Triona and Lisa M. Triona, his or her heirs and assigns against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor s, Brian K. Williams and Karen S. Williams,

who hereby release their rights of dower in the premises, have hereunto set their hand, this 21 day of June in the year of our Lord one thousand nine hundred and (1997)

Signed and acknowledged in presence of

Suzanne Elaine Craig  
Nancy Williams

Brian K. Williams  
Karen S. Williams

The State of OHIO  
Perry County } SS.

9700003992  
Filed for Record in  
PERRY COUNTY, OHIO  
BARBARA J. FOX  
On 07-15-1997 At 03:23 pm.  
DEED 22.00  
Book OR Vol. 186 Pg. 158 - 161  
9700003992  
ALLEN & ALLEN

**Be it Remembered** That on this 21 day of June A.D. 19 97, before me, the subscriber, a Notary Public Suzanne Elaine Craig and for said county, personally came the above named Brian K. Williams and Karen S. Williams, My Commission expires: Sept. 30, 1998

the Grantor s in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Suzanne Elaine Craig  
Notary Public

This instrument prepared by Joseph M. Allen, Attorney at Law,  
New Lexington, Ohio

000161