

# Know all Men by these Presents

That,

Jean Stevens (Single)

, the Grantor ,  
who claim title by or through instrument , recorded in Volume , Page ,  
County Recorder's Office, for the consideration of One Dollar and all other good and  
valuable consideration-----Dollars (\$1.00 )  
received to her full satisfaction of

Donald C. and Anna B. Watson, husband and wife, and to their ,  
survivors, his or hers separate heirs and assigns.

whose TAX MAILING ADDRESS will be

New Athens, Ohio

do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their

heirs and assigns, the following described premises, situated in the Township of  
-----Athens-----, County of-----Harrison----- and State of Ohio:

## FIRST TRACT:

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.

## SECOND TRACT:

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 Section 4, Twp. 9, Range 5, Athens Twp. Harrison 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 the 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.

~~TRACT THREE: Being a part of the N. E. Quarter of Sec. 14, Twp. 11, Range 5 and beginning for the same at a point in the E. line of the aforesaid quarter and in the center of State Route No. 9, said point bearing and being N. 4° 35' E. 143.35 feet from a stake at the S. E. corner of the quarter section; thence N. 25° 14' W. 183.43 feet to a point in the Road; thence N. 25° 52' W. 200 feet to a point in the road; thence N. 64° 08' E. 223.33 feet to a stake in the E. line of the quarter section; thence S. 4° 35' W. 445.00 feet to the place of beginning and containing .98 acres more or less. But subject to a Highway easement for State Route No. 9.~~

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 Sections 34 & 35; thence S. 4° 30' W. 351.2' along the Section line and center of State Route #9 to a point; thence S. 59° 30' E. 108' along the St. Clairsville Pike which is the place of beginning for the 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.

Transferred March 4 1975  
FRANCIS R. PARRISH, AUD.  
FEE 1.40 BY JP

This conveyance has been examined and the  
contents comply with Section 319.202  
of the Revised Code.

FEE \$ \_\_\_\_\_  
EXEMPT X

"DEED CHECKED FOR TRACT DESCRIPTIONS ONLY"  
FOREST THAXTON, HARRISON CO. ENGR.

APPROVED ✓ REJECTED \_\_\_\_\_

DATE 3/13/73 BY JP

TRACT FOUR: Being a part of the N. W. Quarter of Section 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 Section 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. 4½° 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 the 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.

1938

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

*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 I , Jean Stevens, (single)  
the said Grantor , do for myself and my heirs, executors and  
administrators, covenant with the said Grantees , their heirs and assigns, that  
at and until the ensembling of these presents, I am  
well seized of the above described premises, as a good and indefeasible estate in **FEB**  
**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 taxes which will be prorated to the date of closing.*

and that I 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-----heirs and assigns,-----  
-----all-----right and expectancy of ~~Power~~ in the above described premises.-----

In Witness Whereof, I have hereunto set my hand, the 28<sup>th</sup> day of February, in the year of our Lord one thousand nine hundred and Seventy-three. (1973)

Signed and acknowledged in presence of

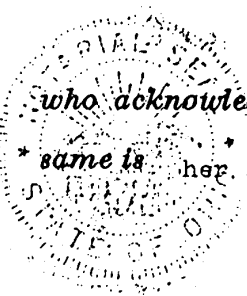
1. [Signature]  
2. X Mary Alexander

[Signature]  
Jean Stevens

14448  
a

LABAN C. BLACKBURN	
Harrison Co. Recorder	
Received	28th 1973
at 11:25 o'clock	A.M.
Recorded	28th 1973 525

State of Ohio, } Before me, a Notary Public  
Harrison County, } ss. in and for said County and State, personally appeared  
the above named Jean Stevens (single)



who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cadiz, Ohio

this 28<sup>th</sup> day of February A. D. 1973

PREPARED BY  
ROBERT B. WERREN  
ATTORNEY AT LAW

CALL

This instrument was prepared by

DEED VOL. 175 PAGE 130

ROBERT B. WERREN, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.03 RC