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Filed for Record in HARRISON County, OH
Joshua Willis, Recorder Rec Fees: \$58.00
QCD OR Vol 284 Pgs 3116 - 3120

HARRISON COUNTY AUDITOR
ALLISON M ANDERSON
REAL ESTATE TRANSFER BY MA
CONV.FEE EX
TRAN.FEE .50 DATE 8-4-23

OWEN BEETHAM

Inst #202300002231

DEED APPROVED FOR TRANSFER
DATE 8-4-23 BY [Signature]
HARRISON COUNTY ENGINEER

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, Margaret Ann Edwards, married with release of dower from her husband Thomas Dale Edwards; Daniel J. Watson, married with release of dower from his wife Carla Ann Watson; David A. Watson, unremarried widower; Dennis E. Watson, married with release of dower from his wife Shannon Watson; Ashley Agin, married with release of dower from her husband Daniel Agin; and Donald James Watson, Single, hereinafter referred to as Grantors, who claim title through instrument recorded in Volume 284, Page 2028 Official Records of Harrison County, Ohio, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, received to their satisfaction of **Derek Watson**, does hereby REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said **Derek Watson, single**, whose tax mailing address **P.O. Box 147 New Athens, Ohio 43981** the following described property:

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 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.

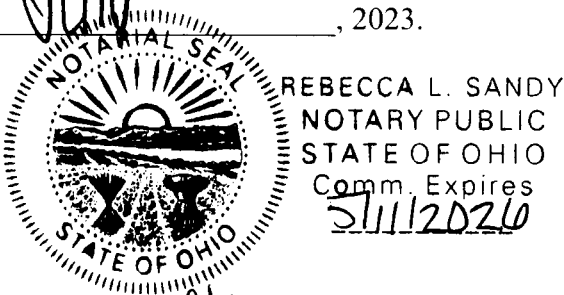
Parcel Number: 02-0000341.000

EXCEPTING AND RESERVING unto the grantors, all of the coal, oil, gas and other minerals of whatsoever kind in and under all of the foregoing premises, together with the right to explore for, drill, mine, and remove the same by any convenient method.

This deed was prepared at the request of the parties with information obtained from them, with no title search performed to ascertain any applicable liens, leases, easements or matters of public record encumbering the title hereto. Subject to any restrictions, reservations, easements, conditions, zoning ordinances, and any other matter of record, if any. Drafter assumes no liability for any errors, inaccuracies or omissions in the instrument resulting from the information provided.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, their heirs and assigns.

IN TESTIMONY WHEREOF, Margaret Ann Edwards, married with release of dower from her husband, Thomas Dale Edwards, has hereunto set their hands this 17th day of July, 2023.



Margaret Ann Edwards
Margaret Ann Edwards

Thomas Dale Edwards
Thomas Dale Edwards (husband of Margaret Ann Edwards)

STATE OF Ohio

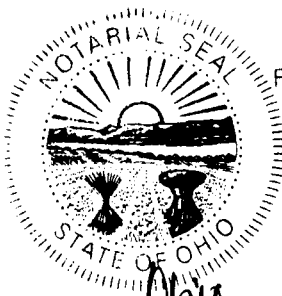
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Margaret Ann Edwards, married with release of dower from her husband Thomas Dale Edwards,** 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 affixed my official seal this 17th day of July, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 7/11/2026

IN TESTIMONY WHEREOF, **Daniel J. Watson**, married with release of dower from his wife **Carla Ann Watson**, has hereunto set their hands this 13th day of July, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5/11/2026

[Signature]
Daniel J. Watson

[Signature]
Carla Ann Watson
(wife of Daniel J. Watson)

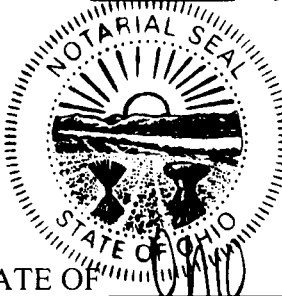
STATE OF Ohio
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Daniel J. Watson**, married with release of dower from his wife **Carla Ann Watson**, 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 affixed my official seal this 13th day of July, 2023, at Cadiz, Ohio.

[Signature]
Notary Public
My Commission Expires 5/11/2026

IN TESTIMONY WHEREOF, **David A. Watson**, unmarried widower, has hereunto set his hands this 13th day of July, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5/11/2026

[Signature]
David A. Watson

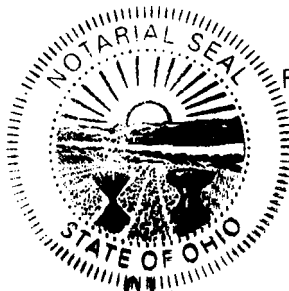
STATE OF Ohio
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **David A. Watson**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 13th day of July, 2023, at Cadiz, Ohio.

[Signature]
Notary Public
My Commission Expires 5/11/2026

IN TESTIMONY WHEREOF, **Dennis E. Watson**, married with release of dower from his wife **Shannon Watson**, has hereunto set their hands this 18th day of JULY, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5/11/2026

[Signature]
Dennis E. Watson

[Signature]
Shannon Watson (wife of Dennis E. Watson)

STATE OF Ohio

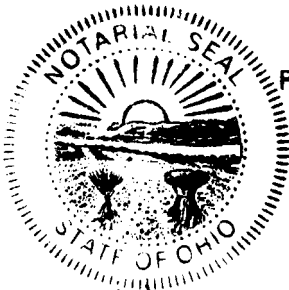
COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Dennis E. Watson**, married with release of dower from his wife **Shannon Watson**, 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 affixed my official seal this 18th day of JULY, 2023, at Madiz, Ohio.

[Signature]
Notary Public
My Commission Expires 5/11/2026

IN TESTIMONY WHEREOF, **Ashley Agin**, married with release of dower from her husband **Daniel Agin**, has hereunto set their hands this 18th day of JULY, 2023.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
5-11-2026

[Signature]
Ashley Agin

[Signature]
Daniel Agin (husband of Ashley Agin)

STATE OF Ohio

COUNTY OF Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Ashley Agin**, married with release of dower from her husband **Daniel Agin**, 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 affixed my official seal this 18th day of JULY, 2023, at Madiz, Ohio.

[Signature]
Notary Public
My Commission Expires 5-11-2026

IN TESTIMONY WHEREOF, Donald James Watson, single, has hereunto set his hands this 18th day of JULY, 2023.

REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires 5/11/2026
COUNTY OF HARRISON

Donald James Watson

Before me, a Notary Public in and for said County and State, personally appeared the above-named Donald James Watson, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 18th day of JULY, 2023, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2026

This instrument prepared by:
BEETHAM LAW OFFICE BUILDING
T. OWEN BEETHAM
146 South Main Street
PO Box 128
Cadiz, Ohio 43907
740-942-2356