

25272

ESTATE BY THE ENTIRETIES WITH
SURVIVORSHIP DEED

LABAN C. BLACKBURN
Harrison Co. Recorder
Received JUNE 2 19 78
at 1:50 o'clock P
Recorded JUNE 2 19 78

86.14

KNOW ALL MEN BY THESE PRESENTS, That Louise L. Wilgus, aka Helen Louise Wilgus, Married, of the Village of Cadiz, County of Harrison and State of Ohio for valuable considerations paid, GRANT AND COVENANT to H. Dean Wilgus and Helen Louise Wilgus, Husband and Wife for their joint lives, remainder to the survivor of them, whose tax mailing address is 602 Kerr Avenue, Cadiz, Ohio 43907, the following real property:

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$

EXEMPT

MAEEL L. LEACH, County Auditor

Situated in the County of Harrison in the State of Ohio, and in the Village of Cadiz, and bounded and described as follows:

Being a part of the East Half of Section No. 5, Township No. 10, Range No. 5, in the Village of Cadiz, Ohio.

Beginning for the same at the South-east corner of Lot No. 615 of the Ridgeview Addition to the Village of Cadiz; thence South 0° 58' East, one hundred seventy-seven and 75/100 (177.75) feet to a stake in the Lynn line, and from which a 15 inch walnut tree bears South 60° 00' East, three (3) feet; thence North 57° 09' West, one hundred fifty-one and 61/100 (151.61) feet along the Lynn line to a locust post; thence North 4° 22' East, ninety-three and 78/100 (93.78) feet to a stake in the line of Lot No. 615 of said Addition; thence North 89° 02' East, one hundred and seventeen and 25/100 (117.25) feet along the line of said Addition to the place of beginning and containing three hundred eighty-three-thousandths (.383) of an acre, more or less.

Being a part of the same premises as conveyed to Donald R. Grove, et ux. by Fred A. and Helen E. Kreidler as recorded in Vol. No. 133, Page 288, of the deed records of Harrison County, Ohio.

Surveyed August 28, 1954, by Paul J. McCullough, Registered Surveyor No. 2513.

Being the same premises as conveyed to Louise Long Wilgus by Deed of record in Vol. 138, Page 297, Deed Records of Harrison County, Ohio.

Transferred 6/2 19 78 DEED CHECKED FOR TRACT DESCRIPTIONS ONLY
MAEEL L. LEACH, Auditor
FEE 3.50 BY Jan
APPROVED ✓ HARRISON CO. ENGR.
REJECTED
DATE 2 June 28 BY WZ

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns.

And the said Grantors for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns and to the survivor of them, his or her separate heirs and assigns, that the said Grantors are the true and lawful owners of said premises and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances whatsoever excepting taxes and assessments, restrictions and conditions of record and zoning ordinances and further, that said Grantors will warrant and defend the same against all claims of all persons whatsoever, except as above stated.

And for valuable consideration Louise L. Wilgus, aka Helen Louise Wilgus and H. Dean Wilgus, her Husband, do hereby remise, release and forever quitclaim unto the Grantees jointly, their heirs and assigns, all their right and expectancy of dower in the above described premises.

IN WITNESS WHEREOF, they have hereunto set their hands the 1st day of June, in the year of our Lord one thousand nine hundred and seventy-eight (1978).

SIGNED AND ACKNOWLEDGED
IN PRESENCE OF:

John L. Wilgus

Louise L. Wilgus, aka Helen
Louise Wilgus

Nancy Martin

H. Dean Wilgus

STATE OF OHIO

SS:

COUNTY OF HARRISON

Before me, a Notary Public in and for said County and State, personally appeared the above-named Louise L. Wilgus, aka Helen Louise Wilgus and H. Dean Wilgus, husband and wife, 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 official seal at Cadiz, Ohio, this 1st day of June, 1978.

Rupert N. Beetham
Notary Public

This instrument prepared by:

BEETHAM LAW OFFICES
146 SOUTH MAIN STREET
CADIZ, OHIO 43907

CHIEF, J. M. BEETHAM, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration
date. Sec. 14703 RC