

## WARRANTY DEED

271932

TUTBLANK REGISTERED U.S. PAT. OFFICE  
Title Law Print, Publishers, Rutland, Vt.  
Standard Ohio Form 601

## Knowall Men by these Presents

That CHARLES RUBIS, unmarried,

~~of the~~ of Wolf Run, County of Jefferson,  
and State of Ohio, Grantor, in consideration of the sum of  
One (\$1.00) Dollar and other valuable considerations,

to him paid by MERI RUBIS,  
Box 92,  
Wolf Run, Ohio

~~of the~~ of Wolf Run, County of Jefferson,  
and State of Ohio, Grantee, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee, MERI RUBIS,

her heirs and assigns forever, the  
following Real Estate situated in the County of Jefferson,  
in the State of Ohio, and in the Township of  
Springfield, and bounded and described as follows:

BEING THE UNDIVIDED ONE-HALF INTEREST in the following described  
real estate situated in the County of Jefferson, in the State of Ohio,  
and in the Township of Springfield.

Being a part of Section #8, Township #12, Range #4, commencing at  
the southwest corner of the southwest quarter of Section #8, running  
thence north 95 perches; thence east 62 perches; thence south 19.7  
perches. Thence east 100 perches; thence south 75.3 perches to the  
Section line; thence along said Section line to place of beginning,  
containing 80 acres more or less, being half of the southwest quarter  
of Section #8.

Also the following described parcel of land situated in the County  
and State aforesaid and in said Section #8, Township 12, and Range 4,  
and being part of the southwest quarter of said Section #8, and  
bounded as follows: on the east by the lands owned by Thomas  
Rutledge heirs and the lands formerly owned by Robert Magee but now  
owned by Calvin Waggoner; on the south by the lands first above des-  
cribed; on the west by lands owned by the O. & P. Coal Co.; on the  
north by lands formerly owned by John Gordon now owned by Elizabeth  
Gordon, containing 53 acres more or less. Said two parcels of land  
together 133 acres more or less.

All coal underlying the above described property owned by the O. & P.  
Coal Co. All oil and gas underlying the above described property  
reserved by the R. G. Scarlett.

For last conveyance, see Deed Book Vol. 257, page 85 of the Jefferson  
County Deed Records.

## AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a part of the Southwest Quarter of Section 8, Township 12,  
Range 4 of Springfield Township and more particularly described as

397 PAGE 111 VOL

Begin at center of Section 8, Township 12, Range 4; thence along the East line of the Southwest Quarter South 1397.6 feet; thence West 1650 feet; thence North 1397.6 feet to the north line of the Southwest Quarter; thence along the north line of said Quarter East 1650 feet to the place of beginning. Containing 52.94 acres, more or less.

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, MERI RUBIS,*  
her heirs and assigns forever.

And the said Grantor, CHARLES RUBIS,

for himself and his heirs,  
does hereby covenant with the said Grantee, MERI RUBIS,

her heirs and assigns, that he is lawfully seized of the premises aforesaid, that the said premises are Free and Clear from all Incumbrances whatsoever



and that he will forever **Warrant and Defend** the same, with the  
 appurtenances, unto the said Grantee, MERI RUBIS;  
 her heirs and assigns  
 against the lawful claims of all persons whomsoever

**In Witness Whereof** the said Grantor, CHARLES RUBIS, unmarried,

~~whereby he has~~ hereunto set his hand, this 9th day of October,  
 in the year of our Lord one thousand nine hundred and sixty-one (1961)

Signed and acknowledged in presence of

Lee Van Tilburg  
Anna Stewart

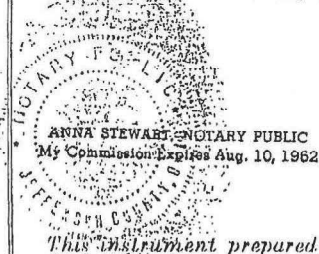
Charles Rubis

The State of OHIO  
 JEFFERSON County } ss.

**Be it Remembered** That on this 9th day  
 of October, A.D. 19 61, before me, the subscriber,  
 a Notary Public in and for said county, personally came the  
 above named CHARLES RUBIS, unmarried,

the Grantor  
 in the foregoing Deed, and acknowledged the signing of the same to be his  
 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.



Anna Stewart  
 Notary Public.

This instrument prepared by Lee Van Tilburg, Attorney at Law, City  
Annex Bldg., Steubenville, Ohio.

Transferred October 9, 1961  
 Received October 9, 1961 at 2:45 P.M.  
 Recorded October 10, 1961  
 Recorder's Fee \$3.00 J. V. Gilligan, Recorder