

50542

WARRANTY DEED

LABAN C. BLACKBURN Harrison Co. Recorder	
Received	Nov. 27 19 90
at 3:38 o'clock	P. M.
Recorded	Nov. 27 19 90

712.00 pd.

KNOWN ALL MEN BY THESE PRESENTS THAT H. Dean Wilgus and Helen Louise Wilgus, husband and wife, hereinafter referred to as Grantors, who claim title through instruments recorded in Volume 200, Page 85, and Volume 226, Page 289, Harrison County Recorder's Office, in consideration of Ten Dollars (\$10.00) and other valuable consideration, received to their full satisfaction of Marilynne Ruth Snook, whose tax mailing address is 602 Kerr Avenue, Cadiz, Ohio 43907, hereinafter referred to as Grantee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, her heirs and assigns, the following described real property:

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

Being Lot 615 in Ridgeview Subdivision, Village of Cadiz. (Pocket 7, Folder 3).

SECOND TRACT: 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 5, Township 10, Range 5, in the Village of Cadiz, Ohio.

Beginning for the same at the Southeast corner of Lot No. 615, of the Ridgeview Addition to the Village of Cadiz; thence South 0° 58' East 177.75 feet to a stake in the Lynn line, and from which a 15 inch walnut tree bears South 60° 00' East 3 feet; thence North 57° 09' West 151.61 feet along the Lynn line to a locust post; thence North 4° 22' East 93.78 feet to a stake in the line of Lot No. 615 of said Addition; thence North 89° 02' East 117.25 feet along the line of said Addition to the place of beginning and containing .383 of an acre, more or less.

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

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

Being a part of the Northeast Quarter of Section 5, Township 10, Range 5 in the Steubenville Land District.

Beginning for the same at a 3/4 inch iron pin found at the Northeast corner of Lot 16 in the Woodland Estates Subdivision in said Village as recorded in Pocket 10, Folder 3 of the Harrison County Plat Records; thence with a Northerly line thereof North 55° 42' West 36.61 feet to a 3/4 inch iron pipe (found); thence with an Easterly line of said Lot North 5°

52' East 16.67 feet; thence leaving the lot lines 37° 28' 50" East 46.90 feet to the place of beginning and containing 268.4 square feet, more or less.

Bearings herein contained have been based upon that given for the Westerly line of said Lot 16 as shown on the aforesaid Subdivision Plat.

Being a part of the premises conveyed to the Grantor by instrument recorded in Volume 200, Page 85 of the Harrison County Deed Records.

Survey and description prepared by Robert K. Sterling, Registered Surveyor No. 6513 on October 24, 1987.

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

Being a part of Lot 16 in the Woodland Estates Subdivision in said Village as recorded in Pocket 10, Folder 3 of the Harrison County Plat Records and being a part of the Northeast Quarter of Section 5, Township 10, Range 5 in the Steubenville Land District.

Beginning for the same at a 3/4 inch mine bolt at the Northwest corner of said Lot 16; thence with the North line thereof South 89° 30' East 30.00 feet to a 3/4 inch mine bolt; thence with an Easterly line of said Lot South 5° 52' West (passing a 5/8 inch mine bolt at 33.00 feet), 95.10 feet; thence leaving said Easterly line North 37° 28' 50" West 4.27 feet to a 5/8 inch mine bolt; thence North 8° 42' 45" East 59.07 feet to the aforesaid 5/8 inch mine bolt in said Easterly line; thence North 58° 16' 30" West 39.82 feet to a 5/8 inch iron pin in the Westerly line of said Lot 16; thence therewith North 30° 48' 30" East 14.15 feet to the place of beginning and containing a total of 865.4 square feet, more or less.

Bearings herein contained have been based upon that given for the Westerly line of said Lot 16 as shown on the aforesaid Subdivision Plat.

Being a part of the premises conveyed to the Grantor by instrument recorded in Volume 224, Page 331, and Volume 211, Page 39 of the Harrison County Deed Records.

Survey and description prepared by Robert K. Sterling, Registered Surveyor Number 6513 on October 24, 1987.

To have and to hold the above granted and bargained premises, with all the rights, easements and appurtenances thereunto belonging, and all the rents, issues and profits thereof to the said Grantee, her heirs and assigns forever.

And the said Grantors, for themselves, their heirs, administrators, executors and assigns, hereby covenants with the said Grantee, her heirs and assigns, that said Grantors are the true and lawful owners of said premises and

DEED VOL 234 PAGE 358

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

FEE \$ 330.00

DEWPT

PATRICK J. MOORE, County Auditor

Jmm

Transferred 11/27 1990

PATRICK J. MOORE, Auditor

FEE 2.50 BY Jmm

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 except taxes which Grantee assumes and agrees to pay, and further that said Grantors will warrant and defend the same, with the appurtenances, unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, except as hereinbefore provided.

IN WITNESS WHEREOF, said H. Dean Wilgus and Helen Louise Wilgus, husband and wife, have hereunto set their hands this 15th day of October, in the year of our Lord one thousand nine hundred and ninety.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Michele Beadling
Margaret Presutti

H. Dean Wilgus
H. Dean Wilgus
Helen Louise Wilgus
Helen Louise Wilgus

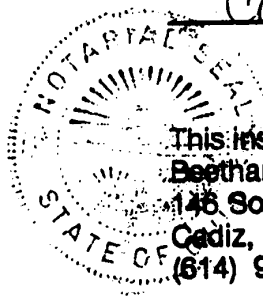
STATE OF OHIO

SS:

COUNTY OF HARRISON

Before me, a Notary Public in and for said County and State, personally appeared the above-named H. Dean Wilgus and Helen Louise Wilgus, 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 15th day of October, 1990, at Cadiz, Ohio.



This Instrument prepared by:
Beetham Law Offices
146 South Main Street
Cadiz, Ohio 43907
(614) 942-2356

Michele Davis Beadling
Notary Public

MICHELE R. DAVIS, Notary Public
State of Ohio
My Commission Expires May 24, 1993