

Received for Record October 24, 1944 at 2:15 o'clock P. M. EWT

Recorded November 17, 1944.

W. J. McCort

RECORDER

\$2.10 ✓

No. 12703

Transferred 10/24/44

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT, Agnes Balgavy, a single woman, Frank Balgavy, Stefina Pikulin, Steve M. Balgavy, John Balgavy, a single man, and Rose Golch, the GRANTORS, for the consideration of One Thousand Fifty dollars (\$1050.00), received to their full satisfaction of Joseph Faykas and Hermina Faykas, the GRANTEES, do GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Pultney, County of Belmont and State of Ohio: and known as and being the undivided six-eighths interest in the following described real estate:

Situated in the Township of Pultney, County of Belmont and State of Ohio, and known as and being a part of the Southwest Quarter of Section Twenty-five (25), Township Three (3), Range Two (2), and beginning for the same at the Southwest corner of the tract at a stone; thence N. 4° 1' West Twenty Four Hundred and Twelve 64/100 (2412.64) feet to a stone; thence S. 55° 48' East Seventeen Hundred and Thirty Seven and 80/100 (1737.83) to a stone; thence S. 23° 24' West Six Hundred and Twenty (620) feet to a stone; thence S. 70° 20' East Two Hundred and Twenty Five and 86/100 (225.86) feet and to the Northwest corner of Lot Number Four (4) in plat of Hopkins farm; thence S. 35° 45' West Three Hundred and Twelve and 7/100 (312.07) feet; thence S. 89° 29' West Two Hundred and Thirteen and 99/100 (213.99) feet; thence S. 13° 1' West Two Hundred and Sixty Five and 71/100 (265.71) feet; thence S. 78° 38' West Ninety and 74/100 (90.74) feet; thence S. 19° 14' East Three Hundred and Sixty Six and 79/100 (366.79) feet; thence N. 85° 28' West Eleven Hundred and Fifty Nine and 50/100 (1159.50) feet to the place of beginning, containing Sixty Acres and 115.2 perches, more or less, Excepting therefrom a tract conveyed by deed dated May 14th, 1915 Recorded in Belmont County Record of Deeds Vol. 202 Page 405 to Thomas C. Ward, Described as follows,

Being a part of Southwest quarter of Section 25, Township 3, Range 2, and beginning for the same at a stake on the South boundary of the Section; and at the Southwest corner of Hopkins farm, corner with A. Sochor and running thence N. 4° East Eight Hundred and Thirty Seven (837) feet to a stone on the West boundary of said Hopkins farm; thence South 78° 15' East 1287 feet to a stone; thence S. 13° West 340 feet; thence N. 78° 53' West 90.7 feet; thence S. 19° 14' East 366.8 ft. to section line; thence therewith N. 85° 28' West 1159.5 feet to the place of beginning, containing Twenty acres (20) more or less, and leaving in tract that is hereby conveyed Forty Acres and 115.2 perches more or less.

Excepting and reserving therefrom so much of the coal underlying same as has been heretofore sold with all mining rights as stated in deed conveying same, also excepting and reserving to the Grantor his heirs and assigns all of what is known as the Four foot seam of coal underlying all of the above described premises, except Ten acres lying in the North east corner of land hereby conveyed, the South line of the South line of Lot Number Three (3) extended N. 70° 20' West a certain distance; thence North to the Northeast line of lands above described so as to embrace Ten acres of the Four foot seam of coal, this Ten acres included in this conveyance and to be the property of the Grantee his heirs and assigns, also excepting and reserving to the Grantor his heirs and assigns the undivided one half of all oil and gas in and underlying said premises, with the right to lease and operate for oil and gas.

The Grantor his heirs and assigns to have joint use with the Grantee of the road now in

use as outlet from the farm to Indian Run road The Grantor also reserves for himself and his heirs and assigns roadway Ten feet in width from a Fifteen acre tract off the Chris Stewart farm owned by Grantor, road to run along Rosser and Robinson line, then to a point southwest of the barn; thence past above, and alongside of the buildings to the present road and outlet to the farm.

Being the same premises conveyed by Anna Pribila to Steve Balgavy and Mary Balgavy by Deed dated June 6, 1936, and recorded in Volume 295, Page 342, Belmont County, Ohio, Records of Deeds. The undivided one-half of said premises was conveyed by John J. Malik, Administrator of the estate of Steve Balgavy, deceased, to Mary Balgavy by Deed dated November 29, 1937, and recorded in Volume 312, Page 343, Belmont County, Ohio Records of Deeds. 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 Grantees, their heirs and assigns forever.

And, the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, they were well seized of the above described premises, as a good and indefeasible estate in Fee 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 due in December 1944 and thereafter which the Grantees assumes and agree to pay as part of the purchase price; and that they will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever, except as above stated.

And for valuable consideration, Lora Balgavy, wife of Frank Balgavy, Max Pikulin, husband of Stefina Pikulin, Millie Balgavy, wife of Steve M. Balgavy, and Stanley C. Golch, husband of Rose Golch, do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands, the 17th day of June, in the year of our Lord one thousand nine hundred and forty-four.

Signed and acknowledged in the presence of

Charlene S. Spearman

Agnes Balgavy

L. L. Martin
as to Agnes Balgavy

(Daniel R. Shinder 1st Lt Sig C.)

Frank Balgavy

Claude S. Jacobs

Edward Viaseo
as to Frank Balgavy

Homer Green

Stefina Pikulin

Jean Frye
as to Stefina Pikulin and Max Pikulin

Max Pikulin

Robert J. Ratledge

Steve M. Balgavy

Harold L. Estes
as to Steve M. Balgavy

K. G. Cooper

John Balgavy

Mike Purkar
as to John Balgavy, Rose Golch,
Stanley C. Golch, Lora Balgavy,
and Millie Balgavy.

Rose Golch

Stanley C Golch

Lora Balgavy

Millie Balgavy

BEFORE ME, a commissioned Officer of the Armed Forces of the United States, personally appeared the above named Agnes Balgavy, 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 San Francisco, California this 17 day of June A.D. 1944.

Carl W. Sitz, 1st Lt., U.S.M.C.R.
C. W. SITZ
1st Lt., USMCR

BEFORE ME, a Commissioned Officer of the Armed Forces of the United States, personally appeared the above named Frank Balgavy 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 official seal, at Camp Murphy, Fla this 18th day of July A.D. 1944.

Elmer R. Bandy
1st Lt. SigC

STATE OF MICHIGAN, Gratiot COUNTY, SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Stefina Pikulin and Max Pikulin 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 Breckenridge, Michigan, this 26th day of June, A.D. 1944.

Alice Sandy ALICE SANDY
NOTARY PUBLIC (LS)

My Commission Expires March 26, 1945

BEFORE ME, a Commissioned Officer of the Armed Forces of the United States, personally appeared the above named Steve M. Balgavy 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 official seal, at At Sea, this 1 day of July A.D. 1944.

Eli Leflar (OFFICIAL SEAL)
Eli Leflar, Lt. (jg) A.V.(S) USNR
Admin. Asst. to ComNatsPac

STATE OF OHIO, BELMONT COUNTY, SS:

BEFORE ME, a Notary Public in and for said County, and State, personally appeared the above named John Balgavy, Rose Golch, Stanley C. Golch, Lora Balgavy and Millie Balgavy, 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 Bellaire, Ohio, this 28th day of August A.D. 1944.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
STAMPS ATTACHED \$ 1.65 AB
6/17/44

K. G. Cooper
NOTARY PUBLIC (LS)
K. G. Cooper

Received for Record October 24, 1944 at 2:15 o'clock P. M. EWT

Recorded November 18, 1944

W. J. DeCost

RECORDER