

HARRISON COUNTY AUDITOR
ALLISON M. ANDERSON
REAL ESTATE TRANSFER BY ME
CONV.FEE EX ✓
TRAN.FEE .50 DATE 3-30-21



202100000887 03/30/2021 08:51 AM
Filed for Record in HARRISON County, OH
Joshua Willis, Recorder Rec Fees: \$66.00
AFFT OR Vol 274 Pgs 678 - 683

OWEN BEETHAM

DEED APPROVED FOR TRANSFER
DATE 3-29-21 BY SU

Inst #202100000887

HARRISON COUNTY ENGINEER

AFFIDAVIT OF CONFIRMATION

STATE OF OHIO

SS:

COUNTY OF HARRISON

LINDA S. GOODING, being duly cautioned and sworn, deposes and says that she is the surviving spouse of **Richard A. Gooding**, who died April 6, 2019 resident of 261 Old Steubenville Pike Cadiz, Ohio 43907; that on January 5, 2004, Bruner Land Company, Inc., conveyed certain real estate in the Township of Cadiz, County of Harrison and State of Ohio, and described hereinafter to Richard A. Gooding and Linda S. Gooding, husband and wife, for their joint lives, remainder to the survivor of them; that the foregoing deed was received for record on February 3, 2004 at 11:43 a.m. and recorded in Book 151, Page 590, Official Records of Harrison County, Ohio to which reference hereby is made and that the said real estate therein is described as follows:

Situated in the State of Ohio, County of Harrison, Township of Cadiz, in the Village of Cadiz, being in the southwest quarter of Section 36, Range 4 West, Township 9 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Commencing for Reference at a marked stone found at the southeast corner of Section 36 (Note: Reference bearing on the east line of the southeast quarter of Section 36 used as North 00°38' 19" East);

Thence, with the east line of the southeast quarter of Section 36, North 00°38'19" East a distance of 560.89 feet to a 5/8" iron pin found capped "Cole 6995" at the southeast corner of the land of Jean Saffell Estate as described in the First Tract of Exhibit "A" of Deed Volume 225, Page 111 of the Harrison County Recorder's Office.

Thence, with the south line of said Saffell property, North 88°46'31" West a distance of 931.17 feet to a point in the centerline of Ohio Street (old Township Road No. 601), passing through a 5/8" iron pin found capped "Cole 6995" at a distance of plus 908.09 feet;

Thence, with the centerline of Ohio Street, the following two courses:

- (1) North 00°46'26" East a distance of 390.58 feet to a point;
- (2) Thence North 00°50'59" East a distance of 720.22 feet to a point, being **THE TRUE POINT OF BEGINNING** for this description,

Thence, from said Point of Beginning and leaving the road, South 29°25'59" West a distance of 566.21 feet to an iron pin set, passing through three iron pins set at

distances of plus 31.18 feet, plus 131.18 feet, and plus 516.21 feet, respectively,

Thence South 74°56' 10" West a distance of 380.64 feet to a 5/8" iron pin found capped "Cole 6995" at the northeast corner of a 6.000 acres tract as conveyed to Dean and Sharon Manbeck by Official Records Volume 55, Page 194 of the Harrison County Recorder's Office;

Thence, with the north line of said Manbeck property, North 56°26'46" West a distance of 371.68 feet to a 5/8" iron pin found capped "PAN 7894" at the southeast corner of a 1.056 acres tract as conveyed to Dean and Sharon Manbeck by Official Records Volume 16, Page 220 of the Harrison County Recorder's Office;

Thence, with the east line of said Manbeck's 1.056 acres tract, North 38°30'06" East a distance of 318.38 feet to a 5/8" iron pin found capped "PAN 7894" in the south line of a 1.056 acres tract as conveyed to Clifton and Darla Brewer by Tract One of Official Records Volume 95, Page 782 of the Harrison County Recorder's Office;

Thence, with the south line of said Brewer property, South 62°18'02" East a distance of 174.54 feet to a 5/8" iron pin found capped "Cole 6995" at the southeast corner of a 5.000 acres tract as conveyed to Clifton and Darla Brewer by Tract Two of Official Records Volume 95, Page 782 of the Harrison County Recorder's Office,

Thence, with the east line of said Brewer property, North 23°20'38" East a distance of 307.76 feet to an iron pin set;

Thence, leaving the Brewer property line, South 82°03'5 l" East a distance of 382.39 feet to an iron pin set, passing through an iron pin set at a distance of plus 317.39 feet;

Thence North 54°01'30" East a distance of 127.78 feet to a point in the centerline of Ohio Street, passing through an iron pin set at a distance of plus 101.02 feet;

Thence, with the centerline of Ohio Street, South 00°50'59" West a distance of 86.25 feet to The Point of Beginning;

Containing 8.034 acres, more or less, being a new split out of Parcel No.05-0231.001.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Ohio Street {old Township Road No. 601}.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and/or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Ohio Street. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Ohio Street. Containing 0.102 acre, more or less, of easement.

Subject to a 25.00 feet wide water line and sewer easement being reserved by the Grantors (Bruner Land Company, Inc.), their heirs, and/or assigns, forever. Together with all rights necessary to install, upgrade, and/or maintain any possible future water line or sewer line. Said easement being bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Cole 6995" at the southeast corner of a 5.000 acres tract as conveyed to Clifton and Darla Brewer by Tract Two of Official Records Volume 95, Page 782 of the Harrison County Recorder's Office and being

at a corner in the west line of the above described 8.034 acres tract;

Thence, from said Point of Beginning and leaving the Brewer property line, North 39°23'08" East a distance of 198.73 feet to a point;

Thence North 74°38'59" East a distance of 321.67 feet to an iron pin set in the north line of the above described 8.034 acres tract;

Thence, with the north line of the above described 8.034 acres tract, South 82°03'51" East distance of 25.09 feet to an iron pin set;

Thence, leaving the north line of the above described 8.034 acres tract, South 12°54'15" West a distance of 17.12 feet to a point;

Thence South 74°38'59" West a distance of 328.67 feet to a point;

Thence South 39°23'08" West a distance of 196.80 feet to a point;

Thence South 02°29'27" West a distance of 341.52 feet to a point in the south line of the above described 8.034 acres tract;

Thence, with the south line of the above described 8.034 acres tract, South 74°56'10" West a distance of 26.22 feet to a point;

Thence, leaving the south line of the above described 8.034 acres tract, North 02°29'27" East a distance of 345.67 feet to a point;

Thence North 62°18'02" West a distance of 181.56 feet to a point in the east line of a 1.056 acres tract as conveyed to Dean and Sharon Manbeck by Official Records Volume 16, Page 220 of the Harrison County Recorder's Office;

Thence, with the east line of said Manbeck's 1.056 acres tract, North 38°30'06" East a distance of 25.45 feet to a 5/8" iron pin found capped "PAN 7894" in the south line of a 1.056 acres tract as conveyed to Clifton and Darla Brewer by Tract One of Official Records Volume 95, Page 782 of the Harrison County Recorder's Office,

Thence, with the south line of said Brewer property, South 62°18'02" East a distance of 174.54 feet to The Point of Beginning;

Containing 0.611 acre, more or less, of water line and sewer easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 36 used as North 00°38' 19" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office

The above description prepared by Roger W Claus, Registered Surveyor No. 6456, based on an actual field survey of March 14, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

UNDER AND SUBJECT to any and all exceptions, reservations, restrictions, easements, rights of way, highways, estates, covenants and conditions apparent on the premises or shown by instruments of record.

By accepting this deed GRANTEE acknowledges that mining operations have been conducted on and under the premises and GRANTEE specifically waives and releases the GRANTOR from any and all claims for damages as a result of such mining activities or related subsidence.

By accepting this deed GRANTEE also acknowledges that it has inspected the premises and is acquiring the same as a result of such inspection in its present condition and circumstance, and by accepting this deed and as a part of the consideration for this conveyance, GRANTEE covenants and agrees to assume any and all risks of the premises and GRANTEE, for itself and its successors and assigns, hereby expressly waives all rights relative to and releases GRANTOR, its successors and assigns, from any and all liability, claims, demands, actions or causes of action, present or future, legal or equitable, of every kind, nature and description.

Excepting all coal previously conveyed #6 and below in and underlying the premises together with mining privileges as conveyed in deeds recorded in Volume 170, Page 119; Volume 162, Page 820; Volume 163, Page 815; and volume 182, Page 131, Harrison County Deed Records.

Excepting, however all of the minerals in and underlying the above described premises.

The within described premise are sold subject to the following restrictions which shall run with the land:

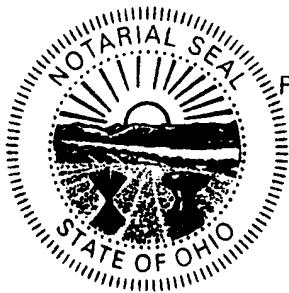
1. The premises shall not be subdivided into lots smaller than one acre.
2. The premises shall be used solely for residential, recreational and agricultural purposes.
3. No residence or dwelling shall be erected on the subject premises smaller than 1500 square feet floor area exclusive of basement, porches, garages and breezeways.
4. No building may be erected closer than ten feet to any property line.
5. Any residence built on the subject premises or structures commonly known as double wide mobile or manufactured homes or modular homes (that meet the above minimum square footage requirement) shall be erected on a permanent concrete block and mortar or similar masonry foundation.
6. No basements or subgrade structures shall be constructed and used for living quarters.
7. There shall be no dismantling or wrecking of automobiles or other vehicles or machinery on the premises and there shall be no storage of wrecked or dismantled vehicles or machinery on the premises. No campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be used as a permanent or temporary habitation on the subject premises. No campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be parked or stored on the subject premises unless titled to the property owner. No structure of a temporary character, basement, tent, shack, garage, barn or other out buildin1 shall be used at any time as a residence either permanently or temporarily.
8. No obnoxious or offensive activity shall be carried on upon the subject premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to neighboring owners. The premises shall not be used for any illegal or immoral purpose, nor shall the Grantee permit any disorderly, boisterous or indecent acts upon the premises, nor permit the premises to be used in any way so as to disturb the quiet enjoyment of adjoining owners.

Parcel Number: 05-0002331.019

Affiant further states that this affidavit is made for the purpose of showing the foregoing premises to have vested in **Linda S. Gooding**, whose tax mailing address is **261 Old Steubenville Pike Cadiz, Ohio 43907**, who is the current owner of the premises and for the purpose of obtaining a transfer by the Auditor of Harrison County on his tax duplicate of such County as provided in Section 319.20 of the Ohio Revised Code.

This affidavit 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.

FURTHER, AFFIANT SAYETH NAUGHT.



REBECCA L. SANDY
NOTARY PUBLIC
STATE OF OHIO
Comm Expires
5/11/2021

Linda S. Gooding
Linda S. Gooding

JURAT

Sworn to before me and subscribed in my presence on this 4th day of March,
2021, at Cadiz, Ohio.

Rebecca L. Sandy
Notary Public
My Commission Expires 5/11/2021

This instrument prepared by:
T. MARK BEETHAM, ESQ.
BEETHAM LAW OFFICE
146 South Main Street
P.O. Box 128
Cadiz, Ohio 43907
(740) 942-2356

Primary Reg. Dist. No. 4101

Ohio Department of Health - Vital Statistics

State File No. 2019034073

Registrar's No. 4100-2019000252

CERTIFICATE OF DEATH

DECEDENT	1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any)						2. Sex	3. Date of Death (Month/Day/Year)	
	RICHARD ALLEN GOODING						MALE	APRIL 06, 2019	
	4. Social Security Number	Sa. Age (Years) 75	5b. Under 1 Year Months	5c. Under 1 day Hours	5d. Under 1 day Minutes	6. Date of Birth (Mo/Day/Year)	7. Birthplace (City and State or Foreign Country)		
						JUNE 26, 1943	CADIZ, OHIO		
	8a. Residence State OHIO	8b. County HARRISON	8c. City or Town CADIZ						
	8d. Street Address and Zip Code 261 OLD STEUBENVILLE PIKE 43907				9. Ever in US Armed Forces? NO				
	10. Marital Status at Time of Death MARRIED				11. Surviving Spouse's Name (If wife, give name prior to first marriage) LINDA SHAWHAN				
	12. Decedent's Education BACHELORS DEGREE (E.G., BA, AB, BS)				13. Decedent of Hispanic Origin NO	14. Decedent's Race WHITE			
	15. Father's Name MARION C GOODING				16. Mother's Name (prior to first marriage) MARY LOUISE PIGOTT				
	17a. Informant's Name LINDA GOODING				17b. Relationship to Decedent WIFE	17c. Mailing Address (Street and Number, City, State, Zip Code) 261 OLD STEUBENVILLE PIKE CADIZ, OHIO 43907			
18a. Place of Death HOSPITAL - INPATIENT				18b. Facility Name (if not institution, give street & number) TRINITY MEDICAL CENTER WEST					
				18c. City or Town, State and Zip Code STEUBENVILLE, OH 43952	18d. County of Death JEFFERSON				
DISPOSITION	19. Funeral Service Licensee or Other Agent JONATHAN L KIRKLAND				20. License Number (of licensee) 006714	21. Name and Complete Address of Funeral Facility CLARK-KIRKLAND FUNERAL HOME INC			
	22. Method and Place of Disposition CREMATION - CRUMMITT & SON, MARTINS FERRY, OH				23. 172 SOUTH MAIN STREET CADIZ, OH 43907				
	24. Local Registrar Sheryl A Suppa				24. Date Filed (Month/Day/Year) April 9, 2019				
	25a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner or Medical Examiner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.								
	26b. Time of Death 1:59 p.m.				26c. Date Pronounced Dead (Month/Day/Year) April 6, 2019	26d. Was Case Referred to Medical Examiner or Coroner? NO			
	26e. Certifier Name and Title Sheryl A Suppa MD				26f. License number 35.044845	26g. Date Signed (Month/Day/Year) 04-08-2019			
	27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death RAMANA M. MURTY, 401 MARKET ST, STEUBENVILLE, OH 43952								
CAUSE OF DEATH	28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.							Approximate Interval: Onset and Death	
	a. cardiac arrest							day	
	b. Due to (or as consequence of) hypertension							day	
	c. Due to (or as consequence of) hyperkalemia							day	
	d. Due to (or as consequence of) Chronic Kidney Disease							years	
	Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.							29a. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Not Applicable
	30. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Probably							31. If Female, Pregnancy Status <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year	32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury	33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)				33d. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No		
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)									
33f. Describe How Injury Occurred:							33g. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other		
HEA 2724 Rev. 08/18									

SHERYL A. SUPPA, LOCAL REGISTRAR

APR 09 2019

Sheryl A. Suppa