

DEED APPROVED FOR TRANSFER

DATE 8/12/19 BY JEL

HARRISON COUNTY ENGINEER



201900002535

08/14/2019 02:16 PM

Filed for Record in HARRISON County, OH

Joshua Willis, Recorder Rec Fees: \$36.00

FID OR Vol 267 Pgs 4756 - 4758

HARRISON COUNTY AUDITOR

ALLISON M. ANDERSON

REAL ESTATE TRANSFER BY AB

CONV.FEE 56.00 EX

TRAN.FEE .50 DATE 8-14-19

JOHN O TABACCHI

Inst #201900002535

Please return to:

John O. Tabacchi

145 South Main Street

Cadiz, OH 43907

FIDUCIARY DEED

Sharon Manbeck, Trustee of the Dean and Sharon Manbeck Family Trust UTA October 17, 1997 for Ten Dollars and other valuable consideration paid, grants with fiduciary covenants and general warranty covenants to Derek Daugherty and Cari Daugherty, husband and wife, for their joint lives remainder to the survivor of them his or her heirs and assigns whose tax-mailing address is 428 North Main Street, Cadiz, Ohio 43907, the following real property:

Situated State of Ohio, County of Harrison, Township of Cadiz, Village of Cadiz, and being part of the Southwest Quarter of Section 36, Township 9, Range 4 in the Steubenville Land District, and further being part of a 6.000 acre tract claimed by Sharon Manbeck, and recorded in O.R. 267, Page 1908 (Exhibit C) of the Harrison County Records, and described as:

Beginning for reference at an iron pin found at the southwest corner of the Southwest Quarter of Section 36;

Thence with the south line of Section 36, S. $88^{\circ} 46' 32''$ E, 108.34 feet to the east right of way line of North Main Street Extension;

Thence with said right of way line, N. $9^{\circ} 37' 21''$ E, 281.19 feet to an iron pin found at the southwest corner of a 5.000 acre tract claimed by Sharon Manbeck (O.R. 267, Page 1908, Exhibit B);

Thence with the bounds of the 5.000 acre Manbeck tract, N. $63^{\circ} 11' 46''$ E, 601.65 feet to a 5/8 inch iron pin found at an angle point in the bounds of the aforementioned 6.000 acre Manbeck tract, and at the *True Place of Beginning* for the parcel herein described;

Thence from said beginning and continuing with the common bounds of said tracts, N. $09^{\circ} 02' 07''$ E, 302.56 feet to an iron pin found (Cole) in the westerly line of a 2.000 acre tract claimed by Jerry and Veronica Sefsick (O.R. 248, Page 2872), and being an angle point in the bounds of the parcel herein described, passing over an iron pin set at 245.62 feet;

Thence continuing with the bounds of the 2.000 acre Sefsick tract, S. $52^{\circ} 22' 39''$ E, 162.93 feet to an iron pin found (Celestino) at the southwest corner of said 2.000 acre tract, and being an angle point in the bounds of the parcel herein described;

Thence continuing with said bounds, N. $37^{\circ} 37' 21''$ E, 408.47 feet to an iron pin found (Celestino) at the southeast corner of said tract, in the easterly bounds of the 6.00 acre Manbeck tract, in the westerly bounds of an 8.034 acre tract claimed by Richard A. and Linda S. Gooding (O.R. 151, Page 590), and being the northeast corner of the parcel herein being described;

Thence continuing with the bounds of the Manbeck and Gooding tracts, S. **56° 20' 38" E, 49.97 feet** to an iron pin found (Cole) at the southeast corner of the parcel herein described;

Thence with the southerly bounds of the 6.000 acre Manbeck tract, S. **27° 29' 34" W, 563.22 feet** to an iron pin found (Cole) at the southwest corner of the parcel herein being described;

Thence continuing with the bounds of the aforementioned 6.000 acre tract, N. **88° 46' 32" W, 207.55 feet** to the *Place of Beginning, and Containing 2.000 acres by survey*;

Part of Auditor's Parcel # 05-0002331.007;

Subject however to all easements, restrictions and reservations of record;

ALSO GRANTED is the following described **Right of Way**:

Situated State of Ohio, County of Harrison, Township of Cadiz, Village of Cadiz, and being part of the Southwest Quarter of Section 36, Township 9, Range 4 in the Steubenville Land District, and further being part of a 5.000 acre tract claimed by Sharon Manbeck, and recorded in O.R. 267, Page 1908 (Exhibit B) of the Harrison County Records, and described as:

Beginning for reference at an iron pin found at the southwest corner of the Southwest Quarter of Section 36;

Thence with the south line of Section 36, S. **88° 46' 32" E, 108.34 feet** to the east right of way line of North Main Street Extension;

Thence with said right of way line, N. **9° 37' 21" E, 281.19 feet** to an iron pin found at the southwest corner of the aforementioned 5.000 acre tract;

Thence with the bounds of the 5.000 acre tract, N. **63° 11' 46" E, 601.65 feet** to a 5/8 inch iron pin found at an angle point in the bounds of the residue of a 6.000 acre tract claimed by Sharon Manbeck in O.R. 267, Page 1908 (Exhibit C);

Thence with the common bounds of the 5.000 acre and 6.000 acre Manbeck tracts, N. **09° 02' 07" E, 245.62 feet** to an iron pin set at the southwest corner and the *True Place of Beginning* for the Right of Way herein described;

Thence from said beginning and with a line dividing the 5.000 acre Manbeck tract, N. **52° 22' 39" W, 306.34 feet** to an iron pin found set in the northerly line of the 5.000 acre tract, in the south margin of North Main Street, and at the northwest corner of the Right of Way herein described;

Thence continuing with said road and the bounds of the 5.000 acre Manbeck tract, N. **37° 37' 21" E, 50.00 feet** to an iron pin found (Celestino) at the northwest corner of a 2.000 acre tract claimed by Derek J. and Dana S. Sefsick (O.R. 236, Page 930), and also being the northeast corner of the Right of Way herein described;

Thence continuing with the bounds of said 2.000 acre tract and with the bounds of a 2.000 acre tract claimed by Jerry and Veronica Sefick (O.R. 248, Page 2872), S. **52° 22' 39" E, 279.09 feet** to an iron pin found (Cole) at an angle point in the aforementioned 6.000 acre tract, and also being the southeast corner of the Right of Way herein described, passing over an iron pin (Celestino) found at 224.72 feet;

Thence continuing with the bounds of the 5.000 acre Manbeck tract, S. **09° 02' 07" W, 56.94 feet** to the *Place of Beginning, and Containing 0.336 acres by survey*;

Part of Auditor's Parcel # 05-0002331.004;

Subject however to all easements, restrictions and reservations of record; This description is based on a field survey performed on or about July 26, 2019, under the supervision of Richard L. Celestino, PS # 8220, and is in accordance of Administrative Code 4733-37. Iron pins set are 30" x 5/8" O.D. with plastic caps inscribed "**CELESTINO PS 8220**". Bearings herein contained are related to those as recorded for a 6.000 acre tract in ORV. 055, Page 194 of the Harrison County Records.

Instruments of reference include:

Harrison County Survey Plats
Harrison County Tax Records
Deed Volumes as mentioned

All of which are on record at the Harrison County Courthouse.

EXCEPTING AND RESERVING the entire interest in all the oil and gas and other minerals of whatsoever nature, kind or description in, on underlying the above-described premises, including but not limited to all oil and gas bearing sands, strata, formations and horizons in which oil and gas may be found, or may have been found together with the right to produce said oil and gas and other minerals, together with the right to conduct testing, exploration, storage, drilling, production and to maintain and operate oil and gas wells, together with the right to pool or unitize mineral acreage. Together with all necessary and appurtenant rights thereto.

Official Record Volume 257 Page 1358

Auditor's Parcel Number: 05-0002331.007

Prior Instrument Reference: Volume 267, Page 1908

The real property described herein is conveyed subject to and is exempted from the following general warranty covenants: all easements, leases, covenants, conditions and restrictions of record; all legal highways, zoning, building and other laws, ordinances and regulations, real estate taxes and assessments not yet due and payable and discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which are not shown by the public records, but would be shown in a correct survey of the premises.

This deed was prepared at the specific request of Grantor(s) based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided and make no assertions with respect to liens which may be against the property, and the parties hereto signify their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.

This instrument was executed by Sharon Manbeck, Trustee of the Dean and Sharon Manbeck Family Trust UTA October 17, 1997 on August 1, 2019

Sharon Manbeck, Trustee
Sharon Manbeck, Trustee

STATE OF OHIO, HARRISON COUNTY, SS:

The foregoing instrument was subscribed and acknowledged before me on August 1, 2019 by
Sharon Manbeck, Trustee of the Dean and Sharon Manbeck Family Trust UTA October 17, 1997.

Roberta Angle
Notary Public
ROBERTA ANGLE
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES: 4-11-04

This Instrument prepared by:
John O. Tabacchi
Attorney at Law
145 South Main Street
Cadiz, Ohio 43907
(740) 942-3130

