

HARRISON COUNTY ENGINEER'S OFFICE
DEED CHECKED FOR TRACT DESCRIPTION ONLY
APPROVED ☒ REJECTED
DATE 12-11-08 BY DZ
ROBERT STERLING, ENGINEER

200800002622
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. BOYER
12-11-2008 At 12:29 pm.
WARRANTY D 52.00
OR Book 178 Page 1073 - 1077

HARRISON COUNTY AUDITOR
PATRICK J. MOORE
REAL ESTATE TRANSFER BY D.G.
CONV.FEE 60.00 EX
TRAN.FEE 0.50 DATE 12-11-08

200800002622
ROD SWEARINGEN
269 OLD STEUBENVILLE PIKE RD
CADIZ OH 43907

Heading Page

Grantor DARLA BREWER

Grantee ROD SWEARINGEN
COLETTE SWEARINGEN

Parcel # 05-0002331.016

SURVIVORSHIP TENANCY
WARRANTY DEED

DARLA BREWER, unmarried, the Grantor herein, for a valuable consideration, the receipt of which is hereby acknowledged, grant, with covenants of general warranty, to ROD SWEARINGEN AND COLETTE SWEARINGEN, husband and wife, the Grantees, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 269 Old Steubenville Pike Road, Cadiz, OH 43907, the following described real estate:

Situated in the Village of Cadiz, Township of Cadiz, County of Harrison, State of Ohio, and being part of the Southwest Quarter of Section 36, Township 9, Range 4 in the Steubenville Land District, and being a part of a 5.000 acre tract recorded in Vol. 095, Page 782 of the Harrison County Deed Records, and described as follows;

To find the place of beginning, start at the S.W. Corner of Section 36;

Thence, with the south line of Section 36, South 88 Degrees 46 Minutes 32 Seconds West, 108.34 -Feet to the east right-of-way line of North main Street Extension (60'), from which a marked stone at the S.E. corner of the Quarter bears South 88 Degrees 46 Minutes 32 Seconds East, 2605.15 Feet;

Thence, with said right of way line, North 09 Degrees 37 Minutes 21 Seconds East, 281.19 feet to an iron pin found at a point-of curvature in said right-of-way;

Thence, continuing with said right of way line and a 4 degree curve to the right, having a radius of 1402.39 Feet, an arc of 685.339 Feet, a chord bearing of North 23 Degrees 37 Minutes 21 Seconds East, and a chord distance of 678.54 Feet to an iron pin found-at a point of tangency;

Thence, continuing with said right of way line, North 37 Degrees 37 Minutes 21 Seconds East, 327.10 Feet to an iron pin found at a point of curvature in said right of way, passing on line an iron pin found at 150.00 feet;

Thence, continuing with said right of way line and a 2 degree curve to the left, having a radius of 2894.79 Feet, an arc of 1048.370 Feet, a chord bearing of North 27 Degrees 14 Minutes 51 Seconds East, and a chord distance of 1042.650 feet to an iron pin found;

Thence, continuing with said right of way line, North 16 Degrees 52 Minutes 21 Seconds East, 38.642 Feet to an iron pin found, and the True Place of Beginning for the parcel herein described;

Thence, continuing with said right of way line, North 16 Degrees 52 Minutes 21 Seconds East, 353.928 Feet to an iron pin found;

Thence, leaving said right of way, with the common line of said parent tract and tracts of 1.000 acres (Vol 106/076) and 3.442 acres (Vol. 159/899), South 73 degrees 07 minutes 39 seconds East, 403.160 Feet to an iron pin found;

Thence, with the common line of said parent tract and tracts of 1.33 acres (Vol. 161/1396) and 1.001 acres (Vol. 159/899), South 23 Degrees 24 Minutes 04 Seconds West, 325.770 Feet to an iron pin found;

Thence, with a line dividing said parent tract, North 77 Degrees 51 Minutes 14 Seconds West, 367.369 Feet

to the PLACE OF BEGINNING, CONTAINING 2.9851 Acres by survey;

Split from Parcel #05-02331.009; New Parcel No. 05-02331.016.

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

This description is based on a field survey performed on August 5, 2005, and is in accordance of Administrative Code 4733.37. Iron pins set are 30" x 5/8" O.D. with plastic caps stamped R.L.C. 8220. Bearings herein contained are based on the South Line of Section 36 held as South 88 Degrees 46 Minutes 32 Seconds West as per Harrison County Deed Records Volume 095, Page 782.

Instruments of reference include: Vol. 095, Page 182; Volume 106, Page 076; Volume 159, Page 899; Volume 161, Page 1396; Volume 129, Page 584; Volume 151, Page 590; and Volume 106, Page 220, all of which are on records at the Harrison County Courthouse.

This deed also acts to release the Land Installment Contract recorded in Volume 173, Page 2590, by and between Darla Brewer, Seller, and Rod Swearingen and Colette Swearingen, Buyers, as all conditions have been fully complied with and same has been satisfied.

SUBJECT TO AND EXCEPTING taxes and assessments for the year 2008 and thereafter, which taxes and assessments the Grantees assume and agree to pay as a part of the consideration for this conveyance.

WITNESS my hand this 18th day of November, 2008.

Signed and acknowledged by:

Darla Brewer
DARLA BREWER

STATE OF OHIO)
) SS:
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 18th
day of November, 2008, by DARLA BREWER, unmarried, who voluntarily
executed the document as her free act and deed.

D. William Davis
Notary Public

My commission expires _____.

This instrument prepared by:
D. WILLIAM DAVIS
DAVIS LAW OFFICE
407-A Howard Street
Bridgeport, OH 43912
Telephone: (740) 635-1217
Fax: (740) 633-9843
dwilliamdavis@comcast.net



D. WILLIAM DAVIS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.