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Filed for Record in HARRISON County, OH
Joshua Willis, Recorder Rec Fees: \$40.00
QCD OR Vol 267 Pgs 4753 - 4755

HARRISON COUNTY AUDITOR
ALLISON M. ANDERSON
REAL ESTATE TRANSFER BY AB
CONV.FEE _____ EX 8
TRAN.FEE .50 DATE 8-14-19

VICKI SEFSICK

Inst #201900002534

DEED APPROVED FOR TRANSFER
DATE 8-14-19 BY DEC
HARRISON COUNTY ENGINEER

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Jerry Sefsick and Veronica Sefsick, Husband and wife, of the State of the State of Ohio ("Grantors") for valuable consideration, grants bargain and conveys with general warranty covenants to Derek Joseph Sefsick and Dana Sue Sefsick, husband and wife, ("Grantees") for their joint lives, remainder to the survivor of them, whose tax mailing address is 448 Main Street, Cadiz, Ohio 43907, The following Property, (the 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 2.000 acre tract claimed by Dereck J. and Dana S. Sefsick, and recorded in ORV. 236, Page 930 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 a 5.000 acre tract claimed by Dean and Sharon Manbeck (ORV. 016, Page 221);

Thence with the bounds of the 5.000 acre Manbeck tract, N. 63° 11' 46" E, 601.65 feet to an iron pin found at an angle point in the bounds of the aforementioned 6.000 acre Manbeck tract;

Thence continuing with said bounds the following two (2) courses:

- 1) N. 9° 02' 07" E, 302.56 feet to an iron pin (Cole) found;
- 2) Thence, N. 52° 22' 39" W, 54.37 feet to an iron pin found (Celestino) at the southwest corner of the aforementioned 2.000 acre Sefsick tract;

Thence with the southerly bounds of the 2.000 acre Sefsick tract, N. 37° 37' 21" E, 343.28 feet to the southwest corner and the **True Place of Beginning** for the right of way herein being described;

Thence from said beginning and with a line dividing the Sefsick tract, N. 56° 20' 38" W, 229.17 feet to a point in the northerly bounds of the same, and at the northwest corner of the right of way herein being described;

Thence continuing with said bounds and with a curve left having a Delta of 0° 58' 45", a radius of 2894.79 feet, a chord bearing of N. 34° 09' 03" E, a chord length of 50.00 feet, for an arc length of 50.00 feet to a capped iron pin found (Cole) at the northwest corner of a 1.056 acre tract claimed by Paul K. Sr. and Mary Ellen Cooper (ORV. 162, Page 918), the northeast corner of the 2.000 acre Sefsick tract, and also being the northeast corner of the right of way herein being described;

Thence continuing with the easterly bounds of the Sefsick tract, the westerly bounds of the Cooper tract, and the westerly bounds of an 8.034 acre tract claimed by Richard A. and Linda S. Gooding (ORV. 151, Page 590), S. 56° 20' 38" E, 232.21 feet to an iron pin found (Celestino) at the southeast corner of the Sefsick tract, and the southeast corner of the right of way herein being described, passing on line a capped iron pin found (PAN) at a common corner to the Cooper and Gooding tracts;

Thence continuing with the southerly bounds of the Sefsick tract, S. 37° 37' 21" W, 50.12 feet to the **True Place of Beginning** for the right of way herein being described, and **Containing 0.265 acres by survey**;

Auditor's Parcel # 05-0002331.028;

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

This description is based on a field survey performed on or about June 24, 2017, 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.

PRIOR DEED REFERENCE: OR VOL. 248 PG 2869

This Deed is being recorded to correct previous Deed File in OR VOL. 248 pg. 2869, which was Intended to be a Right of Way only.

STATE OF OHIO

COUNTY OF HARRISON

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the 14th

Day of Aug., 2019.

Grantor

Print

Grantor

Print

STATE OF OHIO

Harrison County

On this 14 day of Aug., 2019 before me, a Notary Public, personally appeared

Jerry Sefsick, know to be or (Satisfactory proven) to be the person(s) whose name is subscribed to the within instrument, acknowledge the he/she executed the same for the purpose herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature/Notary

Name Notary Public

My Commission Expires



STATE OF OHIO
COUNTY OF HARRISON

On this 14 day of Aug., 2019, before me, a Notary Public, personally appeared Veronica Sefsick, known to be (or satisfactory proven) to be the person(S) whose name(s) is subscribed to the within instrument, and acknowledged that he/she executed the same for the executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature/Notary Public Tracy Boyer
Name/Print Tracy Boyer
My Commission Expires 10-5-2019

Prepared By: Grantor

