

Instrument Book Page
201600001485 OR 239 2451

201600001485
Filed for Record in
HARRISON COUNTY, OHIO
TRACY L. BOYER, RECORDER
05-20-2016 At 03:43 pm.
AFFIDAVIT 80.00
OR Book 239 Page 2451 - 2458-A

HARRISON COUNTY AUDITOR
PATRICK J MOORE
TRANSFER NOT NECESSARY
DATE 5/20/16 BY [Signature]

201600001485
A JENNA HOKES

HARRISON COUNTY ENGINEER
TRANSFER NOT NECESSARY
DATE 5-18-16 INT GET

AFFIDAVIT AS TO SUCCESSION UNDER SURVIVORSHIP

BONNIE K. BEETHAM, the Affiant, being first duly sworn, and cautioned states:

- 1) Affiant, whose tax-mailing address is **422 St. Clair Avenue, Cadiz, Ohio 43907**, is the surviving spouse of **Rupert Nelms Beetham**, who died on **April 17, 2016**.
See Exhibit A attached hereto and made part hereof.
- 2) By deed dated **July 6, 2011 at 3:27 p.m.** and recorded in **Volume 189, Page 2546, Harrison County, Ohio, Official Records**, there was conveyed to **Rupert N. Beetham and Bonnie K. Beetham, husband and wife**, the following described mineral interest, with remainder to the survivor of them.
See Exhibit B attached hereto and made a part hereof.
- 3) This Affidavit relating to all of the interest of **William Cochran, Deceased**, to the income from any minerals sold from the real estate described as **Exhibit B**.
- 4) This Affidavit is executed to show that the title to this real property now vests solely in the name of **Bonnie K. Beetham**, and to enable the Auditor's Tax List into the name of the present owner and out of the deceased co-owner, pursuant to **R.C. 319.20**.

FURTHER AFFIANT SAYETH NAUGHT.


Bonnie K. Beetham

STATE OF OHIO

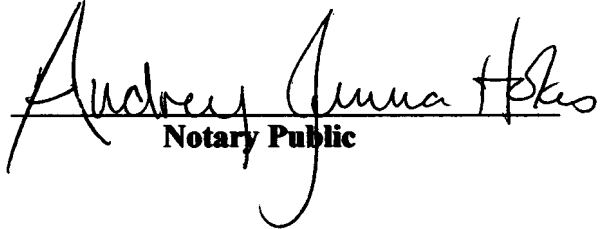
SS:

COUNTY OF HARRISON

Before me, a Notary Public in and for said County and State, personally appeared the

above-named **Bonnie K. Beetham**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Thereof, I have hereunto set my hand and affixed my official seal this
12th day of May, 2016, at Cadiz, Ohio.


Notary Public

This instrument prepared by:
The Law Office of
A. Jenna Hokes
105 Jamison Avenue
Cadiz, Ohio 43907
(740) 942-1313



AUDREY JENNA HOKES
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

EXHIBIT B
(Estate of Rupert N. Beetham)

First Tract: 170.514 acres situated in the Village of Cadiz, County of Harrison, State of Ohio and bounded and described as follows: Being a part of the West one-half of Section 36, Township 9, Range 4 of Cadiz Township. Beginning for the same at an iron pin beside a corner along the South line of the same bearing South 88 degrees 10' 25" East 2722.01 feet to an iron pin beside a corner post at the Southeast corner of said half section; Thence along the East line of the same bearing North. Being all the interest of William Cochran, deceased, to the income from any minerals sold from the real estate described as 1 degree 32' 09" East 24660.60 feet to an iron pin beside a corner post; Thence leaving said East line North 87 degrees 34' 42" West 815.60 feet to an iron pin in Township Road No. 601 at the S.W. corner of a 2.00 acre tract owned by the Cleveland Contractors Equipment Co; Thence along the aforesaid road bearing North 10 degrees 38' 22" East 419.06 feet to an iron pin, from which an iron pin on the West side of said road bears North 87 degrees 50' 58" West 25.92 feet; Thence leaving said road and bearing North 87 degrees 50' 58" West 1901.07 feet to an iron pin at the intersection of the West line of Section 36 with the aforesaid North line, bearing North 2 degrees 57' 27" East 55.80 feet from the South right of way line of U.S. Highway No. 22; Thence along the West line of Section 36 bearing South 2 degrees 57' 27" West 2894.47 feet to the place of beginning and containing 170.514 acres, more or less, but subject to all legal highways.

There is reserved a 25 foot wide right of way extending from Township Road No. 601 easterly to James E. Johnson property, and being more fully described as follows: Beginning at an iron pin beside a corner post on the East line of the West one-half of Section 36 and bearing North 1 degree 32' 09" East 2460.60 feet from an iron pin at the S.E. corner of the said half section; Thence North 87 degrees 34' 43" West 815.60 feet to an iron pin in Township Road No. 601; Thence along said road South 10 degrees 38' 22" West 25.26 feet; Thence parallel to and 25.00 feet South of the first described line bearing South 87 degrees 34' 43" East 819.60 feet to a point in the East line of said half quarter section; Thence along said line North 1 degree 32' 09" East 25.00 feet to the place of beginning and containing 0.469 acres, more or less. To be used in common with the Grantee and others as a means of ingress to adjoining properties.

Subject to an easement granted the Village of Cadiz, Ohio, for the construction and maintenance of a sanitary sewer line across and under the above-described tract, as described in Deed Volume 164, Page 239 of the Harrison County Deed Records.

This tract is subject to an easement for highway purposes appropriated by the Director of Highways of the State of Ohio in Case No. 11761, Common Pleas Court of Harrison County, Ohio, and being 0.0753 acres out of the N.W. corner of the same.

Being a part of the same premises conveyed by the Will of Robert Reid Cochran, Deceased, to

Frank M. Cochran, et al., shown by Will Certificate recorded in Deed Record 126, Page 580, Deed Records of Harrison County, Ohio

Second Tract: 58.299 acres situated in the Village of Cadiz, County of Harrison, State of Ohio and bounded and described as follows: Being a part of the N.E. quarter of Section 5, Township 10, Range 5 of County Township. Beginning for the same at an iron pin at the N.E. corner of said quarter section; Thence along the East line of the same bearing South 2 degrees 57' 27" West 1129.71 feet to an iron pin at the N.E. corner of Lot No. 1 of the Allen-Cadiz Addition to the Village of Cadiz, Ohio, from which an iron pin beside a corner post at the West corner between Sections 35 and 36, Township 9, Range 4 bears North 2 degrees 57' 27" East 17.03 feet; Thence along the North line of said addition North 79 degrees 02' 17" West 1596.73 feet to a corner stone at the Northwest corner of said Addition; Thence North 79 degrees 33' 05" West 1119.68 feet to a point in the center of the pavement of State Highway No. 9, from which an iron pin in the East berm of said highway bears South 79 degrees 33' 05" East 15.00 feet. Said point in the center of Highway being on the West line of the Northeast quarter of Section 5; Thence along said West line and the Highway North 2 degrees 49' 10" East 762.73 feet to a cross cut in the concrete pavement of the highway and being the Northwest corner of the Northeast quarter of Section 5; Thence along the North line of the quarter section South 87 degrees 00' 50" East 2693.13 feet to the place of beginning and containing 58.299 acres, more or less, but subject to all legal highways.

There is reserved a right of way deeded the P.C.C. & St. L.R.R. Co. as recorded in Deed Volume 128, Page 65 of the Harrison County Deed Records, and being more fully described as follows: Beginning for the same at an iron pin on the North line of the Northeast quarter of Section 5, Township 10, Range 5 from which the Northwest corner of said quarter section bears North 87 degrees 00' 50" West 176.02 feet; Thence continuing along said North line South 87 degrees 00' 50" East 175.93 feet to an iron pin;

Thence along the East right of way of the railroad the following two courses and distances: (1) South 8 degrees 28' 12" East 521.40 feet; (2) South 22 degrees 22' 58" East 373.40 feet to an iron pin on South line of the above described 58.299 acre tract; Thence along said South line North 79 degrees 33' 05" West 153.29 feet to an iron pin Thence leaving said South line along the East right of way line of the railroad the following three courses and distances: (1) North 25 degrees 45' 03" West 102.90 feet; (2) North 6 degrees 33' 33" West 202.47 feet; (3) North 17 degrees 47' 44" West 576.17 feet to the place of beginning and containing 2.447 acres, more or less.

There being conveyed 58.299 acres, less 2.447 acres or 55.852 acres, of which 54.830 acres lies within the Village of Cadiz, Ohio and 1.022 acres lies in Section 5, Township 10, Range 5 of Cadiz Township.

Subject to easements granted the Village of Cadiz, Ohio for the construction and maintenance of sanitary sewer lines and sewage pumping station across and under the above-described tract,

as described in Special Records No. 9 at Page 649 and Deed Volume 164, Page 239 of the Harrison County Deed Records.

This tract is subject to an easement for highway purposes appropriated by the Director of Highways of the State of Ohio in Case No. 11761, by the Common Pleas Court of Harrison County, Ohio and being 1.486 acres out of the Northwest corner of the same.

Being a part of the same premises conveyed by the Will of Robert Reid Cochran, deceased, to Frank M. Cochran, et al. shown by Will Certificate recorded in Deed Record 126, Page 580, Deed Records of Harrison County, Ohio.

Prior deed reference: Volume A, Page 133, Harrison County Deed Records.

Third Tract: 1.302 acres situated in the Village of Cadiz, County of Harrison, State of Ohio and bounded and described as follows: Being a part of the Northwest quarter of Section 35, Township 9, Range 4, of Cadiz Township. Beginning for the same at an iron pin beside a corner post at the Northwest corner of the aforesaid quarter section; Thence along the West line of the same bearing South 2 degrees 57' 27" West 519.43 feet to an iron pin on the East side of County Highway No. 5; Thence leaving said West line along an old abandoned road bearing North 25 degrees 36' 19" East 567.51 feet to an iron pin on the North line of the quarter section; Thence along said line North 88 degrees 10' 25" West 218.57 feet to the place of beginning and containing 1.302 acres, more or less, but subject to all legal highways.

There is a right-of-way for a roadway or driveway purposes lying South of and adjoining the North line of the above-described tract and extending from County Highway No. 5, East to the easterly line of the above-described tract to be used, in common with the Grantee and others, as means of ingress and egress to adjoining properties.

Subject to an easement granted the Village of Cadiz, Ohio for the construction and maintenance of a sanitary sewer line across and under the above-described tract, as described in Volume 164, Page 239 of the Harrison County Deed Records.

Fourth Tract: 118.505 acres situated part in the Village of Cadiz and part in Cadiz Township, County of Harrison, State of Ohio and bounded and described as follows:

Being a part of the Southeast quarter of Section 6, Township 10, Range 5 of Cadiz Township; Beginning for the same at an iron pin at the Southeast corner of the aforesaid quarter section; Thence along the East line of said quarter bearing North 2 degrees 57' 27" East 2063.88 feet to an iron pin at the intersection of said East line with the Northwesterly right-of-way line of U.S. Highway No. 22; Thence leaving said East line North 88 degrees 02' 07" West 2393.49 feet to an iron pin on the easterly right-of-way line of the Cadiz Branch line of the P.C.C. & St. L.R.R. Co.; Thence along said easterly line South 25 degrees 34' 35" West 10.93 feet to an iron pin at a point of curvature in said line; Thence along said curve, having a radius of 612.70 feet an arc

distance of 449.44 feet to an iron pin on the West line of the Southeast quarter of Section 6. The chord subtending the aforesaid arc bearing South 46 degrees 35' 27" West 436.94 feet; Thence along said West line South 2 degrees 45' 10" West 603.11 feet to an iron in on the East side of State Highway No. 9 at the Northwest corner of lands owned by P.C.C. & St. L.R.R. Co.; Thence along the Northeasterly line of said lands South 43 degrees 50' 10" East 398.82 feet to an iron pin at the Northeasterly corner of same; Thence along the East line South 1 degree 58' 30" West 805.12 feet to an iron pin at the Southeast corner of the same, (passing the iron pin at 544.50 feet; Thence along the South line of the same North 87 degrees 00' 50" West 301.00 feet to a point in State Highway No. 9 on the West line of said Southeast quarter; Thence along said West line South 2 degrees 49' 10" West 13.75 feet to a cross cut in the concrete pavement of said highway at the Southwest corner of the Southeast quarter of Section 6; Thence along said South line South 87 degrees 00' 50" East 2693.13 feet to the place of beginning and containing 118.505 acres, more or less, but subject to all legal highways.

First Exception: There is reserved a right of way deeded the P.C.C. & St. L.R.R. Co. as recorded in Deed Volume 128, Page 65 of the Harrison County Deed Records and being more fully described as follows: To find the place of beginning, start at a cross cut in the concrete pavement of State Highway No. 9 at the Southwest corner of the Southeast quarter of Section 6; Thence along the South line of said quarter Section South 87 degrees 00' 50" East 176.02 feet to a point at the intersection of the quarter section line with the West right-of-way line of said railroad, and place of beginning for the tract herein described; Thence along said right-of-way line the following five courses and distances: (1) North 13 degrees 29' 10" West 14.33 feet; (2) South 87 degrees 00' 50" East 129.00 feet; (3) North 1 degree 58' 30" East 260.62 feet; (4) South 8 degrees 28' 12" 279.90 feet; (5) North 87 degrees 00' 50" West 175.93 feet to the place of beginning and containing 0.199 acres, more or less.

Second Exception: Railroad Right of Way: To find the place of beginning start at a cross cut in the concrete pavement of State Highway No. 9 at the Southwest corner of the Southeast quarter of Section 6; Thence along the West line of said Quarter Section North 2 degrees 45' 10" East 1091.65 feet to an iron pin on the East side of said highway at the Northwest corner of the railroad property; Thence leaving said West line bearing South 43 degrees 50' 10" East 38.61 feet to an iron pin which is the Southwest corner and place of beginning for the tract herein described; Thence along the West right-of-way line of the P.C.C. & St. L.R.R.Co., the following five (5) courses and distances (1) North 4 degrees 57' 58" East 154.62 feet; (2) North 40 degrees 56' 30" East 144.78 feet; (3) North 25 degrees 55' 02" East 246.23 feet; (4) North 33 degrees 26' 10" East 260.00 feet; (5) North 40 degrees 54' 31" East 305.01 feet to an iron pin at the intersection of said right of way line with the North line of the above-described 118.505 acres tract; Thence along said North line South 88 degrees 02' 07" East 153.39 feet to an iron pin at the intersection of said line with the East right-of-way line of said railroad; Thence along said East line the following four courses and distances: (1) South 52 degrees 54' 58" West 165.99 feet; (2) South 38 degrees 36' 10" West 190.55 feet; (3) South 33 degrees 26' 10' West 334.25 feet; (4) South 15 degrees 51' 50" West 551.36 feet to an iron pin; Thence North 43 degrees 50' 10" West 181.91 feet to the place of beginning and containing 3.111 acres, more or less.

There being conveyed as the Fourth Tract 118.505 acres, less the two exceptions of 0.199 acres and 3.111 acres leaving 115.195 acres of which 53.951 acres is within the corporate limits of the Village of Cadiz, Ohio and 61.244 acres, being the Southeast quarter of Section 6, Township 10, Range 5.

This tract is subject to an easement for highway purposes appropriated by the Director of the Highways of the State of Ohio, in Case No. 11761, Common Pleas Court, Harrison County, Ohio.

Subject to easement granted to the Village of Cadiz, Ohio, for the construction and maintenance of a sanitary sewer line across and under the above-described tract, as described in Deed Volume 164, Page 239 of the Harrison County, Ohio, Deed Records.

Being a part of the same premises conveyed by the Will of Robert Reid Cochran, deceased, to Frank M. Cochran, et al., shown by Will Certificate recorded in Deed Record 126, Page 580, Deed Records of Harrison County, Ohio.

Survey and description of all four tracts by Paul J. McCullough, Registered Surveyor No. 2513 and Robert Sterling, Registered Surveyor No. 6513.

Date: October and November, 1980.

Being the mineral income reserved by William Cochran in deed to Robert Fleagane of record in Deed Volume 202, Page 635 of the Deed Records of Harrison County, Ohio.

WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN RESOURCES
BUREAU FOR PUBLIC HEALTH - VITAL REGISTRATION
PHYSICIAN'S/MEDICAL EXAMINER'S CERTIFICATE OF DEATH
ROOM 165, 350 CAPITOL STREET, CHARLESTON, WV 25301

006552

STATE FILE NUMBER

TYPE/PRINT
IN
PERMANENT
BLACK INK

DECEDENT

NAME OF DECEDENT
For use by physician or institution

PARENTS

INFORMANT

DISPOSITION

PRONOUNCING
PHYSICIAN ONLY

ITEMS 24-26 MUST
BE COMPLETED BY
PERSON WHO
PRONOUNCES DEATH

CAUSE OF
DEATH

CERTIFIER

REGISTRAR

1. DECEDENT'S NAME (First, Middle, Last) Rupert Nelms Beetham				2. SEX M	3. DATE OF DEATH (Month, Day, Year) April 17, 2016	
4. SOCIAL SECURITY NUMBER 286-42-8166		5a. AGE—Last Birthday (Year) 68	5b. UNDER 1 YEAR Months Days	5c. UNDER 1 DAY Hours Minutes	6. DATE OF BIRTH (Month, Day, Year) 10-12-1947	
7. BIRTHPLACE (City and State or Foreign Country) Columbus, Ohio		8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No) No				
9a. PLACE OF DEATH (Check only one: see instructions on other side) HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input checked="" type="checkbox"/> Other (Specify) Hospice		9b. FACILITY NAME (If not institution, give street and number) Liza's Place				
9c. CITY, TOWN, OR LOCATION OF DEATH Wheeling		9d. COUNTY OF DEATH Ohio				
10. MARITAL STATUS—Married, Never Married, Widowed, Divorced (Specify) Married		11. SURVIVING SPOUSE (If wife, give maiden name) Bonnie Smith		12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) Attorney-at-law		12b. KIND OF BUSINESS/INDUSTRY Legal
13a. RESIDENCE—STATE Ohio		13b. COUNTY Harrison		13c. CITY, TOWN, OR LOCATION Cadiz		13d. STREET AND NUMBER 422 St. Clair Ave.
13e. INSIDE CITY LIMITS (Yes or No) No		13f. ZIP CODE 43907		14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify No or Yes—If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Specify		15. RACE—American Indian, Black, White, etc. (Specify) white
16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary School (0-12) 16A College (13-16) 16B 5+		17. FATHER'S NAME (First, Middle, Last) Thomas de Beetham				
18. MOTHER'S NAME (First, Middle, Maiden Surname) Anna Nelms		19a. INFORMANT'S NAME (Type/Print) Bonnie Beetham				
19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 422 St. Clair Ave., Cadiz, OH 43907		20a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input checked="" type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)				
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Crummitt and Son Crematory		20c. LOCATION—City or Town, State Martins Ferry, Ohio				
21. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH 		22. NAME AND ADDRESS OF FACILITY Clark-Kirkland Funeral Home, Inc. 172 S. Main St., Cadiz, OH 43907				
23a. To the best of my knowledge, death occurred at the time, date, and place stated. Signature and Title		23b. DATE SIGNED (Month, Day, Year) 4-20-16				
24. TIME OF DEATH 9:13 p.m.		25. DATE PRONOUNCED DEAD (Month, Day, Year) April 17, 2016		26. WAS CASE REFERRED TO MEDICAL EXAMINER/CORONER? (Yes or No) No		
27. PART I. Enter the diseases, 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. IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. acute respiratory failure DUE TO (OR AS A CONSEQUENCE OF): b. metastatic colon cancer DUE TO (OR AS A CONSEQUENCE OF): c. DUE TO (OR AS A CONSEQUENCE OF): d. Approximate Interval Between Onset and Death unknown unknown						
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. 28a. WAS AN AUTOPSY PERFORMED? (Yes or No) No 28b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (Yes or No)						
29. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Could not be Determined <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide		30a. DATE OF INJURY (Month, Day, Year)		30b. TIME OF INJURY M	30c. INJURY AT WORK? (Yes or No)	
30d. DESCRIBE HOW INJURY OCCURRED		30e. PLACE OF INJURY—At home, farm, street, factory, office building, etc. (Specify)		30f. LOCATION (Street and Number or Rural Route Number, City or Town, State)		
31a. CERTIFIER (Check only one) <input type="checkbox"/> CERTIFYING PHYSICIAN (Physician certifying cause of death when another physician has pronounced death and completed item 23) To the best of my knowledge, death occurred due to the cause(s) and manner as stated. <input checked="" type="checkbox"/> PRONOUNCING AND CERTIFYING PHYSICIAN (Physician both pronouncing death and certifying cause of death) To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner as stated. <input type="checkbox"/> MEDICAL EXAMINER/CORONER 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 as stated.						
31b. SIGNATURE AND TITLE OF CERTIFIER 					31c. DATE SIGNED (Month, Day, Year) 4-20-16	
32. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type/Print) Dan Jones, DO, 72562 Pleasant Grove Rd., Dillonvale, OH 43917						
33. REGISTRAR'S SIGNATURE 					34. DATE FILED (Month, Day, Year) APR 26 2016	

FORM VS-002 (Rev. 12/2015)

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Instrument
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STATE OF WEST VIRGINIA



This is to certify that this document is a true and accurate reproduction of an official record, or the facts abstracted from an official record on file with:

Vital Statistics
Bureau for Public Health
West Virginia Department of Health and Human Resources
Charleston, West Virginia

Gary L. Thompson
State Registrar

The certified copy or information appears on the reverse side on multicolor surface.
Document contains heat-sensitive stamp and watermark.

Do not accept without verifying watermark and heat-sensitive stamp.

WARNING!

It is a crime punishable by fine and imprisonment to counterfeit or alter this certificate or to use the vital statistics record of another person for deceptive purposes.

239 Pg 2458 A

239 Pg 2466 A

Date Certified: Apr 26, 2016