

FORM 535 34

\$6.00 PAID

163626

TUTBLANKS, REGISTERED U. S. PAT. OFFICE  
TITLE LAW PRINT. PUBLISHERS, RUTLAND, VT 05701

## DEED

# Know all Men by these Presents

THAT, ROSIE HUTCHINS, (a widow and not remarried), whose mailing address is 4451 Franklin Street, Bellaire, Ohio, 43906, GRANTOR, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, to her paid by PANOLA RUSSELL, P. O. Box 191, Adah, Pennsylvania, 15410, LORA E. McDOWELL, 4515 Franklin Street, Bellaire, Ohio, 43906, MARY LEE THOMASON, 1535 Beard Street, Port Huron, Michigan, 48060, MILDRED J. ROLAND, 3020 - 26th Street, Port Huron, Michigan, 48060, GERALDINE HUTCHINS, 2625 Manuel Street, Port Huron, Michigan, 48060, ROLAND J. SMITH, P. O. Box 377, Wheelwright, Kentucky, 41669, and WILLIAM SMITH, 14303 E. Warren Street, Michigan, 48211, GRANTEES, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the aforesaid CRANTEES AN UNDIVIDED ONE-SIXTH (1/6), PANOLA RUSSELL, LORA E. McDOWELL, MARY L. THOMASON, MILDRED J. ROLAND, GERALDINE HUTCHINS: AN UNDIVIDED ONE-TWELFTH (1/12) to ROLAND L. SMITH, and WILLIAM SMITH, their heirs and assigns FOREVER, SUBJECT TO A LIFE ESTATE in said premises to the said GRANTOR, ROSIE HUTCHINS, FOR AND DURING THE NATURAL LIFE of said GRANTOR, ROSIE HUTCHINS, the following described real estate:

TRACT NO. 1: Situated in the City of Bellaire, County of Belmont and State of Ohio, and known as and being that certain lot known and described as Lot Number One Hundred and Three (103) in Barnard, Cummins and Hammonds Addition to said city.

Prior Deed Reference: Volume 465, Page 585

TRACT NO. II: Situated in the Township of Pultney, County of Belmont and State of Ohio, and known as and being a part of the S. W. Quarter of Sec. Twenty-five (25), Township Three (3), and Range Two (2) and beginning for the same at the S.W. corner of the tract at a stone; thence N. 4° 1' W. twenty-six hundred and twenty-seven and 61/100 (2626.61) feet to a stone; thence S. 55° 48' E. Seventeen Hundred and Thirty-Seven and 80/100 (1737.80) feet to a stone; thence S. 23° 24' W. Six Hundred and Twenty (620) feet to a stone; thence S. 70° 20' E. Two Hundred and Twenty-five and 86/100 feet (225.86) to the N.W. corner of lot number Four (4) in plat of Hopkins Farm; thence S. 35° 45' W. Three Hundred and Twelve and 7/100 (312.07) ft; thence N. 89° 29' W. Two Hundred and Thirteen and 99/100 (213.99) feet; thence S. 13° 1' W. Two Hundred and Sixty-Five and 71/100 feet; thence S. 78° 38' W. Ninety and 74/100 (90.74) Feet; thence S. 19° 14' E. Three Hundred and Sixty-Six and 79/100 (366.79) feet; thence N. 85° 28' W. eleven hundred and fifty-nine and 50/100 (1159.50) feet to the place of beginning, containing Sixty acres and 115.2 perches, more or less, excepting therefrom a tract conveyed by deed dated May 14, 1915, and recorded in Belmont County, Record of Deeds, Volume 202, Page 405, to Thomas C. Ward, described as follows:

Being a part of S.W. Quarter of Sec. 25, Township 3, Range 2, and beginning for the same at a stake on the S. boundary of the section; and at the S. W. corner of Hopkins Farm, corner with A. Sochor and running thence N. 4° W. eight hundred and thirty seven (837) feet to a stone on the W. boundary of said Hopkins Farm; Thence N. 78° 53' W. 90.7 feet; thence S. 19° 14' E. 366.8 ft. to section line; thence therewith N. 85° 38' W. 1159.5 feet to the place of beginning, containing Twenty (20) A. more or less, and leaving

NEW DESCRIPTION  
NECESSARY FOR FUTURE  
TRANSACTIONS  
E. S. S. 35.82  
FILED  
BELMONT COUNTY, OHIO

in tract that is hereby conveyed forty acres and 115.2 perches, more or less.

Excepting and reserving therefrom so much of the coal underlying same as has been heretofore sold with all mining rights as stated in deed conveying same, also excepting and reserving to the Grantor, his heirs and assigns all of what is known as the Four Foot seam of coal underlying all of the above described premises except ten acres lying in the N.E. corner of land hereby conveyed, the S. line of the S. line of Lot Number Three (3) extended N. 70° 20' W. a certain distance; thence N. to the N.E. line of lands above described so as to embrace ten acres of the four foot seam of coal, this ten acres included in this conveyance and to be the property of the grantee, his heirs and assigns, also excepting and reserving to the grantor, his heirs and assigns, the undivided one half of all oil and gas in and underlying said premises, with the right to lease and operate for oil and gas.

The grantor, his heirs and assigns, to have joint use with the grantee of the road now in use as outlet from the farm to Indian Run Road the grantor also reserved for himself, his heirs and assigns, roadway ten feet in width from a fifteen acre tract off the Chris Stewart farm owned by grantor, road to run along Rosserand Robinson line, then to a point S. W. of the barn; thence past above and along side of the buildings to the present road and outlet to the farm.

Prior Deed Reference: Volume 360, page 239

Being the same premises conveyed by Ellen Bougher, Widow, of Trona, California, and Caroline Morrow, unmarried of Steubenville, Ohio, and Clara Critser and Raymond M. Crister, her husband, of Steubenville, Ohio, to George Hutchins and Rose Hutchins by Deed dated January 31, 1963 and recorded in Belmont County Record of Deeds, Volume 465, page 585.

Also being the same premises conveyed by the Certificate of Transfer of Real Estate of the Estate of George Hutchins, Deceased, to Rosie Hutchins, Lora McDowell, Panola Russell, Mary Lee Thompson, Mildred Rolland, Geraldine Hutchins, and Sally Smith by Certificate of Transfer dated July 23, 1971, and recorded in Belmont County Record of Deeds, Volume 526, Page 149.

Also being the same premises conveyed by Lora McDowell, Panola Russell, Mary Lee Thompson, Mildred Rolland, Geraldine Hutchins, and Sally Smith to Rose Hutchins by Quit-Claim Deed dated March 22, 1971, and recorded in Belmont County Record of Deeds, Volume 526, Page 151.

TO HAVE AND TO HOLD THE PREMISES AFORESAID, SUBJECT to GRANTOR'S LIFE ESTATE as hereinabove provided for, with all the privileges and appurtenances thereunto belong-

TO



# Know all Men by these Presents

ing to the said GRANTEES, PANOLA RUSSELL, LORAE McDOWELL, MARY L. THOMASON, MILDRED J. ROLAND, GERALDINE HUTCHINS, ROLAND L. SMITH, and WILLIAM SMITH, and ASSIGNS FOREVER, SUBJECT, HOWEVER, to GRANTOR'S LIFE ESTATE as hereinabove provided for, so that neither they, nor their heirs or assigns, nor any other person claiming title through or under them shall or will hereafter claim or demand any right or title or interest to the premises herein conveyed, or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said GRANTOR, ROSIE HUTCHINS, has hereunto set her hand this 24th day of February, 1982.

Rosie Hutchins  
ROSIE HUTCHINS

SIGNED AND ACKNOWLEDGED IN  
PRESENCE OF:

Henry J. Stanley RESIDING AT Powhatan Point, Ohio  
Esther F. Pinsky RESIDING AT Bellaire, Ohio

STATE OF OHIO, COUNTY OF BELMONT, SS:

Before me, a Notary Public in and for said County, personally appeared the above named ROSIE HUTCHINS, GRANTOR in the foregoing deed and acknowledged the signing of the same to be her voluntary act and deed, for the uses and purposes therein mentioned.

**TRANSFERRED**  
FEE PAID 70

MAR 5 1982

CONVEYANCE EXAMINED AND  
SECT. 319, 262 R.C. COMPLIED  
WITH FEE PAID EX-D  
H. O. HALL, AUDITOR

P. [Signature] DEPUTY

Esther F. Pinsky  
ESTHER F. PINSKY, Notary Public in  
and for Belmont County and State of  
Ohio, Lifetime Commission

This Instrument of Deed prepared by Esther F. Pinsky, Attorney at Law, 202 First National Bank Building, Bellaire, Ohio, 43906

BELMONT CO. RECORD DEEDS  
VOL. 605 PAGE 186  
FILED MAR 5 1982

MAR 5 10 50 AM '82  
MAR 8 1982  
RECORDED  
STANLEY SIMONCIC  
RECORDER