

Warranty Deed Joint & Survivorship

**Know all Men by these Presents**

**That** Jean Saffell, an unmarried woman, the Grantor, who Claims title by and through an instrument recorded at Volume 225, Page 111, for the consideration of Six Hundred Dollars and other good and valuable consideration, received to her full satisfaction of Richard E. Walker and Grace Cornell Walker, husband and wife, the Grantees, whose tax mailing address is 237 Charleston Street, Cadiz, Ohio 43907 does hereby Give, Grant, Bargain, Sell and Convey unto the said Grantees as joint tenants with the right of survivorship and not as tenants in common the following described Real Property:

Situated in the State of Ohio, County of Harrison and the Village of Cadiz. Being part of the northwest quarter of Section 36, Township 9, Range 4 and a portion of 170.514 acre tract recorded as First Tract in Volume 225, page 111 of the Harrison County Record of Deeds.

Beginning at a point in North Main Street (County Highway 5), said point of beginning being the Southwest corner of a 2.03 acre tract recorded in Volume 101, page 450 of said County Deed Records, where the Northeast corner of the Northwest Quarter of said Section 36 bears the following two courses and distances: (1) North 27° 46' 00" East 372.85 feet, (2) North 35° 58' 37" East 2355.62 feet, the bearing on the quarter section line being South 03° 10' 00" West,

thence from said place of beginning and leaving North Main Street (County Highway 5), South 86° 25' 00" East 683.51 feet to a point in Ohio Street (Township Road 601), where a track spike (found) bears North 21° 27' 29" West 0.41 feet, passing through 1.25 inch diameter iron pins (found) at 70.64 feet and 315.07 feet and passing through a 2.25 inch diameter iron pipe (found) at 657.59 feet, (said iron pin at 315.07 feet being the southeast corner of the above mentioned 2.03 acre tract),

thence following Ohio Street, South 11° 59' 00" West 125.00 feet,

thence leaving Ohio Street, North 78° 04' 45" West 391.76 feet to a 1/2 inch diameter iron pin (set), passing through a 1/2 inch diameter iron pin (set) at 20.00 feet,

thence North 72° 52' 40" West 285.57 feet to the place of beginning. Containing 1.087 acres.

Bearings in this description are based on the bearing given for the monumented south line of a 2.03 acre tract recorded in Volume 181 page 450 of the Harrison County Record of Deeds.

This description prepared by Terry L. Steffl, Registered Surveyor 6846, after a field survey of the parcel herein described during August and September 1988.

DEED CHECKED FOR TRACT DESCRIPTIONS ONLY  
HARRISON COUNTY, OHIO  
APPROVED \_\_\_\_\_  
DATE 10-3-98 *Bm*

DEED VOL 226 PAGE 593

Transferred OCT. 3 19 88

PATRICK J. MOORE, Auditor

FEE 50¢ BY S.E.J.

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ 2.80

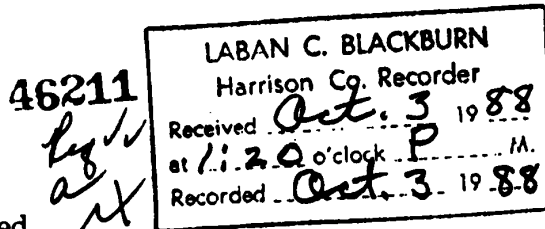
EXEMPT \_\_\_\_\_

PATRICK J. MOORE, County Auditor

**To have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees their heirs and assigns forever.

And I, Jean Saffell, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are Free from all incumbrances whatsoever except taxes prorated to the date of this instrument, and except all highways, easements, conditions and restrictions of record, and that I will Warrant and Defend said premises, with appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

In Witness Whereof I have hereunto set my hand this 28th day of September, 1988.



Signed and acknowledged  
in the presence of:

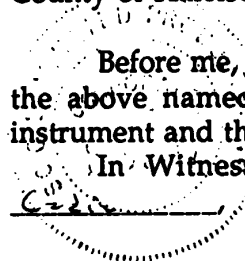
[Signature]  
Helene M. Ross

[Signature]  
Jean Saffell

State of Ohio  
County of Harrison

Before me, a notary public in and for said County and State, personally appeared the above named Jean Saffell who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Witness Whereof I have hereunto set my hand and official seal at Cadiz, Ohio, this 28th day of September 1988.



[Signature]  
Notary Public

ANDREW HUTJERA, ATTORNEY AT LAW  
NOTARY PUBLIC - STATE OF OHIO  
MY COMMISSION HAS NO EXPIRATION DATE  
O.R.C. - 147.03

THIS INSTRUMENT PREPARED BY:  
ANDREW HUTJERA, ATTORNEY AT LAW  
CADIZ, OHIO 43907

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