

Signed and acknowledged in presence of;

Virginia Liberatore

Herbert W. Mitchell

Joseph C Tarbet

STATE OF OHIO: BELMONT COUNTY: ss:

Before me, a Notary Public, in and for said county and state, personally appeared the above named Joseph C. Tarbet, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Bellaire, Ohio, this 14th day of June, 1946.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
STAMPS ATTACHED \$ 6.05 I.C.T.
June 14th

Herbert W. Mitchell Notary Public

HERBERT W. MITCHELL
NOTARY PUBLIC
BELMONT COUNTY, OHIO (LS)

Received for Record August 20, 1946 at 3:04 o'clock P. M.

Recorded September 17, 1946.

W. J. McCort

RECORDER

\$1.60 ✓

No. 26947

Transferred 8/20/46

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH FAYKUS and HERMINA FAYKUS, Husband and Wife, the Grantor, for the consideration of one dollar (\$1.00) Dollars, (\$1.00) received to their full satisfaction of GEORGE HUTCHINS and ROSIE HUTCHINS, Husband and Wife, the Grantee, do GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Pultney, County of Belmont, and State of Ohio, and known as and being a part of the Southwest Quarter of Section Twenty-Five (25), Township Three (3), Range Two (2), and beginning for the same at the Southwest corner of the tract at a stone; thence N. 4 degrees 1' West Twenty-Six Hundred and Twenty Seven and 61/100 (2627.61) feet to a stone; thence S. 55 Degrees 48' East Seventeen Hundred and Thirty Seven and 80/100 (1737.83) to a stone; thence S. 23 degrees 24' West Six Hundred and Twenty (620) feet to a stone; thence S. 70 degrees 20' East Two Hundred and Twenty Five and 86/100 (225.86) feet and to the Northwest corner of Lot Number Four (4) in plat of Hopkins farm; thence S. 35 degrees 45' West Three Hundred and Twelve and 7/100 (312.07) feet; thence N. 89 degrees 29' West Two Hundred and Thirteen and 99/100 (213.99) feet; thence S. 13 degrees 1' West Two Hundred and Sixty Five and 71/100 feet; thence S. 78 degrees 38' West Ninety and 74/100 (90.74) feet; thence S. 19 degrees 14' East Three Hundred and Sixty Six and 79/100 (366.79) feet; thence N. 85 Degrees 28' West 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, recorded in Belmont County Record of Deeds Vol. 202, Page 405, to Thomas C. Ward, Described as follows:

Being a part of Southwest quarter of Section 25, Township 3, Range 2, and beginning for the same at a stake on the South boundary of the Section; and at the Southwest corner of Hopkins farm, corner with A. Sochor and running thence N. 4 degrees West Eight Hundred and Thirty Seven (837) feet to a stone on the West boundary of said Hopkins farm; thence Southeast 87 degrees 15' East 1287 feet to a stone; thence S. 13 degrees West 340 feet; thence N. 78 degrees 53' West 90.7 feet; thence S. 19 degrees 14' East 366.8 ft. to section line; thence there-with N. 85 degrees 28' West 1159.5 feet to the place of beginning, containing Twenty acres (20) more or less, and leaving 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 excepting Ten acres lying in the North east corner of land hereby conveyed, the South line of the South line of Lot Number Three (3) extended N. 70 degrees 20' West a certain distance; thence North to the Northeast 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 reserves 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 Rosser and Robinson line, then to a point Southwest of the barn; thence past above and along side of the buildings to the present road and outlet to the farm.

Being the same premises conveyed by Anna Pribila To Steve Balgavy and Mary Balgavy by Deed dated June 6, 1936, and recorded in Volume 295, Page 342, Belmont County, Ohio Records of Deeds. The undivided one-half of said premises was conveyed by John J. Malik, Administrator of the Estate of Steve Balgavy, deceased, to Mary Balgavy, by Deed dated November 29, 1937 and recorded in Volume 312, Page 343, Belmont County, Ohio, Records of Deeds.

TO GIVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And we, Joseph Faykus and Hermina Faykus, the said Grantor, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, __ heirs and assigns, that at and until the ensembling of these presents, we __ 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;

and that we will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever;

And for valuable consideration __ do hereby remise, release and forever quit-claim unto the said Grantee, __ heirs and assigns, all __ right and expectancy of DOWER in the above described premises.

IN WITNESS WHEREOF we have hereunto set our hand, the __ day of __, in the year of our Lord one thousand nine hundred and forty six.

Signed and acknowledged in presence of

Anna Varvra

Joseph Faykus

John J. Malik

Hermina Faykus

STATE OF OHIO, Belmont County, ss.

Before me, a Notary Public in and for said County, personally appeared the above named Joseph Faykus, and Hermina Faykus, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Bellaire, this 17 day of August, A. D. 1946.

John J. Malik (LS)

Notary Public Com exp. 4-19-46

JOHN MALIK

Received for Record August 20, 1946 at 3:04 o'clock P.M.

Recorded September 18, 1946

W. J. McCort

RECORDER

\$1.65 ✓

No. 26948

Transferred 8/20/46

ADMINISTRATRIX'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, on the thirty-first (31st) day of January, 1944, Nora Pickett, was duly appointed and qualified as Administratrix of the Estate of Alta Kinney, deceased, late of Belmont County, Ohio, by the Probate Court of said County; and,

WHEREAS on the eleventh (11th) day of June, 1945, said Nora Pickett, Administratrix signed a certain Petition and then and thereby commenced an Action in the Probate Court of Belmont County, Ohio, against Nora Pickett, Vera McKeen, Ethel Greenwood, Elizabeth Trigg and William Trigg and numbered on the Docket of said Court as case number 43862 praying among other things for an Order of Sale of Certain Real Estate therein mentioned and hereinafter described; and,

WHEREAS, Such proceedings were had in said Action, that on the twentieth (20th) day of July, 1946, said Court finding the allegations of the Petition true, and that, said Real Estate ought to be sold as prayed for in said Petition ordered that the said Nora Pickett, as Administratrix, proceed according to law to sell said Real Estate at Private sale for not less than the appraised value thereof; and,

WHEREAS, on the same day, in pursuance of said Order and Judgment, an Order of Sale with said Real Estate therein described was issued out of said Court, under the Seal thereof, to the said Nora Pickett, as Administratrix as aforesaid, directed, commanding her to execute the said Order and of the same, together with her proceedings thereon, to make due return; and,

WHEREAS, said Nora Pickett, Administratrix, having on the twentieth (20th) day of July 1946, returned said Order of Sale to said Court as commanded with her proceedings thereon, stating in substance that in obedience of said Order, she sold said premises on the twentieth (20th) day of July, 1946, to Herman Snively and Naomi Snively for the sum of One Thousand Dollars (\$1000.00), said sum being more than the appraised value of the same, and the said sale having been made after diligent endeavor to obtain the best price for said property, and for the highest price she could get, therefore; and,

WHEREAS, on the twentieth (20th) day of July, 1946, the said Court having examined the proceedings of the said Nora Pickett, Administratrix, aforesaid, under the said Order of Sale, and it appearing to the Court, that said Sale was in all respects legally made, ORDERED:- THAT, THE SAME BE APPROVED AND CONFIRMED, and that, said Nora Pickett, as Administratrix, should execute and deliver a proper deed to the purchaser of the Real Estate so sold. All of which more fully appear by the records of said Court, to which reference is here made.

NOW THEREFORE, NORA PICKETT, the said Administratrix of the Estate of Alta Kinney, Deceased, aforesaid, by virtue of said Judgment, Order of Sale and Confirmation and of the Statute in such cases made and provided, and of the powers vested in me, as such Administratrix and for and in consideration of the premises, and the sum of Six Hundred Dollars (\$600.00) paid to me by the said Herman Snively and Naomi Snively, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY, to the said Herman Snively and Naomi Snively, their heirs and assigns, forever, the following Real Estate situated in the Township of Washington, County of Belmont and State of Ohio, and bounded and described as follows:-

"Known as being in the east half of the southeast quarter of section Seventeen (17) in Township Five (5) of Range Four (4) containing Forty (40) acres, more or less, and being the same premises conveyed by Henry Kinney, Jr. and Rachel Kinney, his wife to Thomas Kinney by