

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

No. 1085 Transfer Fee Paid \$ 900.00
Jill A. Thompson, Athens County Auditor

By lal Deputy Auditor
\$ 2.00 transferred 7/26/17

Instrument Book Page
201700004011 OR 535 50
201700004011
NORTHWEST TITLE AGENCY
239 E MAIN STREET
JACKSON OH 45640

201700004011
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
07-26-2017 At 11:10 am.
DEED 44.00
OR Book 535 Page 50 - 53

FIDUCIARY DEED

*Statutory Form
(RC 5302.09)*

Carolyn K. Wilkinson and Terry A. Ellis, Co-Executors of the Will of Kathryn Marie

Ellis aka Kathryn M. Ellis, pursuant to the terms of the will filed in Athens County Probate Court

Case No. 20171085, grant with fiduciary covenants to Julie Wagaman, whose tax mailing address is

70 S. Shannon Avenue, Athens, Ohio 45701, the following real property:

Situated in the County of Athens, in the State of Ohio, and in the City of Athens, to-wit:

First Tract: Inlot No. 792 except 5.7 feet, more or less, off the north side of said Inlot No. 792 and an iron pin half way between the garage located in Inlots Nos. 791 and 792 and the house located on Inlot No. 792 in Hudson's Addition to said City.

Parcel ID No. A02-71800061-00

Second Tract: A parcel 17.2 feet in width off the north side of Inlot No. 793 in Hudson's Addition to said City.

There is also conveyed a perpetual easement for the purpose of laying, maintaining, operating, repairing and removing of water and sewer pipes, lines, mains and other incidental equipment over, under, upon and through a parcel 5.7 feet, more or less, off the north side of said Inlot No. 792; said easement being for the benefit of owner of the remainder of Inlot No. 792; said pipes, lines, mains and other incidental equipment shall at all times be buried under the surface of the ground; that all damages occasioned by the laying, maintaining, operating, repairing and removing of said water and sewer pipes, lines, mains and other incidental equipment to flowers, shrubs, fences and sidewalks of the owner of said parcel shall be paid for by the owner of the remainder of Inlot No. 792.

Parcel ID No. A02-71800062-00

Deed References: Volume 101, Page 149 Official Records of Athens County, Ohio and Volume 326, Page 387 Deed Records of Athens County, Ohio.

LAST TRANSFER: Volume 529, Page 1181 Official Records of Athens County, Ohio.

Third Tract: Inlot No. 793 except a parcel 17.2 feet in width off the north side of Inlot No. 793. Said Inlot located in Hudson's Addition to the City of Athens, Ohio.

Parcel ID No. A02-71800063-00

Fourth Tract: The north half of Inlot No. 794 in Hudson's Addition to the City of Athens, Ohio.

Parcel ID No. A02-71800064-00

This conveyance made subject to any and all legal easements, rights-of-ways, oil, gas, and other mineral reservations and leases of record, if any.

Deed Reference: Volume 358, Page 347 Deed Records of Athens County, Ohio.

LAST TRANSFER: Volume 529, Page 1183 Official Records of Athens County, Ohio.

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

SEP 13 2019

Jill Thompson
Athens County Auditor

EXECUTED this 19 day of July, of 2017.

Carolyn K Wilkinson
Carolyn K. Wilkinson, Co-Executor
of the Will of Kathryn Marie Ellis

STATE OF NORTH CAROLINA, COUNTY OF New Hanover ss.:

The foregoing instrument was acknowledged before me this 19 day of July, 2017,
by Carolyn K. Wilkinson, Co-Executor of the Will of Kathryn Marie Ellis, the same being her
voluntary act and deed.

Felippe S. Lenne
Notary Public

My Commission Expires: Nov 16th 2019
(seal)

FELIPPE S. LENNA
Notary Public, North Carolina
Brunswick County
My Commission Expires
November 16, 2019

EXECUTED this 18 day of July, of 2017.

T. A. Ellis

Terry A. Ellis, Co-Executor
of the Will of Kathryn Marie Ellis

STATE OF ILLINOIS, COUNTY OF Lake ss.:

The foregoing instrument was acknowledged before me this 18 day of July, 2017,
by Terry A. Ellis, Co-Executor of the Will of Kathryn Marie Ellis, the same being his voluntary
act and deed.

Steven F. Rice
Notary Public

My Commission Expires:
(seal)



THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES
AS TO TITLE OR LEGAL DESCRIPTION OF PROPERTY DESCRIBED HEREIN.

THIS INSTRUMENT PREPARED BY:

Steven T. Sloan, Attorney at Law
MOLICA GALL SLOAN & SILLERY CO. LPA
35 North College Street
Athens, OH 45701
(740) 593-3357