

SURVIVORSHIP DEED*

JACK E. WHITE and DOROTHY WHITE, husband and wife
(1), of Athens County, Ohio

for valuable consideration paid, grant(s)⁽²⁾ with general warranty covenants, to

RUSSELL L. DAY and BRENDA S. DAY husband and wife,

for their joint lives, remainder to the survivor of them, whose tax-mailing address is

the following **REAL PROPERTY**: Situated in the County of Athens in the State

of Ohio and in the Village of Coolville, to-wit⁽³⁾
Situated in the Village of Coolville, Fraction 31, Section 21, Town 5, Range 11, Troy Township, Athens County, Ohio and more particularly described as follows to-wit:

Commencing at the Northwest corner of said Fraction 31; thence South 1° 29' 00" East, 646.58 feet along the West line of Fraction 31 and the West Village of Coolville Corporation Line to an iron pin and the true point of beginning of the herein described tract, passing an iron pin at 611.58 feet; Thence South 89° 38' 42" East, 213.56 feet to a point; thence South 1° 29' 00" East, 174.93 feet to a point; thence North 82° 46' 00" West, 215.94 feet to an iron pin in said West line of Fraction 31; thence along said fraction line North 1° 29' 00" West, 149.05 feet to the point of beginning and containing 0.7937 acres and being part of a 1.6991 acre tract recorded in Volume 321, Page 415 of the Athens County Recorder's Office, Athens, Ohio.

The above description prepared by Gerald E. Hann, Registerion Number S-5062.

Excepting from the within described premises, for Grantors herein, their heirs and assigns forever, a right of way 50' in width, and running and extending across the North part of the within described premises, for purposes of access and egress to the balance of Grantors realty described in Volume 287, Page 526, Record of Deeds of Athens County, Ohio.

Grantees herein, their heirs and assigns forever, shall have the right to use said right of way for purposes of obtaining access and egress to the realty described herein.

Prior Instrument Reference: Vol. 321 Page 415 of the Deed Records of Athens County, Ohio.

Grantor releases all rights of ~~the~~ ^{(4) wife (husband) of the} ~~wife (husband) of the~~ Witness their hand(s) this day

of November, 19 74

Signed and acknowledged in the presence of:

Melaine Rader
WITNESS

Jack E. White (5)
Jack E. white

Faye Swifall
WITNESS

Dorothy White
Dorothy White

State of Ohio County of Athens SS.

BE IT REMEMBERED, That on this day of November, 1974, before me, the subscriber, a Notary Public in and for said county, personally came, Jack E. White and Dorothy White, husband and wife the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day

and year aforesaid. W. Melaine Rader
NOTARY PUBLIC
My Commission Exp. 6-20-75

This instrument was prepared by Paul J. Gerig, Attorney at Law, Athens, Ohio.

(1) Name of Grantor(s) and marital status.
(2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
(3) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
(4) Delete whichever does not apply.
(5) Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

38
Troy #21

Situated in Troy Township, Coolville Croperation, Fraction, Section 31, Town 5, Range 11, Athens County, State of Ohio, to-wit:

Beginning at a post (said post being in the west line of Fraction 31 and 165' south of the northwest corner of said Fraction 31; thence north 89° 03' east 308.62 feet to a point in the road; thence south 14° 40' east 49.67 feet to a point in the road; thence south 19° 18' east 244.14 feet to a point in the road; thence south 1° 12' east 142.00 feet to a stake; thence south 80° 37' west 410.17 feet to a post in the west line of Fraction 31; thence north 481.58 feet to the place of beginning, containing 3.86 acres, more or less.

Subject to an easement over and across said above described property to the Village of Coolville for the purpose of maintaining, repairing and constructing water lines as recorded in Volume 218, Page 197, Deed Records of Athens County, Ohio.

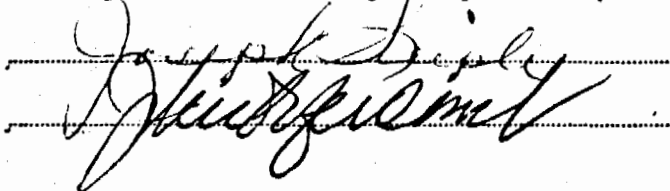
There is further reserved from this conveyance that certain .06 of an acre conveyed by Adam Brandeberry and wife to the Village of Coolville as described in Volume 18, Page 197, Deed Records of Athens County, Ohio.

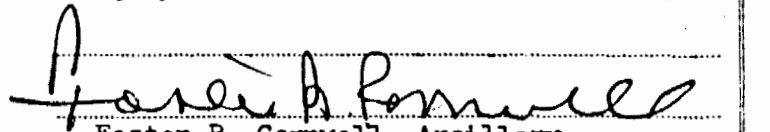
For title instrument reference is had to Volume 290, Page 557, Athens County Deed Records.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereto belonging, to the said Russell Dixon and Marie Dixon, husband and wife, *t.h. etc. heirs and assigns forever, as fully and completely as* Foster B. Cornwell, *the said* Ancillary Administrator with the Will Annexed of said Estate as such Ancillary Administrator *by virtue of said order of the Court, and of the statute in such cases made and provided, might or should sell and convey the same.*

IN WITNESS WHEREOF, The said Foster B. Cornwell, Ancillary Administrator with the Will Annexed of the Estate of ~~as such~~ Virginia Teter, deceased, as such Ancillary Administrator *has hereunto set his hand, this* 29th *day of* June *A. D.* 1972

Signed and acknowledged in presence of




Foster B. Cornwell, Ancillary
Administrator with the Will Annexed
of the Estate of Virginia Teter, deceased
~~et cetera~~

309
407

Deed

ON ORDER OF COURT TO COMPLETE CONTRACT

Rev. Code, Sec. 2113.48

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, on the 13th day of March 19 72, Foster B. Cornwell

was duly appointed and qualified as Ancillary Administrator with the Will Annexed of the Estate of Virginia Teter, deceased, by the Probate Division of the Court of Common Pleas ~~in the Probate Court~~ of Athens County, Ohio; and afterwards, to-wit: on the 27th day of June 19 72, said Foster B. Cornwell, Ancillary Administrator with the Will Annexed of said Estate filed ~~his~~ Complaint in the Probate Division ~~Court of said County~~, Common Pleas Court of said County praying for an order of said Court, authorizing ~~him~~ to complete a certain written contract made by the said Virginia Teter, now deceased, with Russell Dixon and Marie Dixon, husband and wife, to convey certain real estate therein mentioned and hereinafter described.

And Whereas, such proceedings were had in said action, that on the 27th day of June 19 72, said Court finding the allegations of the ~~xxxix~~ Complaint ~~xxxix~~ true, and that said contract ought to be completed as prayed for in said ~~xxxix~~ ~~xxxix~~, ordered said Foster B. Cornwell, Ancillary Administrator with the Will Annexed to complete said contract and make, execute and deliver to ~~the said~~ Russell Dixon and Marie Dixon, the purchasers in said contract, said contract being of record in Vol. 176, Page 487, Athens Co. Mortgage ~~Records~~ a deed in fee simple for said premises upon payment of the purchase money remaining unpaid, which order is the words as follows, to-wit:

Common Pleas Court, Probate Division, Athens County, Ohio.

~~xxxx~~ Foster B. Cornwell, Ancillary Administrator with the Will Annexed of the

THE ESTATE OF Virginia Teter, deceased,

PLAINTIFF

-vs-

Raymond C. Teter, Russell Dixon and Marie Dixon, husband and wife,

~~xxxx~~ DEFENDANTS

COMPLAINT APPLICATION TO COMPLETE REAL CONTRACT

Order ENTRY

This day this cause came on to be heard upon the ~~xxxix~~ Complaint of Foster B. Cornwell Ancillary Administrator with the Will Annexed of the estate of Virginia Teter, deceased, for authority to complete a written contract made by the said Virginia Teter, deceased, during her ~~xxxx~~ lifetime to convey certain real estate to the purchaser s Russell Dixon and Marie Dixon, husband and wife, and the evidence.

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

No. 590 Transfer Fee Paid \$ 7.00
Ruth M. Seaman, Athens County Auditor

By *J. Seaman* Deputy Auditor

41

306-157

Know All Men by These Presents:**That** HOLLEY C. TETER and DOROTHEA C. TETER, husband and wife,of Athens County, Ohio,
in consideration of One (\$1.00) Dollar and other good and valuable considerations,

to them in hand paid by Carl Welch and

✓ *Mary S. Welch*

whose address is Coolville, Ohio

do hereby **Grant, Bargain, Sell and Convey**

to the said Carl Welch and

✓ *Mary S. Welch*

their heirs

⁽¹⁾
and assigns forever, the following described **Real Estate**, situated in the County of Athens Village of Coolville, Fractional #31, Town 5, Range 11, Troy Township, Athens County, Ohio, being more particularly described as follows:

BEGINNING at an iron pipe located 580.32' south and 404.82' east of the northwest corner of said Fractional #31, said iron pipe also being the southeast corner of a 3.86 acre tract; thence S. 7° 17' E. 273.35' to an iron pipe; thence N. 73° 30' E. 319.23' to an iron pin (southwest corner of Chapman 6.17 acres); thence North 429.00' to a point (Chapman corner); thence West 132.00' to a point (Chapman corner); thence N. 60° 00' W. 330.00' to a point in the road; thence S. 14° 40' E. 49.67' to a point in the road; thence S. 19° 18' E. 244.14' to a point in the road; thence S. 1° 12' E. 142.00' to the place of beginning, containing 4.03 acres, more or less.

There is excepted and reserved from this conveyance a right of way for purposes of ingress and egress, a roadway, 40 feet wide along the western line of the above-described property.

a part of
Being/the same real estate heretofore conveyed unto the parties of the first part by Adam W. Brandeberry, et al, by deed dated April 5, 1961, of record in the Recorder's Office of Athens County, Ohio, in Deed Vol. No. 240, at page 549.

The Survey of this property was made by Mr. Chet Waterman registered surveyor No. 5319

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their

heirs and assigns forever. And the said Holley C. Teter and Dorothea C. Teter, husband and wife,

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Grantors shall pay real property taxes on the herein conveyed real estate for the calendar year 1971, and all taxes thereafter shall be paid by the Grantees.

42

321-477

SURVIVORSHIP DEED*

Jack E. White and Dorothy M. White, husband and wife

(1), of Athens County, Ohio

for valuable consideration paid, grant(s)⁽²⁾ with general warranty covenants, to

Russel Dixon and Marie Dixon husband and wife,

for their joint lives, remainder to the survivor of them, whose tax-mailing address is

the following **REAL PROPERTY**: Situated in the County of Athens in the State

of Ohio and in the Township of Troy, to-wit⁽³⁾ Situate in Fraction 32, Section 21, Town 5, Range 11, Troy Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a point in the Northwest corner of Fraction 31, said point also being the real point of beginning for Parcel I herein described;

Thence S 01°29'00" E along the West line of Fraction 31 and the East line of Fraction 32, 611.58 feet to an iron pipe set; thence N 73°23'52" W departing from said Fraction line, 347.15 feet to an iron pipe set in the West line of Section 21, passing through a hub and tack at 236.85 feet; thence N 01°29'00" W along the said West line of Section 21, 503.62 feet to a point; thence N 88°29'00" E departing from said Section line, 330.00 feet to the point of beginning and containing 4.2242 acres.

Subject to all legal highways and easements of record.

Grantor claims title for this land by Deed Book 287, Page 526, as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed by Gerald E. Hann, No. S-5062, on 24 March 1974.

Prior Instrument Reference: Vol. 287 Page 526 of the Deed Records of Athens County, Ohio.

Grantor, releases all rights of dower therein. Witness their hand(s) this 3rd day of April, 1974.

Signed and acknowledged in the presence of:

Hazel Nuttall
WITNESS
Margaret Lader
WITNESS

Jack E. White (5)
Jack E. White
Dorothy M. White
Dorothy M. White

State of Ohio County of Athens SS.

BE IT REMEMBERED, That on this 3rd day of April, 1974, before me, the subscriber, a Notary Public in and for said county, personally came, Jack E. White and Dorothy M. White, husband and wife the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Hazel Nuttall
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-30-78

This instrument was prepared by Paul J. Gerig, Attorney at Law, Athens, Ohio but not executed in his presence.

- (1) Name of Grantor(s) and marital status.
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
- (3) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (4) Delete whichever does not apply.
- (5) Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

35 Transferred April 9, 1974

This conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. No. 204 Transfer Fee Paid \$ 1.00

*See Section 5302.17 Ohio Revised Code.

43

321-433

Know All Men by These Presents

That⁽¹⁾ HOLLEY C. TETER and DOROTHEA C. TETER, husband and wife,

of Coolville, Athens County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable considerations to them in hand paid by RUSSELL L. DIXON

whose address is Village of Coolville, County of Athens, State of Ohio;

do hereby **Grant, Bargain, Sell and Convey**

to the said RUSSELL L. DIXON,

his heirs

and assigns forever, the following described **Real Estate**,⁽²⁾ situated in the Village of Coolville, Athens County, Ohio, Section FR. 31, Town 5, Range 11, Troy Township, and more particularly bounded and described as follows:

BEGINNING at an iron pipe located 580.32 feet south and 404.82 feet east of the northwest corner of said tractional #31, said iron pipe also being the southeast corner of V. Teter 3.86 acre tract; thence south 7° 17' east 273.35 feet to an iron pipe; thence north 82° 46' west 438.97 feet to an iron pipe in a fence line (west line of FR.#31); thence north 1° 29' west 149.05 feet with the fence line to an iron pipe (southwest corner of V. Teter 3.86 acre tract); thence north 80° 37' east 410.17 feet to the place of beginning, a plat of which property prepared by C. Waterman, Ohio Reg. Surveyor #5319, is attached hereto. BEING a part of the same real estate conveyed to Holley C. Teter and Dorothea C. Teter, husband and wife, by deed bearing date the 5th day of April, 1961, from Adam W. Brandeberry and Norma B. Brandeberry, husband and wife, and Jack E. White, widower, and recorded in the Office of the County Recorder of Athens County, Ohio, on April 11, 1961, at 2:00 o'clock P.M. in Deed Book 240, at page 549.

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, heirs and assigns forever. And the said HOLLEY C. TETER and DOROTHEA C. TETER, husband and wife,

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unincumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

(1) Show marital status.

(2) Description of land or interest therein and encumbrances, reservations, and exceptions, if any; also show reference by volume and page to prior recorded instrument under which grantor claims title.

