

2-27-75

To: Jane Rosser, Auditor's Office
Courthouse, Athens, O

From: Ernie Peters, County Engineer's Office

June, I have the following comments on the Harley L. Allen transfer:

- a) There is apparently one (or more) calls omitted from Tract 3 description.
- b) Surveyors name and registration number must appear on the transfer document
- c) Surveyor must provide this office and the County Auditor with a blue-line or equal quality plat showing the tracts being conveyed and the original tract from which the cut is made.
- d) The approval of the Regional Planning Commission must be obtained.
- e) Terms such as "more or less" are not acceptable. Specific acreage must be indicated.
- f) Description, together with plat may be re-submitted for approval once corrected.
- g) The 5.40 acre tract referenced in Tract 1 description must be referenced by current deed book and page reference.
- h) Tract 2 is inaccurate in closure.
- i) Tract 3 is inaccurate in closure.



Sec #15 PRA

20

Certificate for Transfer of Real Estate

Revised Code, Sec. 2113.61

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

In the Matter of
THE ESTATE OF

No. 29408

HARLEY L. ALLEN

Deceased

Certificate for Transfer of Real Estate

To the Recorder of Athens County, Greeting:

I hereby certify that the records of this Court show that.....

..... Harley L. Allen a resident of
..... Township of York in said County, died..... testate..... on the
(testate or intestate)

26th day of May 19 74., (1) that his last will and
testament was filed in the Court of Common Pleas, Probate Division, of Athens
County, Ohio, on August 19, 1974, admitted to probate on August 19, 1974, and
recorded in Volume 367, Page 23 of the Records of Wills in said county,

and that on the 19th day of August 19 74., (2) Nora Allen

..... was appointed by this Court, (3) Executrix.....

..... of the estate of said decedent; that said estate is
being administered under No. 29408 and a memorandum record of said estate
can be found in Administration Docket No. 42 Page 284 of the Records
of the Court of Common Pleas, Probate Division, of Athens County, Ohio.

That said decedent died seized of the following described parcels of real estate
situated in your County:—

TRACT 1: Undivided 1/2 interest in and to the following described parcel of real estate:

Situated in the County of Athens in the State of Ohio, and in the Township
of York, and bounded and described as follows:

Situated in Fraction 6, Sec. 15, Town 12, Range 15, York Township, Athens County,
Ohio, and being more particularly described as follows:

Commencing at a point on the West line of Fraction No. 6, S. 4° 45' W., 1,254.08
feet from a mine rail marking the common corner of Fraction 6, 8 and 26; thence S.
74° 57' E., 754.42 feet to an iron pin; thence S. 49° 17' E. (passing an iron pin
at 200.60 feet) for a total distance of 231.60 feet to a point in the centerline of
C. R. No. 1; thence N. 46° 33' E., 505.90 feet to a point; thence N. 30° 37' E.,
340.40 feet to a point; thence N. 29° 50' E., 621.92 feet to a R. R. spike and the
point of beginning for the following described tract:

Thence N. 29° 50' E. 220.68 feet to a point in the center of the road and the
Southwest corner of a 5.40 acre tract; thence along the South line of said 5.40 acres
tract, S. 58° 52' E., 400.85 feet to a point; thence S. 66° 00' 15" W., 283.43 feet
to an iron pin; thence N. 55° 57' W. (passing an iron pin at 220.34 feet) for a total
distance of 234.10 feet to the point of beginning, containing 1.661 acres, more or
less.

Excepting out of this conveyance all coal, oil, gas and other minerals of every
variety lying in and under the premises hereby conveyed together with the right to
mine and remove the same.

Subject to all legal highways and all easements and rights of way for public
utilities or other easements and rights of way of record.

REFERENCE: Volume 318, Page 79, Records of Deeds, Athens County, Ohio.

TRACT 2: Being a part of Sec. 19 Town 12, Range 15, commencing at NW corner of
Sec. 19, thence along the N line of Sec. 19, S 85° E 2966.7 feet to I. P.; thence
S 5° 30' W 1574.19 ft. to R/R spike in centerline of TR #268; thence along the

1. If testate, "that last will and testament was filed in the Court of Common Pleas, Probate Division, of County, Ohio, on
19 admitted to probate on 19 and recorded in Vol. Page of the Record of Wills in said County."
2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal
property and transfer of real estate to the persons entitled thereto, and " and cross out lines relative to record, or if under last paragraph
of Sec. 2113.61 write in pertinent facts.
3. "Administrator," "Executor" or "Commissioner to execute instruments of conveyance."

[Handwritten signature]

centerline of TR #268, N 83° 45' 30" W. 93.76 ft. to a spike; thence N 75° 02' W 440.34 ft. to a spike; thence N 64° 11' W 116.80 ft. to I. P.; thence N 77° 10' W 498.56 ft. to an I. P., thence N 17° 47' W 47.6 feet the place beginning of the premises herein described; thence N 70° 37' W 380.79 feet; thence N 12° 50' E 119.90 feet; thence S 77° 10' E 376.64 feet; thence S 21° 49' W 128.25 feet; S 17° 47' E 47.6 feet to the place of beginning containing 1.187 acres more or less.

Excepting out of this conveyance all coal, oil, gas and other minerals of every variety lying in and under the premises hereby conveyed together with the right to mine and remove the same, provided, however, there shall be no drilling for oil or gas on the described premises.

Subject to all legal highways, and all easements and rights of way for public utilities or other easements and rights of way of record.

REFERENCE: Volume 310, Page 41, Records of Deeds, Athens County, Ohio.

TRACT 3: Undivided 1/2 interest in and to the following: Situated in the County of Athens, in the State of Ohio and in the Township of York and bounded and described as follows:

Being part of the Southeast Quarter of Section 32, Township 12, Range 15, York Township, Athens County, Ohio and being more particularly described as follows:

See also

Beginning at a point on the West line of said Quarter Section, South 6° 16' 50" West 1919.55 feet from the Northwest corner of said Southeast Quarter; thence along the centerline of County Road No. 2, South 13° 05' 40" East 135.50 feet; South 17° 53' 50" East 320.41 feet; South 5° 11' 50" West 115.14 feet; South 4° 07' East 187.15 feet; and South 11° 40' E 95.05 feet to an iron pin in said road on the South line of said Section; thence North 86° 15' West on said South line of said Section to the Southwest corner of said Southeast Quarter of said Section; thence North on the West line of said Quarter Section to the place of beginning, containing 1 acre more or less.

REFERENCE: Volume 292, Page 64 and Volume 310, Page 935, Records of Deeds, Athens County, Ohio.

That the name of the Devisee and the interest passing is as follows:

NAME	ADDRESS	RELATIONSHIP	INTEREST PASSING
Nora Allen	Rt. 2, Nelsonville, Ohio	spouse	All

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicates to the names of the person set forth, and that this certificate be recorded by the Recorder of Athens County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 26th day of February, 1975.

[Handwritten signature]
Judge

By _____
Deputy Clerk

This instrument prepared by Edwin C. Johnston of Johnston, Stilwell & Oberlin, Attorneys at Law, Logan, Ohio 43138.

centerline of TR #268, N 83° 45' 30" W. 93.76 ft. to a spike; thence N 75° 02' W 440.34 ft. to a spike; thence N 64° 11' W 116.80 ft. to I. P.; thence N 77° 10' W 498.56 ft. to an I. P., thence N 17° 47' W 47.6 feet the place beginning of the premises herein described; thence N 70° 37' W 380.79 feet; thence N 12° 50' E 119.90 feet; thence S 77° 10' E 376.64 feet; thence S 21° 49' W 128.25 feet; S 17° 47' E 47.6 feet to the place of beginning containing 1.187 acres more or less.

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REFERENCE: Volume 292, Page 64 and Volume 310, Page 935, Records of Deeds, Athens County, Ohio.

That the name of the Devisee and the interest passing is as follows:

NAME	ADDRESS	RELATIONSHIP	INTEREST PASSING
Nora Allen	Rt. 2, Nelsonville, Ohio	spouse	All

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicates to the names of the person set forth, and that this certificate be recorded by the Recorder of Athens County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 26th day of February, 1975.

Harold Rose

 Judge

By _____
 Deputy Clerk

This instrument prepared by Edwin C. Johnston of Johnston, Stilwell & Oberlin, Attorneys at Law, Logan, Ohio 43138.

N.M.COR, S.E. 1/4 of Sec. 32

