

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; That

WILLIAM H. THEISEN AND BARBARA JANNIE THEISEN,  
HUSBAND AND WIFE,

for valuable consideration paid, grants, with general warranty

covenants to  
DEBORAH J. CARTER

whose tax mailing address is  
3 Pine Grove Drive, Nelsonville, Ohio 45764

the receipt of which is hereby acknowledged, do hereby grant,  
bargain, sell and convey to the said Deborah J. Carter

the following described real estate:

Situated in the City of Nelsonville, Ohio in River Lot 649,  
Section 24, T. 12, R. 15, York Township, Athens County, Ohio and  
being part of Lot #2 of Frank Minner Addition to said City and  
being more particularly described as follows:

Beginning at an iron found at the Northwest corner of Lot #2  
thence South 83 Degrees 00 minutes East 60.00 feet to an iron pin  
at the northeast corner of said lot; thence along the east line of  
said tract, South 07 degrees 00 minutes west 89.04 feet to an iron  
pin; thence south 83 degrees 00 minutes east 60.00 feet to a point  
in the west line of said tract; thence north 07 degrees 00 minutes  
east 89.04 feet to the point of beginning and containing 5342  
square feet.

Subject to all easements and rights of way of record.

Last Reference: Volume , page , Athens County Official  
Records.

and all the Estate, Title and Interest of the said Grantor either  
in law or equity, of, in and to the said premises; together with  
all the privileges and appurtenances to the same belonging, and  
all the rents, issues and profits thereof; to have and to hold the  
same to the only proper use of the said Deborah J. Carter

And the said Grantor, William H. Theisen and Barbara Jannie Theisen

for themselves and their heirs, executors and administrators, do  
hereby Covenant with the said Deborah J. Carter

that they are the true and lawful owner of the said premises, and  
they have full power to convey the same; and that the title so  
conveyed is Clear, Free and Unincumbered; and Further, that they  
do ~~not~~ Warrant and Will Defend the same against all claims of all  
persons whomsoever.

IN WITNESS WHEREOF, the said William H. and Barbara Jannie Theisen

212

who hereby releases their right of dower in the premises,  
has hereunto set their hands this 26<sup>th</sup> day of August, 1992.

Signed and Acknowledged  
in presence of:

Shirley Joe Ekers  
Janet M. Kikendall

William H. Theisen  
William H. Theisen  
Barbara J. Theisen  
Barbara Jannie Theisen

STATE OF OHIO

COUNTY OF ATHENS SS:

Before me, a Notary Public in and for said state, personally  
appeared the above named William H. Theisen and Barbara Jannie Theisen

the Grantor in the foregoing Deed and acknowledged the signing  
hereof to be their voluntary act and deed.

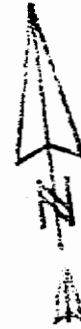
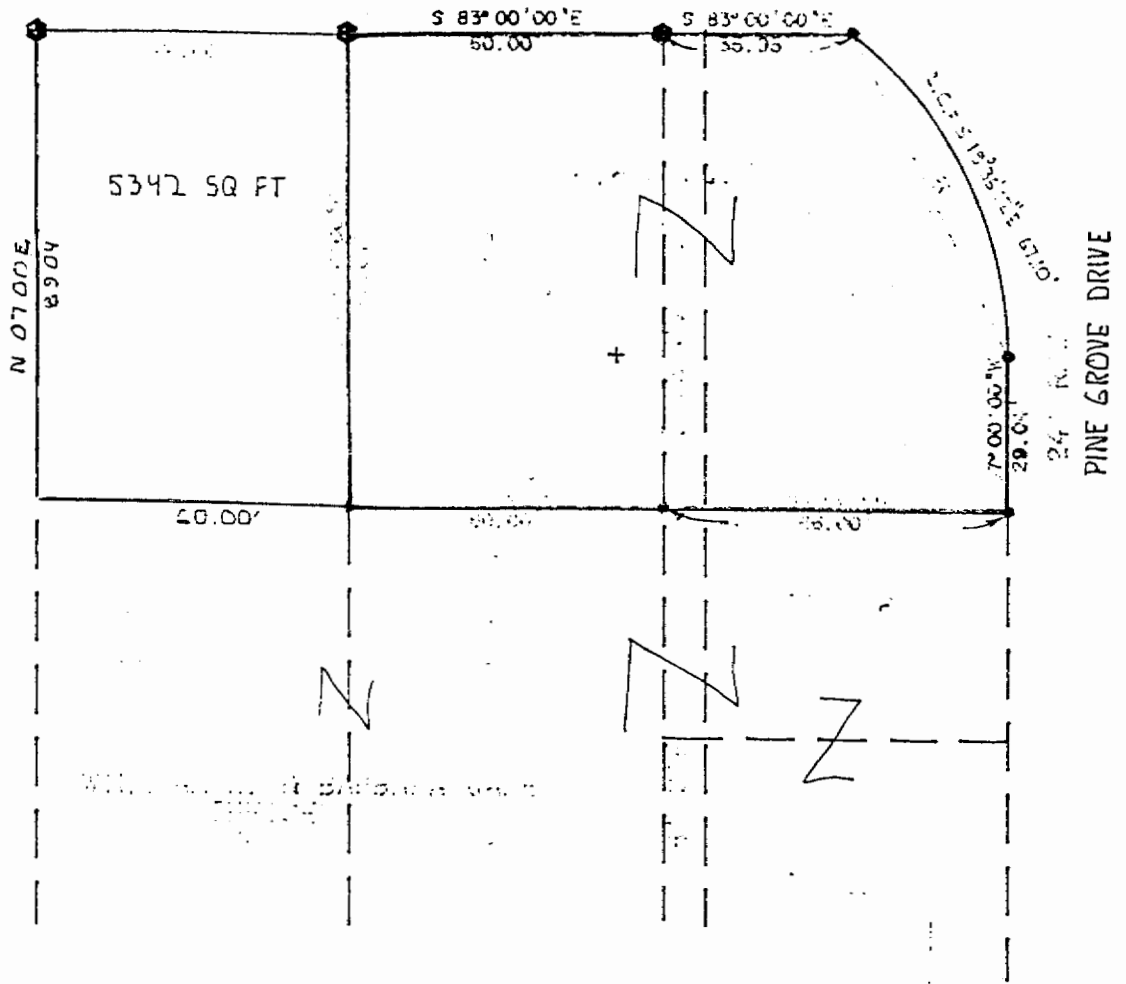
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and  
affixed my official seal on the day and year last aforesaid.

Janet Marie Kikendall  
Notary Public  
My Commission Expires September 1, 1992  
My Commission Recorded in Athens County

This instrument prepared by:  
Michael Nolan, NOLAN AND OREMUS CO., L.P.A., 55 W. Washington  
Street, Nelsonville, Ohio 45764

THE ATTORNEY PREPARING THIS DOCUMENT MAKES NO WARRANTY AS TO  
DESCRIPTION OR WARRANTY OF TITLE OF PROPERTY HEREIN DESCRIBED

MT. ST. MARY DRIVE



BEING THE ADDITION AND PART OF LOT 2  
 IN THE TOWN OF HESBONVILLE IN R.L. 649, SEC. 17,  
 TOWNSHIP 10 N., RANGE 10 E., CO. 11 W., OHIO

*John M. Branner*

REV. 4/20/92 5342 SQ FT  
 OUT OF LOT 2



214