

CASE NO: 19FR000286

Issued 03/10/22

HUNTINGTON NATIONAL BANK vs. CATHERINE A BUTTERMORE et al

Description of property to be ADVERTISED AND SOLD:

Situated in the City of Belpre, County of Washington, and State of Ohio, more particularly bounded and described as follows:

First Tract:

Being a part of Lot Number Four (4) in said Village (now City) of Belpre, bounded and described as follows: Beginning at the Southeast corner of Lot No. 4 and running with the South line North 85 deg. 43' West 25 feet to a point a corner to the West part of said Lot No. 4, conveyed to Russell F. Nutter and Wilma Grace Nutter; Thence with their line North 4 deg. 17' East 80 feet to a point in the North line; Thence with said line South 85 deg. 43' East 25 feet to the Northeast corner; Thence with the East line South 4 deg. 17' West 80 feet to the place of beginning.

Parcel No. 8-0038184.000

Second Tract:

(Parcel One): Being a part of Lot No. 9 in said Village (not City) of Belpre, Washington County, Ohio, as platted as aforesaid: Beginning at the Southeasterly corner of said lot; Thence North 85 deg. 43' West 160 feet to the Southwest corner of said lot; Thence North 4 deg. 17' East 72.34 feet; Thence South 62 deg. 30' East 43.2 feet; Thence South 27 deg. 30' West 4.5 feet; Thence South 62 deg. 30' East 60 feet; Thence North 27 deg. 30' East 4.5 feet; Thence South 62 deg. 30' East 70.8 feet to the line of said lot; Thence South 4 deg. 17' West 3.57 feet to the place of beginning.

(Parcel Two): Also beginning at the Northeasterly corner of said Lot No. 9; Thence North 85 deg. 43' 72.92 feet; Thence South 62 deg. 30' East 26 feet; Thence South 27 deg. 30' West 8.75 feet; Thence South 62 deg. 30' East 57.2 feet to the East line of said lot; Thence North 4 deg. 17' East 40.79 feet to the place of beginning.

(Parcel One) Parcel No. 08-38176.000, (Parcel Two) Parcel No. 08-96339 pt

This deed however, being subject to all rights of the Parkersburg- Ohio bridge Co., in said premises, as evidenced by their deed to Lucy B. Cady, a former owner of these premises, under date of July 8, 1915, and recorded in Volume 176, at Page 409 of the Deed Records of Washington County, Ohio.

Including the following described right of way:

Grantee, his heirs and assigns, shall have free egress and ingress under the bridge and approach across the Ohio River from the Village (not City) of Belpre, Ohio to the City of Parkersburg, West Virginia, to and from said tracts of real estate and may garden the lands under said bridge in Lot No. 9 so long as he does not in any manner interfere with or hinder the property construction, maintenance and operation of said bridge.

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Description of property to be ADVERTISED AND SOLD:

Third Tract:

Beginning at a point in the Eastern line of a 10 foot alley and in the division line between Lot 8 and Lot 9 of the Village of Belpre as recorded in Plat Book 3, at Page 27 in the Office of the Recorder of Washington County, Ohio, said point being 184.77 feet right of and at right angle to U.S. Route 50 Centerline Station 106+ 93.43, West Virginia Project U-282(79), Ohio Project W.A.S. -50-10.47, Washington County, Ohio; Thence South 86 deg. 40' 13" East, with the division line of Lot 8 and Lot 9, 87.43 feet to a point in the Northern existing right of way line of the old Belpre Bridge; Thence South 63 deg. 27' 13" East, with said existing right of way line and leaving said division line 25.52 feet to a point; Thence South 26 deg. 32' 47" West, containing with said existing right of way line 8.75 feet to a point; Thence South 63 deg. 27' 13" East, continuing with said existing right of way line 57.20 feet to a point in the Western existing right of way line of Florence Street; Thence South 03 deg. 19' 47" West, with said existing right of way line of Florence Street 35.64 feet to a point in the Southern existing right of way line of the old Belpre Bridge, said point being 191.95 feet right of any at right angle to U.S. Route 50 Centerline Station 108+ 70.54; Thence, North 63 deg. 27' 13" West, in a reverse U.S. Route 50 centerline direction, with the said existing right of way line 70.60 feet to a point; Thence, South 26 deg. 32' 47" West, continuing with said existing right of way line 4.50 feet to a point; Thence, North 63 deg. 27' 13" West, continuing with said existing right of way line 60.00 feet to a point; Thence, North 26 deg. 32' 47" East, continuing with said existing right of way line 4.50 feet to a point; Thence, North 63 deg. 27' 13" West, continuing with said existing right of way line 43.50 feet to a point in the eastern line of a 10 foot alley; Thence North 03 deg. 19' 47" East, with the line of said alley 7.66 feet to the place of beginning and containing 0.1233 acre (5,370.940 square feet), more or less.

The description hereinabove described is based on a survey made in 1984 by the West Virginia Department of Highways' District Six and is certified by Norman H. Roush, Ohio Registered Surveyor No. 5092.

Subject to all rights of way, easements, leases, and restrictions of record.

Parcel No. 08-96339.000 pt of Parcel II

An ordinance to Vacate the entire unnamed 10.6 foot wide public alley between Main Street and Florence Street filed August 25, 2005 in OR Volume 419, Page 307.

Parcel No. 08-0038178

115 Florence
Belpre, Ohio 45714

PPN: 8-0038176.000
PPN: 8-0038184.000
PPN: 8-0096339.000
PPN: 8-0038178.000