

Know All Men By These Presents:

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That J. Wilken Allen and Eva Hooper Allen, his wife,

of Athens County, Ohio, in consideration of One dollar (\$1.00) and other good and valuable considerations,

to them in hand paid by Paul Hawk, 253 West Union Street, Athens, Ohio

the grantee do hereby GRANT, BARGAIN, SELL and CONVEY to the said Paul Hawk

the following described REAL ESTATE, situate in the township of Alexander County of Athens, and in the State of Ohio, to-wit:

The following described Real Estate Situated in Lease Lot 7, Township 8, Range 14, Alexander Township, Athens County, Ohio.

Beginning at an iron pin set at the intersection of two Ravines and small Runs at the South west corner of the Grantor with the properties of Linton P. Sickles and Josiah Allen at the corner or approximate corner of Lease Lot 1 and Lease Lot 2 with the North Line of Lease Lot 3; Thence along the North line of Josiah Allen's tract North 89° 02' East 508.02 feet to an iron pin; Thence North 79° 40' East 386.25 feet to an iron pin in the public Road passing iron pins at 215.05 feet and 364.29 feet; Thence along the Public Road North 64° 51' West 300.15 feet an iron pin; Thence North 38° 44' West 87.99 feet to an iron pin; Thence North 20° 46' East 214.30 feet to an iron pin; Thence North 10° 11' West 222.42 feet to an iron pin in the Center of the traveled Road at Grantors North Property line; Thence leaving the Public Road and along the East Property line of Linton P. Sickles 6.89 acre tract; South 42° 17' West 298.34 feet to an iron pin; Thence South 52° 40' West 293.46 feet; Thence South 32° 03' West 186.07 feet to an iron pin; Thence South 25° 49' West 150.72 feet to an iron pin at the point of beginning of this Survey. Containing 5.32262 acres, more or less.

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The described tract being part of Real Estate deeded to Grantors by Deed dated August 7, 1937 and recorded in Volume 170, Page 577 Athens County Records of Deeds.

and ALL THE ESTATE, RIGHT, TITLE AND INTEREST of said grantor in and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances therunto belonging to the said grantee, his heirs and assigns forever. And the said grantor do hereby COVENANT AND WARRANT 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.

except taxes and assessments due and payable on and after the date of this deed, which the Grantee assumes and agrees to pay.

LAND CONTRACT

THIS AGREEMENT made by and between Josiah B. Allen, widower and not remarried, of Athens, Ohio, hereinafter called the Vendor, and Paul M. Hawk, 253 West Union Street, Athens, Ohio, hereinafter called the Vendee, is as follows:

FIRST: The Vendor hereby sells and agrees to convey to the Vendee the following described real estate in the Township of Alexander, County of Athens, and State of Ohio, to-wit:

Tract No. 1:

The following described Real Estate Situated in Lease or Farm Lots 3, 3, 6 and 7, Section 12 Town 8, Range 14, Alexander Township, Athens County, Ohio.

Beginning at a stone at the North East Corner of Lease Lot 2, and the North West corner of Lease Lot 3 on the South Line of Adjacent Lease Lot 3, at the South West corner of Grantors Tract; Thence along the West Property Line Fence, North $9^{\circ} 31'$ East 360.0 feet to the South East Corner of Linton Paul Sickles tract; Thence along the Sickle Properties Line North $11^{\circ} 34'$ East 1592' \pm to a point at the North west Corner of Grantors tract; Thence South $83^{\circ} 45'$ East 94.0 \pm to an iron pin in the intersection of two small creeks at the South West Corner of the J. Wilken Allen tract, with the Linton P. Sickles Tract at the Corner of Lease Lot 7, (by Description), Thence along line between the Allen's tracts North $89^{\circ} 02'$ East 508.02 to an iron pin on the north side of a ravine; Thence North $79^{\circ} 40'$ East 356.25 feet to an iron pin in the public Road, passing iron pins at 215.05 feet, and 364.29 feet; Thence along the Public Road South $35^{\circ} 31'$ East 291.22 feet to an iron pin; Thence South $49^{\circ} 32'$ East 165.28 feet to an iron pin; Thence South $31^{\circ} 24'$ East 82.18 feet to an iron pin; Thence leaving the Road South $89^{\circ} 48'$ west 215.06 feet to an iron pin By Telephone pole passing an iron pin at 34.40 feet; Thence South $4^{\circ} 36'$ west 202.55 feet to an iron pin; Thence South $36^{\circ} 05'$ East 62.50 feet to an iron pin; Thence North $36^{\circ} 29'$ East 51.00 feet to an iron pin in the Center of the Public Road; Thence along the Road South $46^{\circ} 15'$ west 103.73 feet to an iron pin; Thence South $35^{\circ} 08'$ west 119.44 feet to an iron pin; Thence South $14^{\circ} 53'$ west 487.66 feet to an iron pin; Thence South $0^{\circ} 53'$ west 240.25 feet to an iron pin; Thence South $13^{\circ} 10'$ west 168.66 feet to an iron pin; Thence South $29^{\circ} 26'$ west 164.54 feet to an iron pin at the North East Corner of the Robert Allen Lot; Thence South $86^{\circ} 50'$ west 358.11 feet to an iron pin passing iron pins at 49.40 feet, and 97.37 feet; Thence

along the West Side of Robert Aliens' Lot South 7° 20' East 127.90 feet to an iron pin; Thence South 7° 20' East 107.90 feet to an iron pin; at the South west corner of a 0.83 acre Lot; Thence South 7° 20' East 79.95 feet to an iron pin in a fence; Thence along the fence South 83° 52' East 332.49 feet to an iron pin in the public Road, passing an iron pin at 232.46 feet; Thence with the Road South 1° 47' West 149.90 feet to an iron pin; Thence South 21° 45' west 167.42 feet to an iron pin in the Center of the Road on the South Line of Grantors Property; Thence North 71° 02' west 983.40 feet to an iron pin by a post, passing an iron pin at 25.62 feet; Thence North 13° 16' East 178.0' to an iron pin set in a clump of 3 ash trees; Thence North 80° 36' west 209.55 feet to the stone at the point of beginning, Containing 62.08 + acres, more or less, with 6.156 acres being in Lease Lot 3 in the South End of said tract, 24.0 acres in Lease Lot 3, (26.6 + acres indicated by Survey) 1.66 + acres being in Lease Lot 7, and the remainder in Lease Lot 6 out of a 120.0 acre former tract.

The described tract being part of Real Estate deeded to Grantor by Deed from John H. Allen and wife, dated Aug. 9, 1937 and recorded in Volume 172 Page 106 Athens County Records of Deeds.

Excepting and reserving to the Grantor the following described real estate:

The following described Real Estate Situated in Lease Lot 6 Section 12, Town 8, Range 14, Alexander Township Athens County, Ohio.

Starting at a Stone at the North East Corner of Lease Lot 2, and the north west Corner of Lease Lot 3, at the South west Corner of Grantor's Former tract; Thence along the west Line of Said tract north 9° 31' East 360.00 feet to a Corner of Sickles tract; Thence north 11° 34' East 1592.0 + feet to the Corner of Tract; Thence South 83° 45' East 94.0 + to an iron pin at the intersection of Two ravines or runs; at the corners of J. Wilkens Allen tract and Linton P. Sickles tract; Thence along Allen's South Line North 89° 02' East 508.02 feet to an iron pin; Thence north 79° 40' East 386.25 feet to an iron pin in the Public road, passing an iron pin at 215.05 feet, and 364.29 feet; Thence along the Road South 35° 31' East 291.22 feet to an iron pin; Thence South 49° 32' East 165.28 feet to an iron pin; Thence South 31° 24' East 82.18 feet to an iron pin; The point of beginning of this tract; Thence leaving the road South 39° 43' west 215.06 feet to an iron pin, by a telephone pole, passing an iron pin at 34.40 feet; Thence South 4° 36' west 202.85 feet to an iron pin; Thence South 86° 05' East 62.50 feet to an iron pin; Thence north 86° 29' East 51.00 feet to an iron pin in the Public Road; Thence north 46° 15' East 87.60 feet to an iron pin in the Road; Thence north 21° 00' East 152.56 feet to the iron pin at the point of beginning, Containing 0.75603 acre, more or less.

The described tract being a part of original tract deeded to Grantor by John H. Allen and wife by warranty deed dated Aug. 9, 1937 and recorded in Volume 172, Page 106 Athens County Records of Deeds.

*The above tract
already by-passes
this tract.*

SURVEYED BY F. DIXON REG
 MAR. 16, 1971
 SCALE 1" = 100'
 SURVEY OF 62.08 ACRES TRACT LOCATED
 ALEXANDER TWP. ATHENS COUNTY,
 SOLD BY JOSEPH B. ALLEN TO PAUL

SURVEY TRACT H. DOUGLASS ACRES TRACT
 DEEDED TO PAUL M. HANK FOR PRESENT
 DRIVE WAY EASEMENT IN TRACT B



JOSEPH B. ALLEN
 V-172 - P-106
 240.0 A.
 (BY DEED)

S.E.

JOSEPH B. ALLEN
 V-172 - P-106
 (11-254.00 ACRES)
 6.156 ACRES THIS TRACT

NORMAN K. ALLEN
 263.306

1.50 AC
 or a few feet

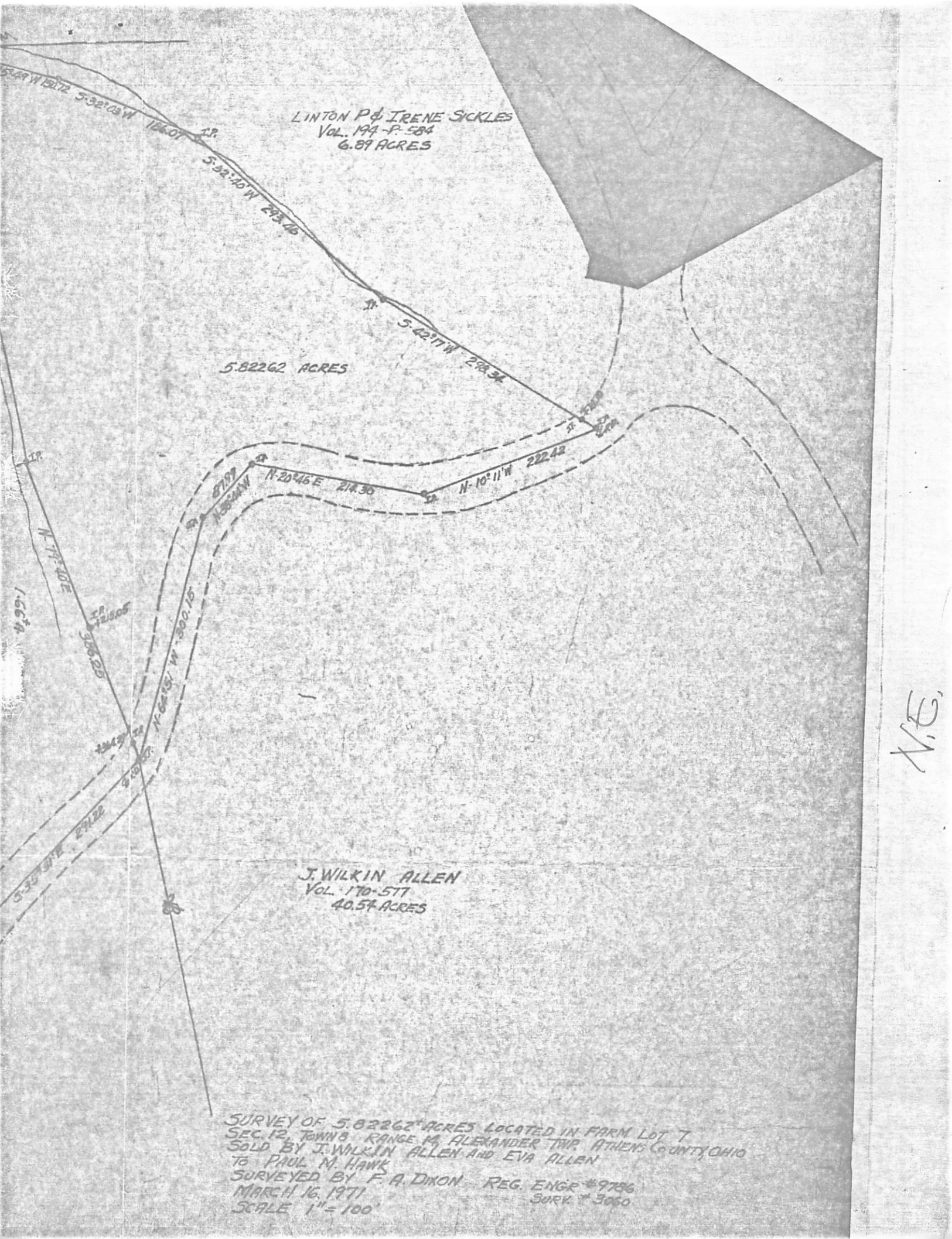
LINTON P & IRENE SICKLES
Vol. 197-P-584
6.89 ACRES

5.82262 ACRES

J. WILKIN ALLEN
Vol. 170-577
40.57 ACRES

SURVEY OF 5.82262 ACRES LOCATED IN FARM LOT 7
SEC. 12, TOWN 8, RANGE 14, ALEXANDER TWP. ATHENS COUNTY, OHIO
SOLD BY J. WILKIN ALLEN AND EVA ALLEN
TO PAUL M. HAWK
SURVEYED BY F. A. DIXON REG. ENGR #9786
MARCH 16, 1971
SCALE 1" = 100'

N.E.



**AGREED DIVISION OF VALUATION
IN TRANSFER OF LANDS AND LOTS**

Revised Code, Sec. 319.20

Athens, _____, Ohio,

September 14, _____, 19 71

TO THE AUDITOR OF _____ ATHENS _____ COUNTY:

We, the undersigned owners of the following described property, to-wit:

R. T. S.	What Part	No. of Acres	Value of Land	Value of Bldgs.	TOTAL VALUE
		114.99	2130	11180	\$13,310.00
		11.25	140		140.00
		18.50	300		300.00
LOT No. and SUB. or ADD.	What Part	Feet Front	Value of Land	Value of Bldgs.	TOTAL VALUE

hereby agree that the appraised value may be divided by the County Auditor, as follows, to-wit:

NAME	Acres	What Part of Lot	Value of Land	Value of Bldgs.	TOTAL VALUE
To Josiah B. Allen	84.73		1650	11180	\$12,830.00
To	.66		10		10.00
To	16.84		270		270.00
To	102.23				
To					
To Paul Hawk	30.26		480		480.00
To	10.59		130		130.00
To	1.66		30		30.00
To	24.00		340		340.00
To	66.51				

Josiah B. Allen
Josiah B. Allen Grantor

Paul Hawk by
L. Alon Goldsberry, Attorney
Paul Hawk Grantee

in accordance with transfer...

AGREED DIVISION
OF VALUATION
IN TRANSFER OF LANDS AND LOTS

From _____

To _____

Filed _____, 19__

County Auditor.

By _____

Deputy.

in the Auditor's Duplicate under
Requirements of Sec. 319.20 Revised Code

**AGREED DIVISION OF VALUATION
IN TRANSFER OF LANDS AND LOTS**

Revised Code, Sec. 319.20

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To	24.00		340		340.00
To	66.51				

Josiah B. Allen
Josiah B. Allen Grantor

Paul Hawk by L. Alon Goldsberry, Attorney
Paul Hawk Grantee

in recordance
Transfer, Writ.

AGREED DIVISION
OF VALUATION
IN TRANSFER OF LANDS AND LOTS

From -----

To -----

Filed -----, 19-----

County Auditor.

By -----

Deputy.

Revisions of Sec. 319.20 Revised Code
on the Auditor's Duplicate unless