

# Know All Men by These Presents

**That**<sup>(1)</sup> Thaddeus S. Dye and Linda G. Dye, Husband and Wife,

Route 2, Box 222A, Albany, of Athens County, Ohio,

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

whose address is P.O. Box 24, Albany, Ohio 45710

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

to the said Rick L. Bowen

his heirs

and assigns forever, the following described **Real Estate**,<sup>(2)</sup>

Situated in Farm lot #1, Section 19, T.8, R. 14, Alexander Township, Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Farm-lot #1, thence, East, 498.96 feet to an iron pin set in Grantor's North-west corner; thence, along Grantor's West-line, South, 343.82 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, East, 607.39 feet to a point in Township Road 44, passing an iron pin set at 582.39 feet; thence, along said road, South 01 Degrees 19 Minutes West, 108.87 feet to a point; thence, South 10 Degrees 56 Minutes East, 166.60 feet to a point; thence, South 15 Degrees 54 Minutes East, 83.00 feet to a point; thence, leaving said road, West, 659.22 feet to an iron pin set; thence, North 352.24 feet to the point of beginning and containing 5.03 acres.

Subject to all easements and rights of way of record.

This deed satisfies and releases the Land Installment Contract between the parties as recorded May 24, 1990 in Volume 77, Page 845 Athens County Official Records.  
Prior Deed Reference: Volume 31, Page 254, Athens County Official Records.

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 grantee, heirs and assigns forever. And the said Thaddeus S. Dye and Linda G. Dye

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.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 6-16-93

(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.

alex #19

alex #19

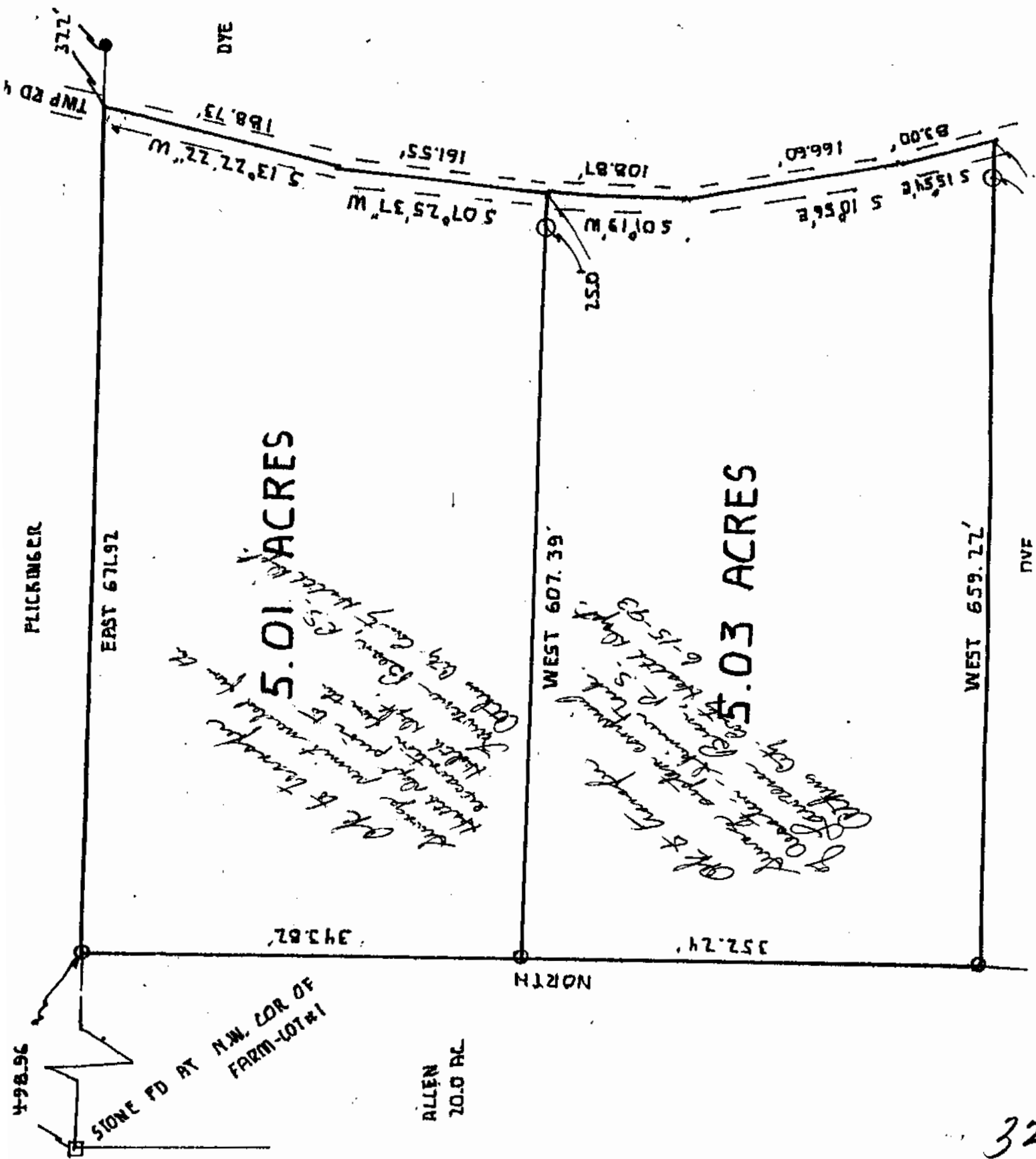
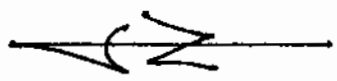
FOR BILL GRIM

SURVEY OF A 5.01 ACRE TRACT AND A 5.03 ACRE TRACT IN E.L. #1 SEC. 19 T.2 R.12 ALEXANDER TOWNSHIP ATHENS COUNTY OHIO

SURVEYED APRIL 1989

JOHN M. BRANNER P.S. 6805

SCALE: 1"=100'  
O-IRON PIN SET  
BASIS OF BEARINGS= NORTH-LINE



5.01 ACRES

5.03 ACRES

*Handwritten notes:*  
OK to transfer  
to the grantor  
of the  
property  
located  
in  
Athens  
County  
Ohio  
6-15-89

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OK to transfer  
to the grantor  
of the  
property  
located  
in  
Athens  
County  
Ohio  
6-15-89

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	01°	19'	00"	West	108.87 feet.
2	South	10°	56'	00"	East	166.60 feet.
3	South	15°	54'	00"	East	83.00 feet.
4	North	90°	00'	00"	West	659.22 feet.
5	North	00°	00'	00"	East	352.24 feet.
6	North	90°	00'	00"	East	607.39 feet.

The easting error is 0.01 feet.

The northing error is -0.00 feet.

The gap in closure is 0.01 feet.

The precision of the field survey is

0.03 feet error per 10,000 feet traverse.

The area computes to be 5.03 acres.