

LAND INSTALLMENT CONTRACT

THIS AGREEMENT, made at Athens, Ohio, this 3rd day of July 19 79, by and between Effie A. Sabino, the VENDOR, 22 Stonybrook Drive, Athens, Ohio, and Matthew S. and Christy L. Nisley the VENDEES,

WITNESSETH: That the VENDOR has this day agreed to sell unto the VENDEES, Matthew S. and Christy L. Nisley, their heirs, executors, administrators, or assigns, the following real estate being

50,000.00

further described as follows to-wit: Situate in L.L. 53, Section 13, Town 9, Range 14, Athens Township and F.L. 1, Section 18, Town 9, Range 14, Alexander Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Southeast corner of L.L. 53 (Section 13, Athens Township); thence N 86°30'38" W along the South line of said L.L. 53 Alexander Township, Section 13) and the North line of F.L. 1 (Section 18, Alexander Township), 762.95 feet to a point, said point also being the real point of beginning of the tract herein described:

Thence S 05°45'33" W along a line, 703.40 feet to a 1" iron pipe set in the North line of a 5.9472 acre tract surveyed by me on 13 September 1976; thence N 77°53'39" W along the said North line of said 5.9472 acre tract, 232.00 feet to a 1" iron bar found (set by me on 13 September 1976) in the Northwest corner of said 5.9472 acre tract and the Grantor's West line; thence N 10°24'06" E along said Grantor's West line, 672.98 feet to an iron pin found in the Alexander-Athens Township line; thence N. 02°33'20" E continuing along said Grantor's West line, 421.44 feet to an iron pin found in The Grantor's Northwesterly corner and the centerline of Athens Township Road No. 58 (Hooper Road), passing through iron pipes set at 184.44 feet and 409.44 feet; thence S 83°06'53" E along said Athens Township Road No. 58 (Hooper Road) and the Grantor's Northerly line, 147.19 feet to a railroad spike found; thence S 77°59'43" E continuing along the previously described course, 52.81 feet to a railroad spike set, thence S 05°45'33" W along a line 405.16 feet to the point of beginning, passing through iron pipes set at 26.09 feet, and 329.96 feet, and containing a total of 5.0021 acres, of which 3.2132 acres lies in F.L. 1 - Section 18 - Alexander Township and 1.7889 acres lies in L.L. 53 - Section 13 - Athens Township.

Subject to all legal highways and easements or record.

Grantor claims title for the above described parcel by Deed Book 336, Page 169 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 377-12), completed on 6 April 1977.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

And the said VENDEES do hereby agree to pay the said VENDOR, VENDOR'S HEIRS, EXECUTORS, ADMINISTRATORS, OR ASSIGNS, the sum of Six thousand

DATE: Oct 22, 1980 Dollars (\$6,000.00) being the value of said premises and payable as

follows: One thousand Five Hundred Dollars, cash in hand, the receipt whereof is hereby acknowledged, and the balance of Four Thousand Five hundred Dollars, to be paid in monthly installments of Fifty Two and 50/100, Dollars or more to cover principal and interest.

The interest rate on the unpaid balance to be at nine 1/2 percent per annum, monthly and included in each individual payment.

Sec 4/5 - Athens Twp

ALEX. TWP. (FL. I - SECT 18) ATH. TWP. (L.L. 53 - SECT 13)

ARTHUR & HILDA CROSS (220.57 AC) 321/427

CLAYSON W & HANCOCK BEUNK (317 AC) 228/21

CHARLETTE L and DAVID M THOMPSON } APRIL 14, 1977
P.O. BOX 74
CARPENDALE, OHIO

(TRACT I) TOTAL AREA = 5.0021 ACRES

(FL. I (SECT 18) ALEX TWP AREA = 3.2134 ACRES)

July 3, 1979

ACRES

KAREN B and ROBERT R DAUGHERTY }
HOOPER ROAD, ATHENS, OH

APR. 14 1977

(TRACT II) TOTAL AREA = 5.0015 ACRES

(FL. I (SECT 18) ALEX TWP AREA = 3.2871 ACRES)

ACRES

DEEDED MAY 1977

JOHN and ROMA IRENE WARNER }
SPREADING ORNS TRAILER PARK, ATHENS, OH

(TRACT III) TOTAL AREA = 5.0024 ACRES

(FL. I (SECT 18) ALEX TWP AREA = 3.5011 ACRES)

ACRES

49

TOWNSHIP ROAD No. 58 PER ROAD

GEORGE W. & LADYS E. COIN (338 AC) 5.0472 ACRE TRACT (SURVEYED 13 SEPT. 1916)

