

Know All Men by These Presents

That Dale Tittle and Margaret Tittle, husband and wife

of Athens County, Ohio,

in consideration of one dollar and other good and valuable considerations

to them in hand paid by Bruce E. Hann and Melanie A. Hann, husband and wife

whose address is Rt. 1, Box 33, Athens, Ohio 45701

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

to the said Bruce E. Hann and Melanie A. Hann

their heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾ situated in the State of Ohio,

County of Athens, Township of Athens, Section 21, Township 9, Range 14 and being part of Farm Lot 98 and being more particularly described as follows:

Commencing at an Iron Pin found at the Northeast corner of said Farm Lot 98, thence with the Northerly line of said Farm Lot 98 N 85° W, 374.3 feet to the point of beginning, said point of beginning being the Northeast corner of grantors property (Deed Book 234, Page 219), thence with grantors East line, S 29° 30' W, 740.00 feet to a point, said line also being the Westerly line of Bruce E. Hann's 9.0 acre tract (Deed Book 370, Page 687, thence leaving grantors Easterly line N 85° W, 258.2 feet to a point on the grantors Westerly line, thence along grantors Westerly line N 29° 30'E, 740.00 feet, to the Northwestern corner of grantors tract said point being on the Northerly line of said Farm Lot 98, thence with the Northerly line of said Farm Lot 98 and the Northerly line of said grantor S 85°E, 258.2 feet to the point of beginning and containing 3.991 acres more or less.

The above described tract to be continuous and contiguous to the said Bruce E. Hann's Nine (9) acre tract, which is East of and adjacent to the above described 3.991 acre tract.

Subject to all restrictions, reservations, easements and right of way of record.

Being a part of the same premises conveyed by deed recorded in Volume 234, Page 219, Deed Records of Athens County, Ohio

The above description based on a survey by Gerald E. Hann S-5062.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, their

heirs and assigns forever. And the said grantors

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

except taxes due and payable in thereafter which the grantees hereby assume and agree to pay.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: [Signature]
DATE: 12/12/89

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.30.)

ATH 21
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In Witness Whereof, the said Dale Tittle

and Margaret Tittle (husband and wife)

who

hereby release their right and expectancy of dower in said premises, have hereunto set their

hands, this day of

in the year A.D. nineteen hundred

and Eighty-Nine

Signed and acknowledged in presence of us:

State of Ohio,

Athens

County, ss.

On this day of , 19 89 , before me, a

in and for said County, personally came Dale Tittle and Margaret Tittle

the grantor in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This instrument was prepared by Dale Tittle, Property Owner

WARRANTY DEED

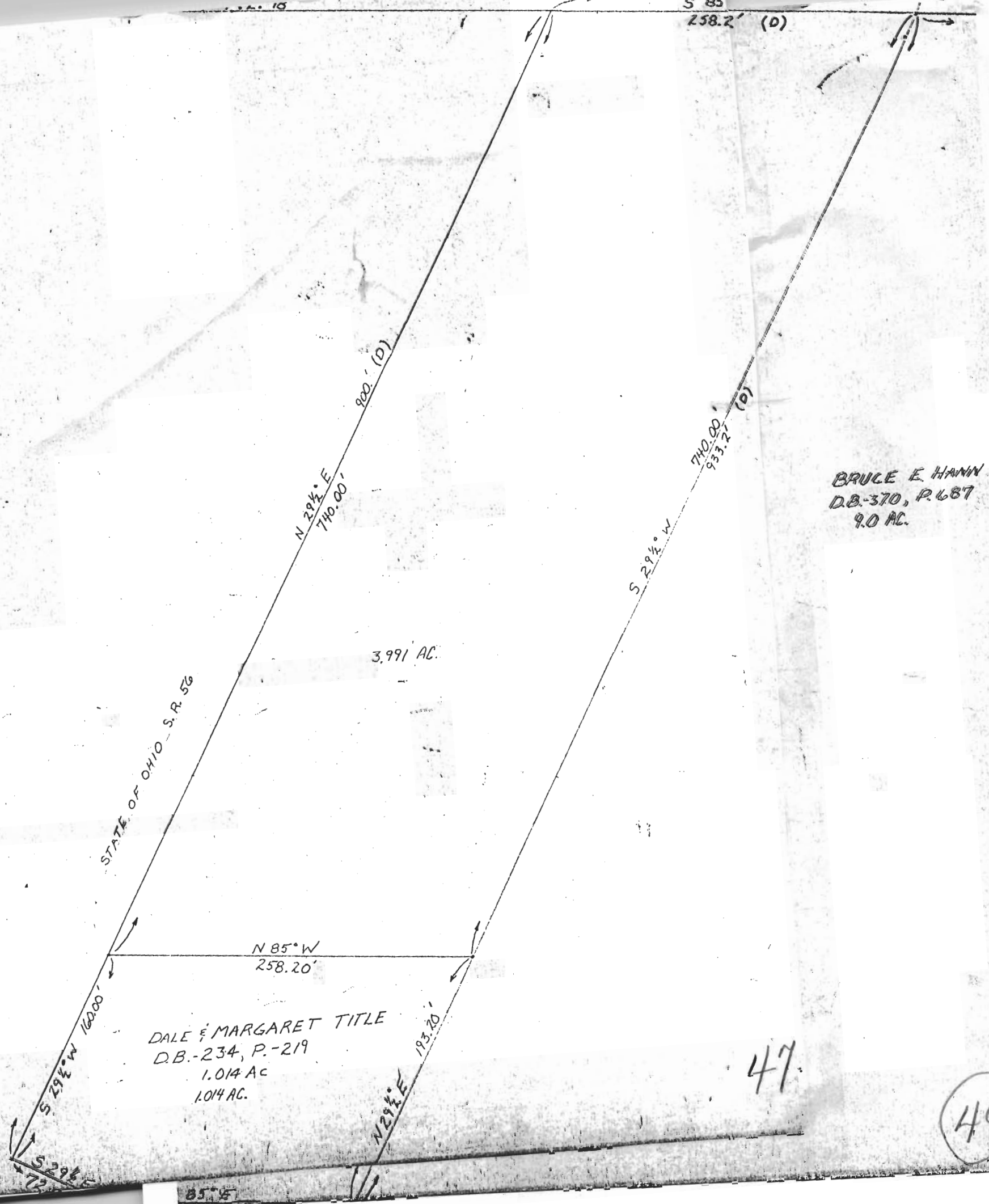
To

19

County Auditor

transferred

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BRUCE E. HANN
 D.B. - 370, P. 687
 9.0 AC.

47.

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