

Know all Men by these Presents

That Lucille Bowles, a widow and not remarried,

of Athens County, Ohio,
in consideration of Natural love and affection

to her in hand paid by Pauline Leach and David Bowles

whose address is Route #5, Athens, Ohio 45701

do eshereby Grant, Bargain, Sell and Convey

to the said Pauline Leach and David Bowles

assigns forever, the following described Real Estate, situate in the Township of Athens in the County of Athens their heirs and

and the State of Ohio. Being in the West one-half and the East one-half of F.L. 32, Sec. 7, Town 9-N, Range 14-W of said Athens Township, described as follows:
Commencing at the Southeast corner of the West one-half of F.L. 32, Sec. 7, said point being in the Athens-Alexander Township line, said point also being in the South east corner of a 1.6 acre parcel owned by Raymond & Jane Luebbers as recorded in Deed Bk. 336, Pg. 655 in the Athens Co. Recorder's Office, said point also being in Athens Co. Rd. 21 (Pleasant Hill Rd.); thence N.01°54'19" W. along the East line of said 1.6 acre (Luebbers) parcel, the East line of the said West one-half of F.L.32, Sec.7 and the West line of the East one-half of F.L.32, Sec.7, 171.19 feet to an iron pipe set in the West edge of pavement of said Athens Co. Rd.21 (Pleasant Hill Road), and being the true point of beginning of the tract herein described; thence N.44°12'45" W. along the Northeast line of said 1.6 acre (Luebbers) parcel 126.38 ft. to an Iron pin found in the most northerly Northeast corner of said 1.6 acre (Luebbers) parcel and passing through an iron pipe set for reference at 20.00 feet; thence N.13°39'26" E. 61.03 ft. to an Iron pipe set; thence S.7°2'10" E. 74.02 ft. to the line dividing the West and East half of F.L. 32, Sec. 7, Athens Tp.; thence N.1°54'19" W. 134.08 feet to an Iron pipe set; thence S.73°40'38" E. 181.95 ft. to a Railroad pin set in the middle of Athens Co. Rd. 21 (Pleasant Hill Rd.); thence S.28°24'25" W. 72.60 ft. to a Railroad spike set; thence S.38°13'26" W. 63.60 ft. to a R.R. Spike set; thence S.44°31'37" W. 131.37 ft. to an Iron pipe set and being the place of beginning of the premises herein to be conveyed and containing 0.1732 acre in the West half of F.L. 32 and 0.5633 acre in the East half of F.L. 32 and intending hereby to convey all of the residue of the real estate owned by Lucille Bowles after conveyance to Charles E. Bowles, being 0.7365 acre, more or less.
Reference: O.R. Vol. 12, Page 647, Athens County Recorder's Office.

Correct
570°02'10"E

Subject to all legal highways and easements of record.

Surveyed by Gerald W. Bayha, Registered Surveyor # S-6139 completed 12/17/79 and revised 1/3/80.

EXCEPTING & RESERVING unto the Grantor herein an estate for and during her natural life in the aforescribed premises.

O.R.
Last Transfer: ~~XXXX~~ Record Volume 12, Page 647, Athens County Recorder's Office

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 Lucille Bowles

do es hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that she will defend the same against all lawful claims of all persons whomsoever.

Athens - Sec 17

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in consideration of Natural love and affection

to her *paid by* Charles E. Bowles,

Whose address is: Route #5, Athens, Ohio 45701

the receipt whereof is hereby acknowledged, do es **hereby Grant, Bargain,**
Sell and Convey *to the said* Charles E. Bowles

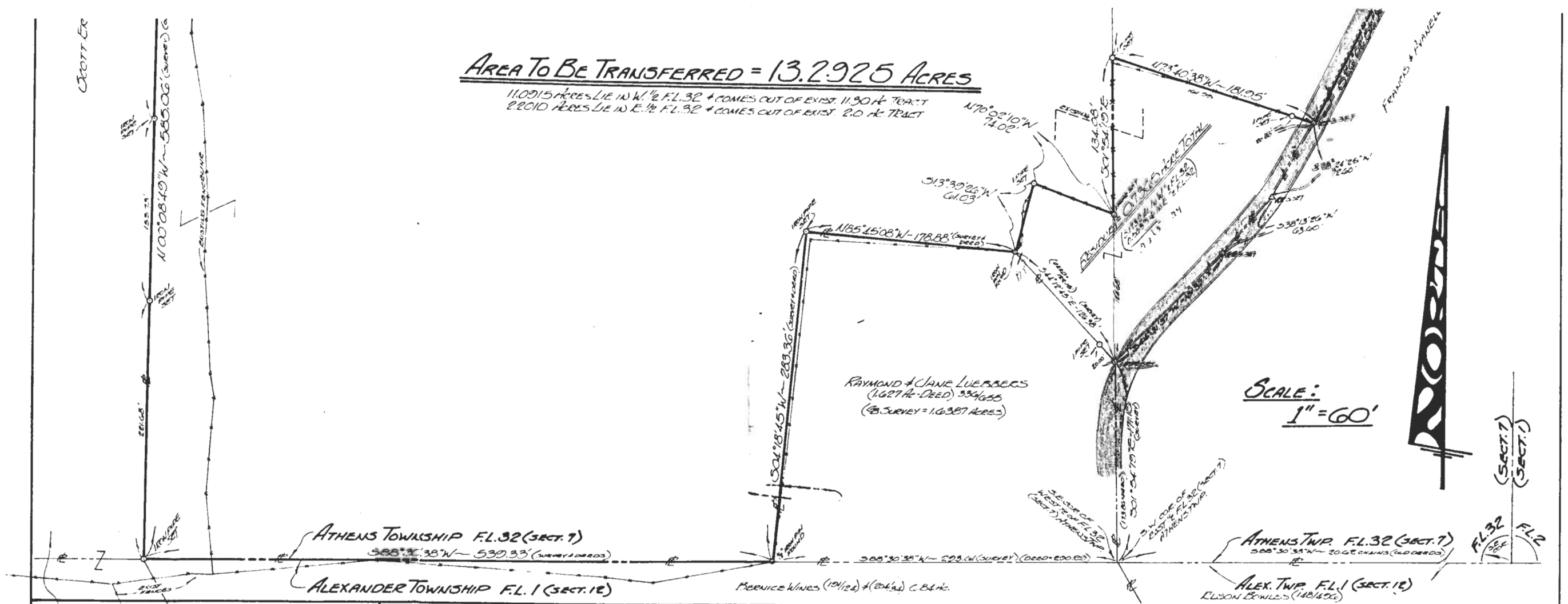
his *heirs and assigns forever,*
the following described real estate situate in the Township of Athens, County of Athens and State of Ohio, bounded and described as follows:

Situate in the West one-half and East one-half of F.L. 32, Section 7, Town 9-N, Range 14-W, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Southeast corner of the West one-half of F.L. 32, Section 7, said point being in the Athens-Alexander Township line, said point also being in the Southeast corner of a 1.6 acre parcel owned by Raymond and Jane Luebbers as recorded in Deed Book 336, Page 655 in the Athens County Recorder's Office, Athens County, Ohio, said point also being in Athens County Road No. 21 (Pleasant Hill Road); thence N. 01°54'19" W. along the East line of said 1.6 acre (Luebbers) parcel, the East line of the said West one-half ($\frac{1}{2}$) of F.L. 32, Section 7 and the West line of the East one-half ($\frac{1}{2}$) of F. L. 32, Section 7, 171.19 feet to an iron pipe set in the West edge of pavement of said Athens County Road No. 21 (Pleasant Hill Road), one of the Grantor's Southwesterly corners, and a Northeasterly corner of said 1.6 acre (Luebbers) parcel; thence N. 44°12'45" W. along a Northeasterly line of said 1.6 acre (Luebbers) parcel and one of the Grantor's Southerly lines, 126.38 feet to an iron pin found in the most Northerly Northeasterly corner of said 1.6 acre (Luebbers) parcel another of the Grantor's Southeasterly corners, passing through an iron pipe set for reference at 20.00 feet, said iron pin found also being the real point of beginning of the tract herein described.

Thence N. 85°45'08" W. along one of the Grantor's Southerly lines and the North line of said 1.6 acre (Luebbers) parcel, 178.88 feet to an iron pipe set in the Northwest corner of said 1.6 acre (Luebbers) parcel and another of the Grantor's Southeasterly corners; thence S. 04°18'45" W. along the West line of said 1.6 acre (Luebbers) parcel and another of the Grantor's Southerly lines, 283.36 feet to an iron pin found in the Southwest corner of said 1.6 acre (Luebbers) parcel and the most Southerly Southeasterly corner of the Grantor herein, said iron pin found also being in the Athens-Alexander Township line; thence S. 88°30'38" W. along the Grantor's South line, the South line of the West one-half ($\frac{1}{2}$) of F.L. 32, Section 7, and the Athens-Alexander Township line, 539.33 feet to an iron pipe set in the Grantor's Southwest corner; thence N. 00°08'49" W. along the Grantor's West line, 585.06 feet to an iron pipe set in the Grantor's Northwest corner and the Southwest corner of a 5.99 acre (by deed) (6.2568 acres by this survey) tract owned by Harry Bowles as recorded in Deed Book 254, Page 261 in said Recorder's Office, passing through iron pipe set at 221.68 feet and 375.41 feet; thence N.75°23'48" E. along the Grantor's Northerly line and the South line of a 0.2767 acre ADJOINING PROPERTY OWNER TRANSFER PARCEL transferred to Harry Bowles, 673.04 feet to an iron pipe set adjacent to an existing fence line, passing through an iron pipe set in an existing North-South fenceline at 30.33 feet, an iron pipe set at 255.06 feet and an iron pipe set at the crest of the

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AREA TO BE TRANSFERRED = 13.2925 ACRES

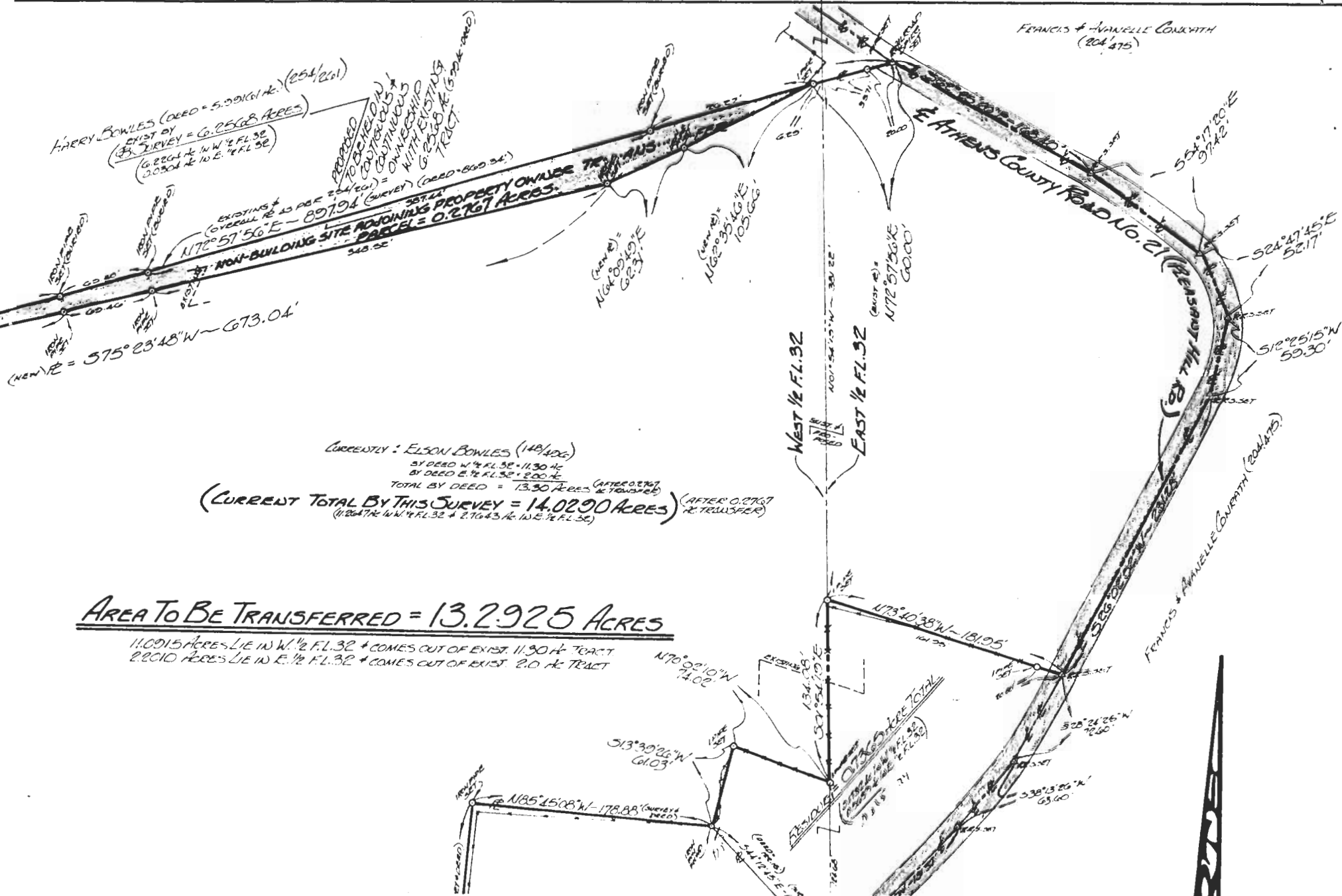
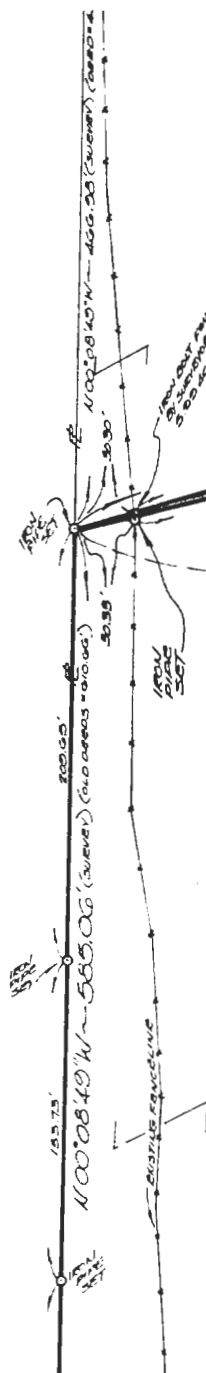
11.0915 ACRES LIE IN W. 1/2 FL. 32 + COMES OUT OF EXIST. 11.90 AC TRACT
 2.2010 ACRES LIE IN E. 1/2 FL. 32 + COMES OUT OF EXIST. 2.0 AC TRACT

RAYMOND + JANE LUEBBERS
 (1627 AC. DEED) 334655
 (S. SURVEY = 1.6387 ACRES)

SCALE:
 1" = 60'

Scott Erwin (25842)	FOR: ELSON BOWLES ROUTE No. 5 ATHENS, OHIO ~ 45701	PLAT OF SURVEY SITUATE IN THE WEST 1/2 + EAST 1/2 OF FL. 32 ~ (SECTION 7) ~ TOWNSHIP 9 N ~ RANGE 14 W ~ ATHENS TOWNSHIP ~ ATHENS CO. ~ OHIO.	<div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> 1 </div>								
	BY: GERALD W. BAYHA, P.S. REGISTERED PROFESSIONAL SURVEYOR No. 56139 ROUTE No. 5 ~ Box No. 204 (PLEASANT HILL) ATHENS, OHIO ~ 45701 ~ (PH) 592-4398			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Drawn</th> <th>Checked</th> <th>Reviewed</th> <th>Date</th> <th>Job No.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">GB</td> <td style="text-align: center;">GB</td> <td style="text-align: center;">GB</td> <td style="text-align: center;">17 Dec. 1979</td> <td style="text-align: center;">#1179-04</td> </tr> </tbody> </table>	Drawn	Checked	Reviewed	Date	Job No.	GB	GB
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GB	GB	GB	17 Dec. 1979	#1179-04							

CROTT ERWIN (200/16)



FERRY BOWLES (DEED = 5.50161 AC.) (254/261)
 EXIST BY SURVEY = 0.2568 ACRES
 (0.2264 AC. IN W 1/2 FL 32
 0.0204 AC. IN E 1/2 FL 32)

EXISTING & OVERALL TO ADJACENT PROPERTY OWNER TRACTS
 (BY SURVEY) (DEED = 800.34)
 N72°51'56"E - 897.94'
 NON-BUILDING SITE ADJOINING PROPERTY OWNER PARCEL = 0.2761 ACRES

(NEW) E = 575°23'48"W - 673.04'

CURRENTLY: ELSON BOWLES (148/106)
 BY DEED W 1/4 FL 32 - 11.90 AC
 BY DEED E 1/4 FL 32 - 200 AC
 TOTAL BY DEED = 13.90 ACRES (AFTER 0.0767 AC. TRANSFER)
 (CURRENT TOTAL BY THIS SURVEY = 14.0290 ACRES) (AFTER 0.0767 AC. TRANSFER)
 (11.2647 AC. IN W 1/4 FL 32 + 2.7643 AC. IN E 1/4 FL 32)

AREA TO BE TRANSFERRED = 13.2925 ACRES

11.0915 ACRES LIE IN W 1/4 FL 32 + COMES OUT OF EXIST. 11.90 AC TRACT
 2.2010 ACRES LIE IN E 1/4 FL 32 + COMES OUT OF EXIST. 2.0 AC TRACT

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