

Instrument
200100008046**SURVIVORSHIP DEED**

(RC 5302.17)

Mark A. Abdella and Lorianne Abdella, husband and wife, of Athens County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **Mark A. Abdella and Lorianne Abdella**, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is **11400 Valley Drive, The Plains, Ohio 45701**, the following described real property:

The following described real estate situated in Athens Township, Athens County, in the State of Ohio, Ohio University Farm Lots 146 and 147, Section 30, Township 9, Range 14, of the Ohio Company Purchase, and being a new parcel created out of the Mark A. Abdella (Athens County Official Records Vol. 265, Page 244) property bounded and described as follows:

Beginning at an iron pin found by this survey in the centerline of Athens Township road 245 (also known as Valley Drive), said iron pin being at the Southeast corner of the Tommy E. and Teresa A. Tedrow property (Athens County Official Records Vol. 81, Page 247) and from which the Northeast corner of Ohio University Farm Lot 147 bears North 52 degrees 27 minutes 22 seconds East a distance of 1742.76 feet; thence leaving the centerline of Township Road 245 and the Southeast corner of the Tommy E. and Teresa A. Tedrow property along a line created by this survey South 54 degrees 42 minutes 08 seconds East a distance of 588.99 feet to an iron pin set by this survey; thence along a line created by this survey South 89 degrees 20 minutes 40 seconds East a distance of 100.08 feet to an iron pin found by this survey at the Southwest corner of the Classic Gold, Inc. and Robert J. Shostak property (Athens County Official Records Vol. 235, Pg. 089) and the Northwest corner of the Stonehill Subdivision (Athens County Plat Records New Envelope 480 A and 480 B); thence along the West line of the Stonehill Subdivision South 00 degrees 39 minutes 20 seconds West a distance of 476.66 feet to an iron pin found by this survey at the Southwest corner of the Stonehill Subdivision and the Northeast corner of a portion of the Mark A. Abdella property previously surveyed by Seymour and Associates, passing an iron pin found by this survey at 241.69; thence leaving the Southwest corner of the Stonehill Subdivision along the North line of a portion of the Mark A. Abdella property previously surveyed by Seymour and Associates North 89 degrees 20 minutes 49 seconds West a distance of 409.19 feet to an iron in set by this survey (replacing an iron pin reported in said survey by Seymour and Associates) at the Northwest corner of said parcel; thence along a West line of a portion of the Mark A. Abdella property South 29 degrees 44 minutes 30 seconds West a distance of 467.10 feet to an iron pin found by this survey on an East line of the Mark E. Spezza property (Athens County Official Records Vol. 51, Page 43) thence along the East line of the Mark E. Spezza property North 00 degrees 01 minutes 04 seconds East a distance of 632.62 feet to a 1 1/2" x 1/4" iron bar found at the Northeast corner of the Mark E. Spezza property; thence along the North line of the Mark E. Spezza property South 89 degrees 41 minutes 52 Seconds West a distance of 475.97 feet to an iron pin found by this survey; thence along an East line of the Mark E. Spezza property North 18 degrees 09 minutes 35 seconds West a distance of 72.07 feet to an iron pin found by this survey at the southwest corner of the Tommy E. and Teresa A. Tedrow property; thence along the South line of the Tommy E. and Teresa A. Tedrow property the following four calls:

- 1) North 45 degrees 30 minutes 29 seconds East a distance of 223.60 feet to an iron pin found by this survey;
- 2) North 47 degrees 04 minutes 29 seconds East a distance of 269.76 feet to an iron pin found by this survey;
- 3) North 41 degrees 27 minutes 29 seconds East a distance of 129.17 feet to an

- iron pin found by this survey;
- 4) North 55 degrees 32 minutes 29 seconds East a distance of 147.04 feet to the Point of Beginning containing 13.9575 acres more or less, of which 4.4707 acres are in Farm Lot 146 and 9.4868 acres are in Farm Lot 147.

All iron pins set are 5/8" x 30" rebar with plastic I.D. cap stamped "E. Triplett S-6766".

Subject to all legal easements.

The above description was made in accordance with an actual survey conducted under the supervision of Eugene Triplett, S-6766 on March 1, 2, and 6, 2000. Bearings are assumed and are used to express angular measurement only.

Reference: Volume 115, Page 858 and Volume 265, Page 244, Official Records of Athens County, Ohio.

The following tract is to remain continuous and contiguous with the property heretofore described:

Situated in the County of Athens, in the State of Ohio, and the Township of Athens, Sections 24-30, Town 9, Range 14:

Being Lot Number 4 of the Stonehill Subdivision as recorded in Plat Envelopes 480 A and B of the Plat Records of Athens County, Ohio.

Subject to all rights of way, easements, leases, restrictions and reservations of record, including those of the subdivision recorded in Plat Envelope 480 A, Plat Records of Athens County, Ohio.

Reference: Volume 308, Page 918, Official Records of Athens County, Ohio.

Witness our hands this 13th day of September, 2001.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

Angela K. Hoff
Witness

Mark A. Abdella
Mark A. Abdella

Angela K. Hoff
(Typed or Printed Name)

Cherie H. Gall
Witness

Lorlaine Abdella
Lorlaine Abdella

Cherie H. Gall
(Typed or Printed Name)

STATE OF OHIO, COUNTY OF ATHENS, ss.:

The foregoing instrument was acknowledged before me this 13th day of September, 2001, by **Mark A. Abdella and Lorianne Abdella**, husband and wife, the same being their voluntary act and deed.

My Commission Expires:
(seal)

Cherie H. Gall
NOTARY PUBLIC

SEAL

CHERIE HILL GALL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.05 RC

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

No. Ex Transfer Fee Paid \$ 0
Jill A. Thompson, Athens County Auditor

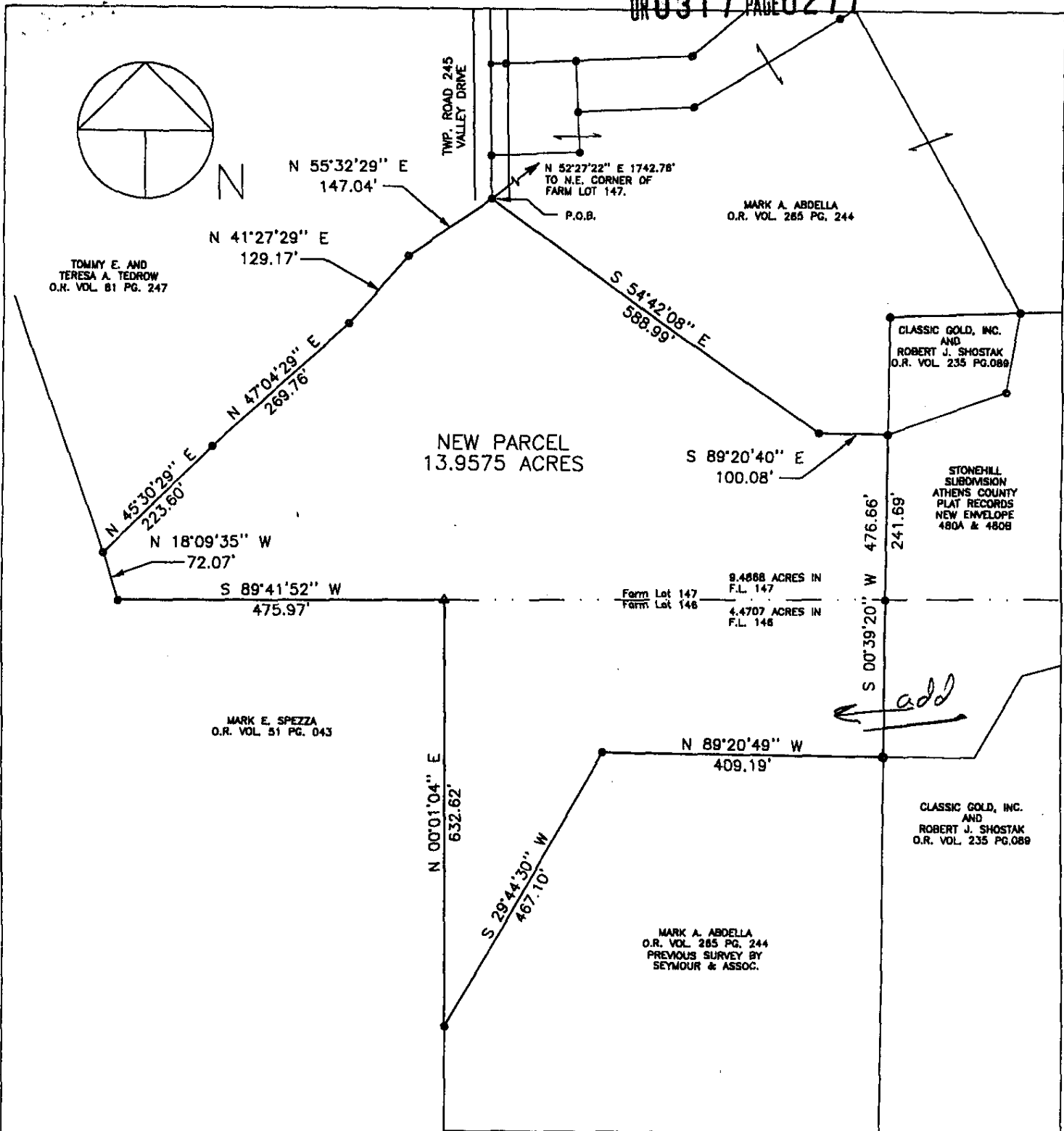
By Jh Deputy Auditor

\$ 1.00 Transferred
9-19-01

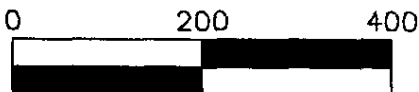
200100008046
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
09-20-2001 10:34 AM,
DEED 22.00
OR Book 317 Page 274 - 277

200100008046
MOLLICA GALL SLOAN & SILLERY

This Instrument Prepared By: Cherie H. Gall, Attorney at Law
MOLLICA, GALL, SLOAN & SILLERY CO., L.P.A.
35 North College Street, Athens, OH 45701



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: B. Blausen
DATE: 3-20-2000



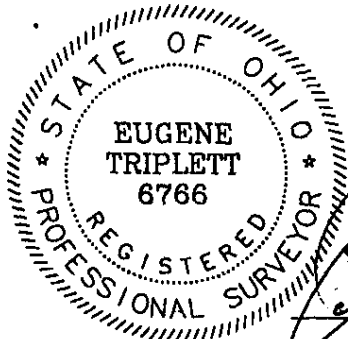
Scale 1" = 200'

- IRON PIN SET BY THIS SURVEY: 5/8" X 30" REBAR W/PLASTIC I.D. CAP: E. TRIPLETT S-6766.
 - IRON PIN FOUND BY THIS SURVEY.
 - ⊙ IRON PIPE FOUND BY THIS SURVEY.
 - STONE PIPE FOUND BY THIS SURVEY.
 - △ 1-1/2" X 1/4" IRON BAR FOUND BY THIS SURVEY.
 - SURVEY POINTS.
- BEARINGS ARE ASSUMED AND ARE USED TO EXPRESS ANGULAR MEASUREMENT ONLY.

SOURCES OF DATA:
ATHENS COUNTY DEED RECORDS
ATHENS COUNTY OFFICIAL RECORDS
ATHENS COUNTY PLAT RECORDS
1930 SURVEY BY E.G. BIDDISON
SURVEY OF THE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY PROPERTY BY EVANS, MECHWART, HAMBLETON AND TILTON.
SURVEY OF THE STONEHILL SUBDIVISION BY SEYMOUR AND ASSOC.
PREVIOUS SURVEYS OF ADJOINING LANDOWNERS BY THIS COMPANY.

TRIPLETT ENGINEERING SERVICES

P.O. Box 449
Pomeroy, Ohio 45769
(740) 992-2194



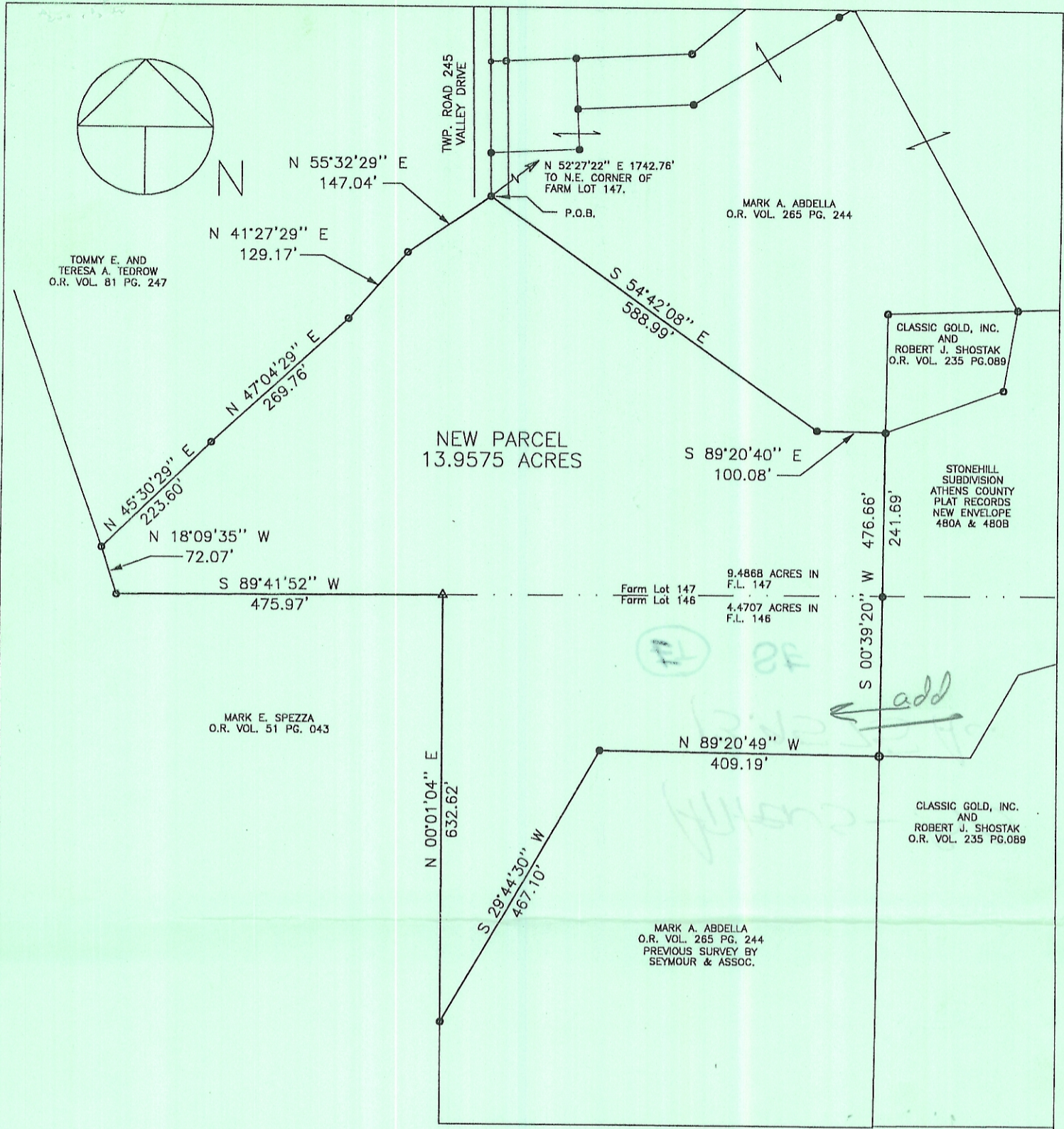
Surveyed by: [Signature]
Eugene Triplett, P.S. No. 6766

SURVEY OF A NEW PARCEL CREATED OUT OF THE MARK A. ABDELLA PROPERTY
ATHENS COUNTY OFFICIAL RECORDS VOL. 265 PG. 244
ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO
OHIO UNIVERSITY FARM LOTS 146 AND 147
SECTION 30, TOWNSHIP 9, RANGE 14
OHIO COMPANY PURCHASE
DATES OF SURVEY: MARCH 1, 2, AND 6, 2000

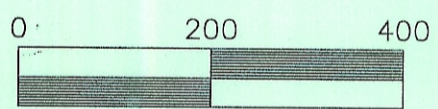
Instrument
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Date: MARCH 8, 2000 Scale: 1" = 200'

Drawn by: M.B.C. Checked by: E.T.



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