



Know All Men by These Presents

That Robert W. Fauvelle, Jr. and Janice V. Fauvelle, husband and wife,

of Athens County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by Rozella Wise,

whose address is 21719 St. Rt. 550, Amesville, Ohio 45711,

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

to the said Rozella Wise,

her heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾ Situated in the County of Athens, in the State of Ohio, and in the Township of Bern:

Being part of Section Seventeen (17), Town Seven (7), Range Twelve (12), and commencing at an iron pin found that bears South 26 deg. 59 min. 03 sec. West 3220.86 feet from the Northeast corner of Section 17; thence North 226.10 feet to a point in State Route 550; thence along said road North 76 deg. 46 min. East 100.00 feet to the place of beginning for the tract of land herein described; thence continuing along said road North 76 deg. 46 min. East 3.66 feet; thence leaving said road South 01 deg. 56 min. 39 sec. East 244.90 feet to an iron pin set; thence South 02 deg. 39 min. 19 sec. West 100.43 feet to an iron pin set; thence South 16 deg. 33 min. 11 sec. West 126.60 feet to an iron pin set; thence North 64 deg. 02 min. 27 sec. West 153.98 feet to a point in grantor's West line (an iron pin set bears North 64 deg. 02 min. 27 sec. West 1.8 feet); thence along said line North 00 deg. 00 min. East 72.74 feet to grantee's Southwest corner; thence along grantee's South line North 81 deg. 23 min. 07 sec. East 170.00 feet; thence North 00 deg. 09 min. West 300.00 feet to the place of beginning, containing 0.51 acres, more or less. (Surveyed by John M. Branner, P.S. 6805, in November, 1991).

The premises are conveyed and accepted subject to all easements of record, leases of record, restrictions of record, and established rights of way.

LAST TRANSFER: Volume 379, Page 983.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 12/1/93

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

heirs and assigns forever. And the said grantors, Robert W. Fauvelle, Jr. and Janice V. Fauvelle,

do hereby **Covenant and Warranty** 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.

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20).

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Bern #17

In Witness Whereof, the said grantors, Robert W. Fauvelle, Jr. and Janice V. Fauvelle, husband and wife, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 6th day of July in the year A. D. nineteen hundred and Ninety-two.

Signed and acknowledged in presence of us:

Patricia G. Shawd
Patricia G. Shawd

Robert W. Fauvelle, Jr.
Robert W. Fauvelle, Jr.

James W. Shawd
James W. Shawd

Janice V. Fauvelle
Janice V. Fauvelle

State of Ohio, WASHINGTON County, ss.

On this 6 day of July, 19 92, before me, a notary public in and for said County, personally came Robert W. Fauvelle, Jr. and Janice V. Fauvelle, the grantors 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.

James W. Shawd
Notary Public, Washington County, Ohio

This instrument was prepared by Robert J. Christie, Attorney at Law, McConnellsville, Ohio. No opinion is expressed as to the marketability of title or as to the accuracy of the description.

Warranty Deed

From

Robert W. Fauvelle, Jr.
Janice V. Fauvelle

To

Rozella Wise

Transferred

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County Auditor

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NOTE:
 P.O.B. BEARS A 26 59 03 W
 3220.86 FEET FROM THE
 NORTH-EAST CORNER
 OF SECTION 17
 CALC. FROM
 DIXON SURVEY

BESSIE LEWIS
 378/645

BOUNDARY LINE
 AGREEMENT
 BETWEEN
 EVERETT STARLING
 AND BESSIE
 LEWIS

LINE RUNNING HALF-WAY
 BETWEEN STOCKADE FENCE
 AND BARN AS PER AGREEMENT

1"=50'
 ● I.P. FOUND
 ○ I.P. SET

I.P. SET
 BEARS
 N 84° 29' 59" W
 0.44 59'

I.P. FOUND
 BY SWOYAR AS SET
 PER DIXON SURVEY

EVERETT
 STARLING
 376-189

0.51 acre to be
 conveyed from
 Fauvelle to
 adjoining owner

I.P. SET
 BEARS
 N 64° 22' 27" W
 1.8'

PLAT SHOWING SURVEY OF
 BOUNDARY LINE AGREEMENT
 BETWEEN EVERETT STARLING
 AND BESSIE LEWIS IN SECTION
 17, T. 7, R. 12, BERN TOWNSHIP
 ATHENS COUNTY, OHIO
 ALSO A PROPOSED TRANSFER OF
 0.51 ACRES BETWEEN ADJOINERS

SURVEYED NOV. 1991

John M. Branner
 JOHN M. BRANNER P.S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 592-5778

