

Operator _____

in by these Presents

and Sandra Nelson (husband and wife)

of Athens County, Ohio,
in consideration of one dollar and other good and valuable considerations

to them in hand paid by Bobbi Lynn Nelson, Tammy Jo Nelson, Timmothy Ray Nelson and Charles Milton Nelson, III
whose address is Route #4, Athens, Ohio 45701

do hereby Grant, Bargain, Sell and Convey

to the said Charley Milton Nelson, Jr. (life estate), and Sandra Nelson (life estate) remainder to Bobbi Lynn Nelson, Tammy Jo Nelson, Timmothy Ray Nelson and Charley Milton Nelson, III,

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

Situated in the Township of Canaan, County of Athens and State of Ohio, to-wit:

Beginning at the Southeast corner of the Northeast quarter of Section No. 1 Town No. 5, Range No. 13, of Ohio company Purchase; thence North along the East line of said Section No. 1, 11.00 chains, reference white oak tree twenty inches in diameter; thence West 33.78 chains to the public road; thence South following said public road 8° West 8½ chains; thence South 11° West 3 chains to the South line of the Northeast quarter of Section No. 1; thence East along said South line of the Northwest quarter of Section No. 1, 33.81 chains to the place of beginning, containing approximately 37 acres more or less.

Subject to rights of way given to Columbus and Southern Ohio Electric Company in Volume 190, Page 510, and Tupper's Plains - Chester Water District in Volume 286, Page 119.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in Section 1, Town 5, Range 13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of said section; thence along the south line of said quarter West 33.81 chains to an iron pin in the center of the public road, the point of beginning of the tract herein described; thence N 20° 11' E 198.19 feet along the centerline of the road to a railroad spike; thence continuing along the road N 10° 40' 20" E 42.94 feet to a railroad spike; thence leaving the road S 79° 19' 40" E 170.29 feet to a point, passing an iron pin at 200 feet, thence South 196.68 feet to the south line of said quarter; thence along said south line West 243.68 feet to the point of beginning, passing an iron pin at 226.18 feet, containing 1.0000 acres, prior deed reference Vol 240, Page 405 Athens County Mtg. Rec. Last Transfer: Deed Record Volume 305, Page 879, Athens County Deed Records.

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 s, their heirs and assigns forever.
And the said Charley Milton Nelson, Jr. and Sandra Nelson

do hereby Covenant and Warrant 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.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Charles M. M...
DATE: 9-21-83

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CAN#1

In Witness Whereof, the said Charley Milton Nelson, Jr. and Sandra

Nelson

and hereby release their right and expectancy of dower in said premises, ha
hereunto set their hands, this 25th day of March
in the year A. D. nineteen hundred and eighty-three (83)

Signed and acknowledged in presence of us:
Garry E. Hunter
G. E. Hunter

Charley Milton Nelson, Jr.
Charley Milton Nelson, Jr.
Sandra Nelson
Sandra Nelson

State of Ohio, Athens County, ss.

On this 25th day of March A. D. 19 83, before me, a Notary Public
in and for said County, personally came Charley Milton Nelson, Jr. and Sandra

Nelson 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.

Garry E. Hunter
Notary Public

GARRY E. HUNTER, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

State of _____ County, ss.

On this _____ day of _____ A. D. 19 _____, before me, a
in and for said County, personally came

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

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

This instrument prepared by Garry E. Hunter, Attorney at Law
79 North Congress, Athens, Ohio 45701

Warranty Deed

CHARLEY MILTON NELSON, JR. and
SANDRA NELSON

TO

CHARLEY MILTON NELSON, JR. and
SANDRA NELSON, BOBBI LYNN NELSON,
TAMMY JO NELSON, TIMOTHY RAY NELSON,
CHARLEY MILTON NELSON, III

Transferred _____ 19 _____

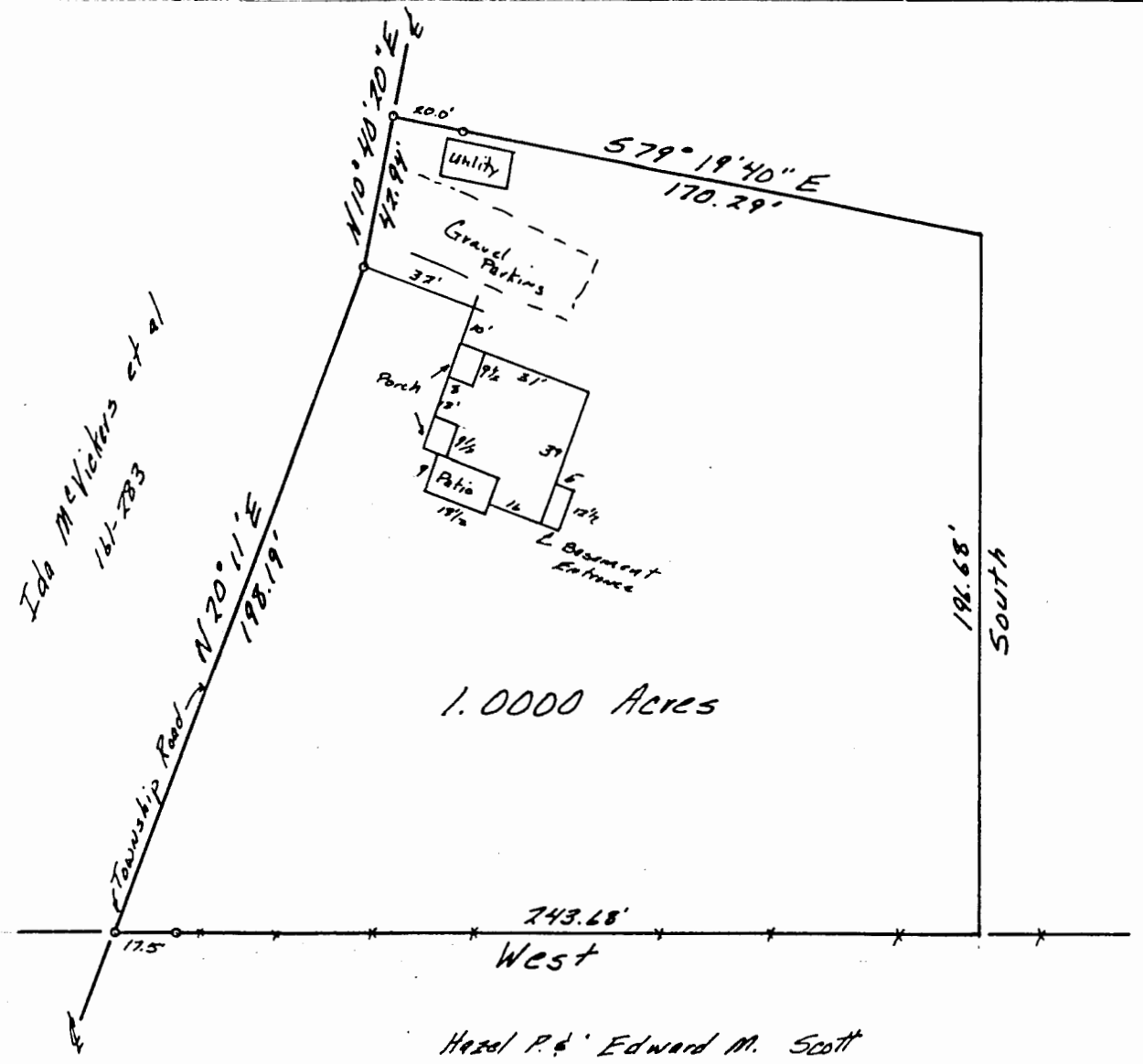
COUNTY AUDITOR

GARRY E. HUNTER
ATTORNEY AT LAW
79 NORTH CONGRESS
ATHENS, OHIO 45701

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o = Iron Pin Set
Scale: 1" = 50'



Nelson
305-879

Hazel P. & Edward M. Scott
353-95

Plat of Survey for: Charley Nelson
Section 1, Town 5, Range 13, Canaan Township
Athens County, Ohio.

I hereby certify that the above plat was prepared from an actual survey of the premises on Aug 2, 1980 and that the improvements are located on the property and there are no encroachments by adjoining.

Gregory K. Wright
Gregory K. Wright 5-6535