

* MAP ON BACK

448-2105

Case ~~for~~ Wm. Lavelle or his Secretary - 593-3347

*

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Chris Cotton
DATE: 10-3-77

12

REAL ESTATE CONTRACT

This Agreement, made and entered into at Athens, Ohio, this 2 day of November, A. D. 1974, by and between Charles F. Stover and Donna M. Stover, husband and wife, Rt. #3, Box 197, Athens, Ohio, SELLERS and Ralph E. Bowers, single, Rt. #1, Guysville, Ohio, BUYER.

Witnesseth, That, in consideration of the mutual promises of the parties herein contained, Sellers have this day agreed to sell and convey, and the Buyer agrees to purchase and pay for, upon and under the provisions, terms and conditions herein expressed, the following described real property, situated in the Township of Canaan, County of Athens and State of Ohio, to-wit:

Situated in Section 12, T. 3, R. 13, Canaan Township and being more particularly described as follows:

Beginning at the Southeast corner of Sec. 12; thence along the South line of Section No. 12, N. 84° 17' 27" W., 1198.66 feet to a R. R. spike in the centerline of C. R. No. 43; thence along the centerline of C. R. No. 43, N. 45° 18' 30" W., 70.30 feet to a spike; thence N. 26° 17' 10" W., 81.83 feet to a spike; thence N. 4° 59' 10" W., 112.63 feet to a spike; thence N. 5° 08' 30" E., 752.18 feet to a spike; thence N. 15° 05' 20" W., 113.25 feet to a R. R. spike; thence leaving the highway, S. 84° 04' 48" E., 1371.05 feet to a stone on the East line of Section No. 12; thence along the East line of said Section, S. 6° 01' 06" W., 1077.28 feet to the point of beginning, containing 32.6613 acres, and being part of a 75.00 acre tract described in Vol. 308, Page 56 of the Athens County Deed Records.

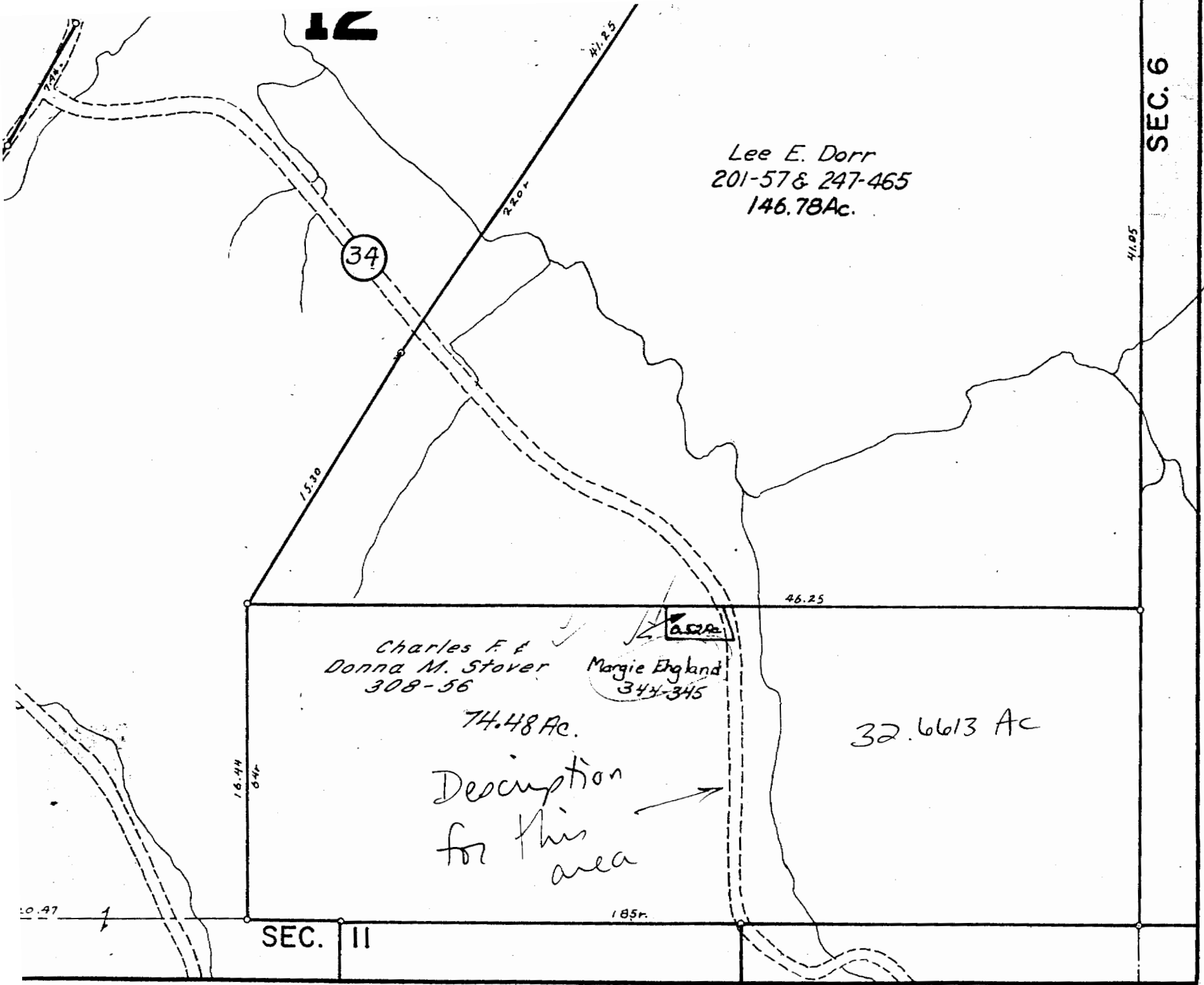
Surveyed October 7, 1974 by Harold D. Whaley, Registered Surveyor No. 4986.

together with all the privileges and appurtenances thereunto belonging.

And the said Buyer for himself and for his heirs, executors, administrators and assigns, does hereby agree to pay to the said Sellers, their heirs, executors, administrators or assigns, for the real estate aforesaid, the sum of Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars.

The sum of One Thousand Dollars (\$1,000.00) has been paid by the Buyer upon the signing of this contract, the receipt of which is hereby acknowledged, leaving a principal balance owed by the Buyer of Eight Thousand Five Hundred & No/100 (\$8,500.00) Dollars, bearing interest at the rate of Seven (7%) percent per annum, principal and interest being payable in installments of Sixty-five Dollars (\$65.00) each commencing on the 28th day of November, 1974, and a like payment of Sixty-five Dollars (\$65.00) on the 28th day of each and every month thereafter until said principal and interest have been paid in full. Said payments shall be applied first to interest and the balance to principal with interest to be computed annually. Additional partial payments or the entire payment of the principal and interest may be made at any time.

CAN #12



Lee E. Dorr
201-57 & 247-465
146.78 Ac.

34

15.30

41.25

2201

SEC. 6

41.05

46.25

Charles F &
Donna M. Stover
308-56

Margie England
344-345

74.48 Ac.

32.6613 Ac

Description
for this
area

16.44
04r

SEC. II

185r

2

Revised to