

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT Richard Bobo, single, the grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to him in hand paid by J. D. McClanahan of R. D. #4, Athens, Ohio, the grantee does hereby GRANT, BARGAIN, SELL and CONVEY to the said J. D. McClanahan the following described REAL ESTATE, situate in the Township of Canaan, in the County of Athens, and State of Ohio, to-wit:

Situate in Section 20, Fractional Section 25, Range 13, Canaan Township, Athens County, State of Ohio and being more fully described as follows:

Beginning at an iron pin in the northeast corner of said Fractional Section Number 25 and the grantor's northeast property corner; thence S 3° 48' 43" E along the east line of said Fractional Section Number 25 and the grantor's east property line and passing an iron pin at 518.41 feet a total distance of 1069.90 feet to an iron pin; thence S 15° 48' 48" W along the grantor's east property line and passing an existing iron pipe at 152.78 feet a total distance of 181.50 feet to a railroad spike in the existing centerline of Township Road Number 93; thence N 68° 08' 52" W along the existing centerline of Township Road Number 93, 95.39 feet to a railroad spike; thence N 79° 06' 25" W continuing along said line, 143.00 feet to a railroad spike; thence S 84° 34' 00" W continuing along said line, 137.65 feet to a railroad spike; thence S 75° 00' 00" W continuing along said line, 119.43 feet to a railroad spike; thence N 3° 30' 35" W along a line and passing an iron pin at 630.34 feet to an iron pin in the north line of said Fractional Section 25, a total distance of 1190.33' and the grantor's north property line; thence N 86° 11' 17" E along the north line of said Fractional Section Number 25 and the grantor's north property line, 533.70 feet to the point of beginning and containing 14.541 acres.

Subject to all legal highways and easements of record.

References: Volume 258, Page 595, and Volume 266, Page 273, Athens County Deed Records.

Description for the above-described tract being the result of a survey made by Richard C. Glasgow, R. S. No. 5161, December, 1976.

and ALL THE ESTATE, RIGHT, TITLE AND INTEREST of said grantor in and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Paul Shields*
DATE: *Feb-10-77*

Sgt. #20 Enorm

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LEONARD &
EDWARD SCOTT
D.B. 172 PG 653

FRACTIONAL SEC 31

N 86° 11' 17" E

533.70'

P.O.B.

606.64'

IRON PIN

FRACTIONAL
SEC 25

IRON
PIN

SEC 20 FRACTIONAL SEC 25 T5 R13
CANAAN TOWNSHIP ATHENS COUNTY
STATE OF OHIO

1190.33'

518.41'

1069.90'

FRACTIONAL SEC 25

FRACTIONAL SEC. 7

S 5° 48' 43" E

RICHARD
BOBO
D.B. 266 PG 273

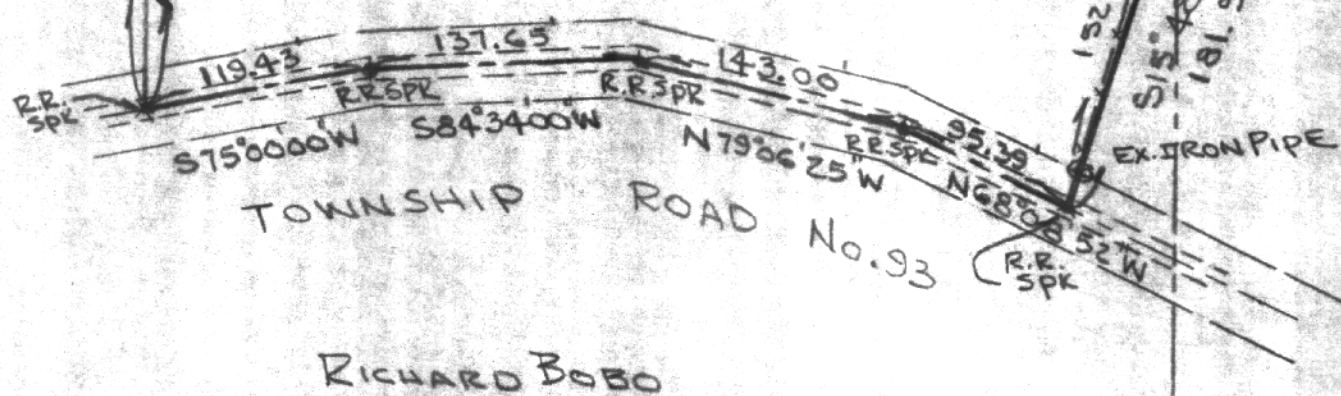
EDWARDE
HAZEL SCOTT
D.B. 219 PG 293

N 3° 30' 35" W

630.34'

AREA = 14.54 AC.

551.49'



RICHARD BOBO
D.B. 266 PG 273

PLAT OF SURVEY FOR:
DANA McCLANAHAN

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R.C. GLASGOW & ASSOC.
P.O. BOX 669
POMEROY, OHIO 45769
(614) 992-3061



SCALE 1"=100' DATE 12/17/76 BY R.C.G.

JOB NO. 76-186