

Know all Men by these Presents

That. William M. and Susan F. Durfee, married,

, the Grantors,

who claim title by or through instrument, recorded in Volume 64, Page 91, County

Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for

the sum of One----- Dollars (\$1.00)

received to their full satisfaction of

James L. Cobban

Grantee
the ~~Grantee~~

whose TAX MAILING ADDRESS will be 6700 Gura Road, Athens, Ohio 45701

do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns, the following described premises, situated in the Township of Canaan, County of Athens and State of Ohio:

Situated in Section 31, Town 5, Range 13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found on the northwest corner of Lot 31 of Hickory Hills Subdivision Phase II; thence N 69°17'00" W 66.87 feet; thence N 80°13'56" W 50.09 feet; thence N 74°44'04" E 324.79 feet to an iron pin found; thence S 1°53'35" W 185.12 feet to a point on Stephen Circle; thence along a curve to the left having a radius of 50.00 feet, a length of 193.01 feet, the long chord of which bears S 71°18'17" W 93.61 feet to an iron pin found; thence N 69°17'00" W 159.11 feet to the point of beginning containing 0.9296 acres.

This property is and shall forever remain continuous and contiguous with the property (4.27 acre tract owned by James L. Cobban) describe in Volume 61. Page 79.

Surveyed by Gregory K. Wright
Registered Surveyor S-6535
17498 South Canaan Road
Athens, Ohio 45701

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY Cheryl Hedger
DATE: 8/21/91

be the same more or less, but subject to all legal highways.

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Canaan #31

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantors, for His and her ^{selves} ~~and~~ their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owner of said premises, and they well seized of the same in fee simple, and their good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances,

and further, that said Grantors will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration

release and forever quit-claim unto the said Grantees ^{his} ~~and~~ heirs and assigns, all their ^{do} ~~right~~ right and expectancy of ~~Dower~~ in the above described premises.

In Witness Whereof they have hereunto set their hands, the day of _____, in the year of our Lord one thousand nine hundred and _____ Signed and acknowledged in presence of

State of Ohio }
Athens County, ss. Before me, a Notary Public, in and for said County and State, personally appeared the above named William M. and Susan F. Durfee who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Athens, Ohio this _____ day of _____, A. D. 19 _____

This instrument prepared by Francis R. and Adeline Gura

Garman

TO

Transferred _____ 19 _____

COUNTY AUDITOR

State of Ohio
County of _____ ss

Received for Record on the _____ day of _____ 19 _____ at _____ o'clock _____ M. and Recorded _____ 19 _____ in _____

Deed Book _____ Page _____

COUNTY RECORDER

Recorder's Fee \$ _____

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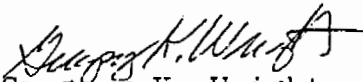
Durfee to Cobban

Description of 0.9696 Acres

Situated in Section 31, Town 5, Range 13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

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Prior deed reference Volume 64, Page 91, Official Records of Athens County.


Gregory K. Wright
Registered Surveyor S-6535
17498 South Canaan Road
Athens, Ohio 45701

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY Cheryl Hedges
DATE 8/21/91

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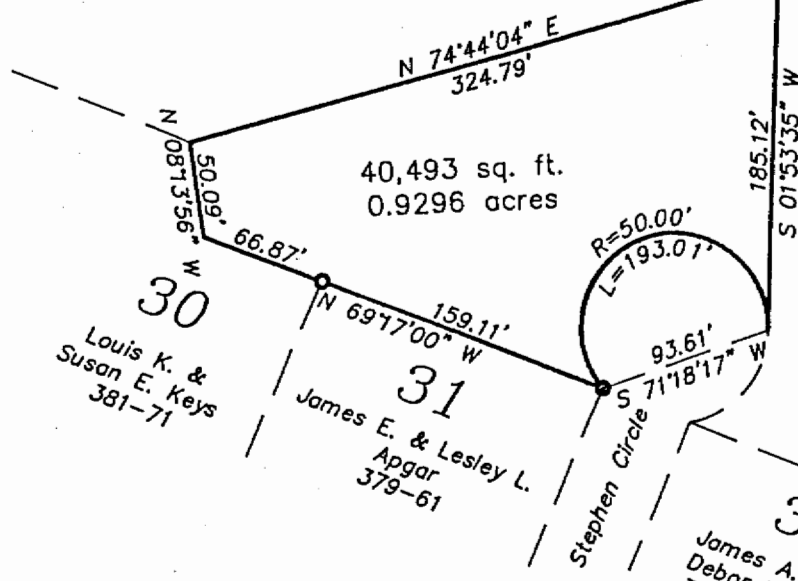
- = Iron Pin Found
- = Iron Pin Set

James L. Cobban
61-79

Plat of Survey of 0.9296 Acres
Sited in Section 31, Town 5, Range 13,
Canaan Township, Athens County, Ohio.
Surveyed July 1991 for:
Francis Gura

William M. & Susan
Durfee
64-91

Gregory K. Wright
Gregory K. Wright
Registered Surveyor S-6535



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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Gplat.dwg