



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Box 208A
Route Five
Athens, Ohio 45701
614/593-8701

Situated in the West half of Section 31, Town 5, Range 13, Canaan Township Athens County, Ohio and described as follows:

Commencing at a found spike at the southwest corner of Lot 39 of the Hickory Hills Subdivision; thence along the west line of said Hickory Hills Subdivision North 08°50'00" East 362.35 feet to a found iron pin, the northeast corner of a 7.924 acre tract described in Volume 33 Page 841 of the Athens County Deed Records, said found iron pin is THE TRUE POINT OF BEGINNING; thence along the north property line of said 7.924 acre tract North 84°27'15" West 489.93 feet to a found iron pin; thence South 89°26'00" West (passing a found iron pin at 197.98 feet) for a total distance of 216.62 feet to a point in the middle of Athens County Road 98, the northwest corner of said 7.924 acre tract; thence leaving the north line of said 7.924 acre tract and along the middle of Athens County Road 98 the following nine courses:

1. North 16°38'16" West 110.34 feet to a point; thence
2. North 23°38'41" West 87.68 feet to a point; thence
3. North 29°09'54" West 417.70 feet to a point; thence
4. North 20°28'43" West 64.06 feet to a point; thence
5. North 06°38'29" West 240.50 feet to a point; thence
6. North 00°06'29" East 85.78 feet to a point; thence
7. North 07°37'03" East 329.67 feet to a point; thence
8. North 08°21'48" East 300.07 feet to a point; thence
9. North 11°26'24" East 21.72 feet to a point on the north line of grantors property; thence leaving Athens County Road 98 and along the north line of the grantors property South 82°17'53" East (passing set iron pins at 21.72 feet and 468.57 feet) for a total distance of 1,176.38 feet to a set iron pin on the west line of Lot 34 of Hickory Hills Subdivision; thence along the west line of Hickory Hills Subdivision South 06°29'53" West ^{39.41 feet} to a found 3/4 inch galvanized pipe at the southwest corner of said Lot 34; thence continuing along the west line of said Hickory Hills Subdivision South 09°23'07" West 607.01 feet to a point; thence South 09°02'01" West 107.00 feet to a point; thence South 08°50'00" West 732.92 feet to the point of beginning containing 36.7442 acres and being a part of a tract described in Volume 9 Page 181 of the Athens County Deed Records.

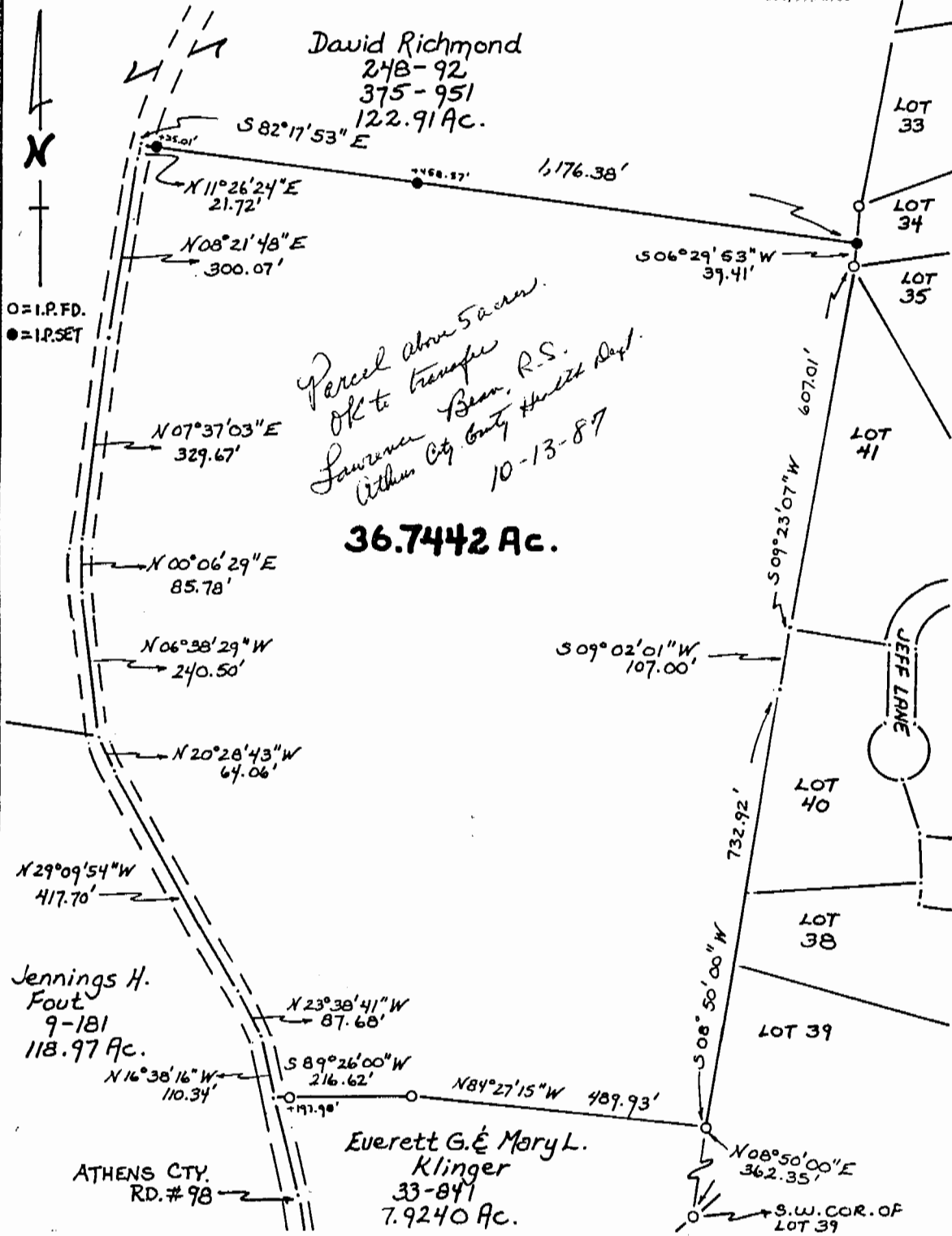
CAN#31



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Plat of a 36.7442 Acre Tract Scale 1" = 200'

Surveyed for Mr. Patrick Rose Date 9/25/87

Subdivision West 1/2 of Sec. 31

Township Canaan Section 31 Town 5 Range 13

Corporation --- County Athens State Ohio

Leonard F. Swoyer II

Leonard F. Swoyer II Reg. Prof. Land Surveyor No. 6765

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238-373

WARRANTY DEED

COLUMBUS BLANK BOOK CO., COL. O.
FORM NO. 12

Know all Men by these Presents

238-373

That Josiah B. Allen and Mildred B. Allen, his wife

of the Township of Athens County of Athens
and State of Ohio Grantors, in consideration of the sum of

---One Dollar and other good and valuable considerations ----

to them paid by Jennings H. Fout and Mary G. Fout, his wife,

of the Village of Hamden County of ~~Washington~~ VINTON
and State of Ohio Grantee, the receipt whereof is hereby

acknowledged do hereby grant, bargain, sell and convey to the said
Grantees, Jennings H. Fout and Mary G. Fout, his wife

their heirs and assigns forever, the

following Real Estate situated in the County of Athens
in the State of Ohio and in the Township of
Canaan and bounded and described as follows:

FIRST TRACT: Eighty-four acres, more or less, in the west-middle part of section no. 31, town 5, range 13, Ohio Company's Purchase, being all of a certain one hundred acre tract in said section, described as follows: commencing at Fagans southwest corner in the west line of said section; thence east 36.22 chains to a corner; thence south 27.68 chains to a corner; thence west 36.07 chains to said west line of said section; thence north 27.68 chains to the place of beginning. Excepting a certain fifteen acre tract in an L. Shape in the northwest part of corner of said tract, and about one and one-half acre in a triangular form off the northeast corner thereof conveyed to James D. Chapman by deed to which reference is had, and being the same premises conveyed to Ann Mulligan by Samuel Gainer and wife by deed dated June 3rd, 1865, duly recorded in vol. 32, pages 434 and 435 of the Record of Deeds of Athens County, Ohio.

SECOND TRACT: ... the west middle part of said section no. 31, town 5, range 13, Ohio Company's Purchase, and bounded as follows: beginning 39.25 chains south of the northwest corner of said section by Pruden's Survey; thence south to a corner in the west line of said section between farms formerly owned by Joseph Carpenter and Samuel James; thence east half way on the south line of a twenty acre tract heretofore conveyed by Stephen B. Towell to Samuel Gainer; thence north to the center of said 20 acres; thence east to the east line thereof; thence north to the northeast corner thereof; thence west to the place of beginning; being all of said twenty acres except the southeast quarter thereof; and also 28.31 acres, more or less, in the middle part of said section, commencing at the southeast corner of said southwest quarter or subdivision; thence south two chains thence northwesterly to the public road leading to Day's Mill at the intersection of the south line of said northwest quarter of said section; thence north 12 degrees west

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See at 10

4.31 1/2 chains; thence 10.25 chains north to a rock oak; thence east 17.62 1/2 chains to the east line of said northwest quarter; thence south to the place of beginning, said parcels making together 43.31 acres, more or less, as conveyed to Ann Mulligan by Patrick Kelley, January 12, 1866, to which deed reference is had for description. Both first and second tracts, above described being part of the premises conveyed to Joseph Mulligan by Fred Stalder, Sheriff of Athens County, Ohio, by deed dated July 17, 1886, and recorded in volume 59, pages 404, 405 and 406, Record of Deeds of Athens County, Ohio.

Being a part of the same premises conveyed by Elizabeth Regina McCasben, et al, to the grantors herein by deed dated the 9th day of April, 1945, and recorded in vol. 185, page 411-A, of the Record of Deeds of Athens County, Ohio.

Excepting and reserving however, to the grantors, a right of way of sufficient width to permit ingress and egress to some land owned by the grantors and lying to the east of the premises, said right of way to be used for the passage of all machinery and equipment and other vehicles used for ingress and egress to and from said premises in perpetuity.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, Jennings H. Fout and Mary G. Fout, his wife
their heirs and assigns forever.

And the said Grantor s, Josiah B. Allen and Mildred B. Allen, his wife,

for themselves and their heirs,
do hereby covenant with the said Grantee s, Jennings H. Fout and Mary G. Fout,
his wife,

their heirs and assigns, that they are lawfully seized of the premises
afore-said, that the said premises are Free and Clear from all Incumbrances whatsoever

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