



Know all Men by these Presents

That CECIL GWINN AND RHODA GWINN, HUSBAND AND WIFE, GRANTORS,

of Athens County, Ohio,
in consideration of One Dollar and other good and valuable consideration,

to them in hand paid by Evalyn R. Walker, Grantee

whose address is Box #85, R.D. #6, Athens, Ohio 45701,

do hereby Grant, Bargain, Sell and Convey
to the said Evalyn R. Walker, her

heirs and
assigns forever, the following described Real Estate, situate in the Township

of Canaan in the County of Athens
and the State of Ohio,

being more particularly described as follows, to-wit:
The following real estate situate in Section 26, Town 6, Range 13, Canaan Township, Athens County, Ohio, and bounded and described as follows: Starting at an iron pin at the Northwest corner of the East half of the Northwest quarter of Section 26; thence S 244.65 feet to an iron pin in County Highway #90; thence following said road South 77° 15' East 206.15 feet, S 47°21' E 255.06 feet, S 59°20' E 51.12 feet; thence leaving said road S 1°47' W 37.42 feet iron pin thence N 85°23' E 209.25 feet to intersection of County road 90 and Township Road 92; thence along Twp. Road S 81°07' E 263.51 feet to a point (cap) in road the place of beginning of the tract to be conveyed; thence leaving said road N 5°46' W 393.92 feet to middle of County Road 90 passing iron pins at 11.40 feet and 373.22 feet; thence following said road N 51°54' E 100.0 feet, N 57°16' E 100.22 feet, N 61°42' E 100.0 feet, N 74°14' E 104.78 feet, and N 86°41' E 53.55 feet to North line Section 26 and road intersection thence N 89°45' E 92.44 feet to corner; thence leaving road and section line S 0°30' E 560.00 to corner; thence S 2°13' W 72.0 feet to a bolt in Township Road 92; thence along road N 84°27' W 462.49 feet to place of beginning and containing 6.105 acres more or less. EXCEPTING therefrom the following described real estate: Situate in Section 26, Canaan Township, Athens County, Ohio and being bounded and described as follows: Beginning at an iron pin in County Highway Number 90 and on the East property line of Cecil Gwinn property, reference Volume 248, Page 305, Athens County Deed Records, and is South 495.39 feet and South 84°34' East 1367.95 feet from an iron pin at the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section; thence leaving said road North 2°06' East 71.79 feet to a fence corner; thence North 0°39' West 300.0 feet to a point; thence South 89°30' West 170.0 feet; thence South 354.0 feet to County Highway Number 90; thence along said road South 84°34' East 171.58 feet to the place of beginning, and containing 1.42 acres more or less. Leaving after said exception, 4.685 acres, more or less. Subject to all road right of way.

Last Transfer: Deed Record Volume 248 , Page 305 ,Athens County Deed Records.

and all the Estate, Right, Title and Interest of the said grantor Sin and to said premises;
To have and to hold the same, with all the privileges and appurtenances thereunto belonging,
to said grantee , her heirs and assigns forever.

And the said

Cecil Gwinn and Rhoda Gwinn,

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

Paul Shields

DATE: Apr. 3-78

NE 1/4 Sec. 26
NW 1/4 Sec. 26
Canaan Twp

South
244.65

Parminter

Swinn

1.2 Acre
Swinn

Swinn

6.105 Acre

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