

Know All Men by These Presents

That⁽¹⁾ GREGORY M. LINSCOTT, unmarried,

of Athens County, Ohio,

in consideration of One Dollar (\$1) and other good and valuable consideration to him in hand paid by FRED M. CLUFF, unmarried,

whose address is

does hereby **Grant, Bargain, Sell and Convey**

to the said Fred M. Cluff

his heirs

and assigns forever, the following described **Real Estate**,⁽²⁾

Situated in the Township of Dover, County of Athens, and State of Ohio, being a part of River Lot 351 in the Southeast Quarter of Section 25, Township 10, Range 14, and bounded and described as follows:

Commencing for reference at the Southwest corner of said River Lot 351; thence North 4 degrees 51 minutes East 72.00 feet to an iron pin set on the north right of way line of County Road 110, being the point of beginning; thence along said right of way North 71 degrees 40 minutes East 754.00 feet to an iron pin set; thence continuing along said right of way North 1 degree 03 minutes West 81.95 feet to an iron pin set; thence North 33 degrees 30 minutes East 33.95 feet to an iron pin set in the center of Township Road 246; thence along the center of said Township Road 246 North 36 degrees 57 minutes West 654.88 feet to an iron pin set; thence along the center of said Township Road 246 North 38 degrees 01 minutes West 388.66 feet to an iron pin set in the west line of River Lot 351; thence South 4 degrees 51 minutes West 1181.20 feet along the west line of River Lot 351 to the place of beginning, containing 10.40 Acres more or less.

(CONTINUED ON BACK HEREOF).

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his heirs and assigns forever. And the said Gregory M. Linscott

do es hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that he will **Defend** the same against all lawful claims of all persons whomsoever.

Reviewed checked for
Accuracy
DATE: 7-11-85
Robert Lichtenberg

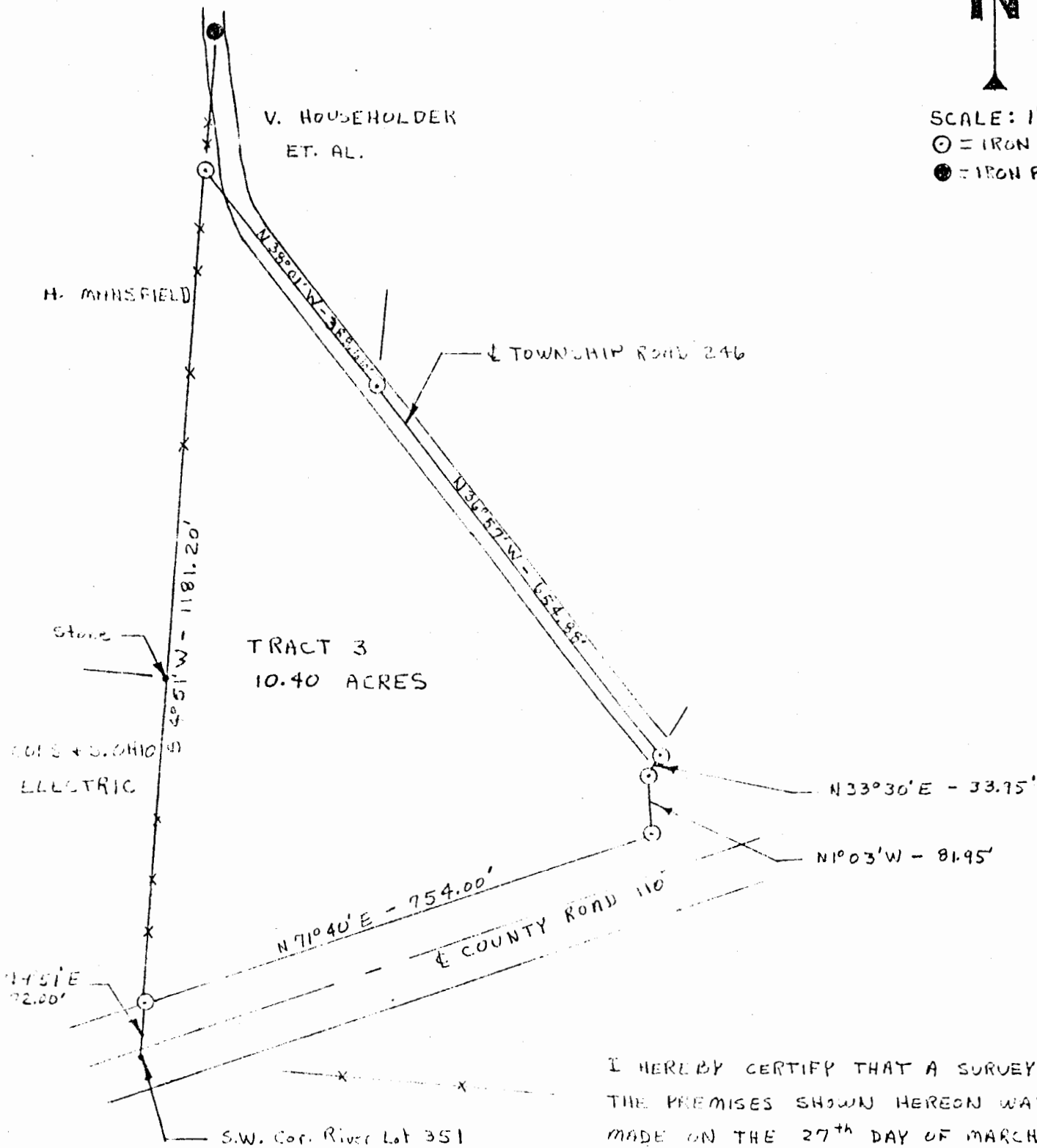
(1) Show marital status.
(2) Description of land or interest therein and encumbrances, reservations, and exceptions, if any; also show reference by volume and page to prior recorded instrument under which grantor claims title.

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DON # 25

BEING A PART OF RIVER LOT 351 IN THE SOUTHEAST QUARTER
 OF SECTION 25, TOWNSHIP 10, RANGE 14, DOVER TOWNSHIP,
 ATHENS COUNTY, OHIO.



SCALE: 1" = 200'
 ⊙ = IRON PIN SET
 ● = IRON PIN FOUND



I HEREBY CERTIFY THAT A SURVEY OF
 THE PREMISES SHOWN HEREON WAS
 MADE ON THE 27th DAY OF MARCH 1982.

Steven A. Kinman
 REGISTERED SURVEYOR NO. 6700