



Know all Men by these Presents

That DAVID R. THOMPSON, unmarried, and TERRY L. THOMPSON, married, the grantors

of ~~XXXXXX~~ Ohio,
in consideration of One Dollar and other valuable consideration

to them in hand paid by WILLIAM DUNN, the grantee,
whose address is Box 699, Buckeye Lake, Ohio 43008,
do hereby Grant, Bargain, Sell and Convey
to the said William Dunn, his

heirs and
assigns forever, the following described Real Estate, situate in the Township
of Dover, in the County of Athens,
and the State of Ohio.

Being a part of a tract of land last transferred in Vol. 383, Page 707, Athens Co. Deed Records, situated in the SE $\frac{1}{4}$ of Sec. 26, Dover Twp., T-10N, R-14W, Athens Co., Ohio, and being more particularly described as follows:

Beginning at a point on the approximate easterly boundary of an abandoned telephone line right-of-way from which the SW corner of said Sec. 26 bears S 44° 34' 26" E a distance of 616.71 ft., S 0° 16' 00" E a distance of 126.81 ft., and S 89° 44' 00" W a distance of 3836.20 ft., said beginning point being referenced by an iron pin set which bears N 41° 04' 21" E a distance of 0.98 ft.;

Thence, with said easterly telephone line right-of-way, N 44° 34' 26" W a distance of 869.09 ft. to an iron pin set;

Thence, leaving said right-of-way line, N 60° 21' 05" E, passing an iron pin set at 1230.03 ft., going a total distance of 1246.03 ft. to a point in the center of Twp. Rd. No. 295;

Thence, with the center of Twp. Rd. No. 295 the following five (5) courses: 1) S 34° 35' 49" E a distance of 55.10 ft. to a point; 2) S 32° 15' 08" E a distance of 118.69 ft. to a point; 3) S 29° 14' 17" E a distance of 178.42 ft. to a spike nail set; 4) S 33° 50' 19" E a distance of 74.66 ft. to a spike nail set; 5) S 41° 27' 26" E a distance of 48.42 ft. to a point;

Thence, leaving said Twp. Rd., S 41° 04' 21" W, passing an iron pin set at 15.00 ft., going a total distance of 1108.59 ft. to the place of beginning, containing 17.7737 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 295 and all valid easements.

Cited bearings are based on the South line of Sec. 26 as running S 89° 44' 00" W. All iron pins described as being set are $\frac{1}{2}$ " x 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, from July 17 to August 16, 1985.

Last Transfer: Deed Record Volume 383 . Page 707, Deed Records of Athens County, Ohio,

and all the Estate, Right, Title and Interest of the said grantor^s 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 David R. Thompson and Terry L. Thompson

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, except all easements, conditions, leases and restrictions of record, if any, and except real estate taxes for the December, 1985 collection, and thereafter.

BY: W. Watkins
DATE: Oct. 8, 1985

Dover Sec. #26
43



S 33° 55' E
197
74.28
A 1.95

TRACT 1
1.4957 AC.
(PT. OF VOL. 383
PG. 707)

28 E
360.59

N 41° 27' 26" W
117.55

S 32° 50' 08" E
118.69

178.42
S 29° 14' 17" E

S 33° 50' 09" E
74.66

N 41° 27' 26" E
48.42

S 20° 00' E
211

D. THOMPSON
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N 60° 21' 05" E
1230.03
1246.03

TRACT 2
17.7737 ACRES
(PT. OF VOL. 383 PG. 707)

N 41° 04' 21" E
1093.59
108.59

44

869.09
N 44° 34' 26" W

(ABANDONED TELEPHONE LINE R/W)

N 61° 50' 03" E
167.68

D. THOMPSON
83, PG. 707