

and Ben Minor, husband and wife, of Athens, Ohio, the grantors, in consideration of Two Thousand Five Hundred Dollars (\$2,500.00), to them paid by M. O'Neil Company Employees Federal Credit Union, the grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said grantee, its successors and assigns, the following described real estate, situated in the Township of Dover, County of Athens, and State of Ohio, to-wit:

Situated in the Northeast Quarter of Sec. 8, T. 10, R. 14, Dover Twp., Athens County, Ohio, and being more particularly described as follows:

Beginning at an iron pin on the center section line, N. 6° 02' 26" E., 17.07 chains (1126.62 feet) from the Southwest corner of the Northeast Quarter of Sec. No. 8;

Thence S. 84° 45' 04" E., 272.95 feet along a fence line to an iron pin in the corner of the fence;

Thence along a fence line, N. 21° 07' 39" W., 436.28 feet to a corner tree on the Northwest side of the creek;

Thence S. 81° 14' 11" W., 76.52 feet to an iron pin on the middle section line;

Thence along the middle section line, S. 6° 02' 26" W., 372.00 feet to the point of beginning, containing 1.541 acres, and being the same tract described in Vol. 312, Page 497 and Vol. 216, Page 525 of the Athens County Deed Records as being 2.00 acres.

EXCEPT all coal underlying said premises.

Surveyed January 6, 1975 by Harold D. Whaley, Registered Surveyor No. 4986.

AND ALSO, the joint use of the following easement: An easement twelve feet wide by about 1150 feet long running to the former right of way of the C & O Railroad in a southwesterly direction from said two acres tract across a tract of 44.8 acres formerly owned by Franklin Quillen, et ux, as set forth in case No. 21059, Athens County Common Pleas Court, wherein Mabel Norris was plaintiff and John William Matson et al were Defendants.

References: Volume 282, Page 652 and Volume 312, Page 497, Athens County Deed Records.

and all the estate, title and interest of said grantors in and to said premises.

TO HAVE AND TO HOLD said premises with the appurtenances thereunto belonging, and all the rents, issues and profits thereof, to the said grantee, its successors and assigns forever; subject, however, to all legal highways, zoning restrictions, and to the conditions herein contained.

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OFFICE OF
COUNTY ENGINEER
ATHENS COUNTY
GERALD E. HANN, COUNTY ENGINEER
ATHENS, OHIO

~~December~~ 2, 1975
JAN

Samuel B. Erskine, Attorney-at-Law
Box 477
Athens, Ohio 45701

Dear Mr. Erskine:

As you know, for the past year and a half this office has been checking the mathematical accuracy of property descriptions prior to transfer. This is done in the interest of assuring both grantor and grantee that the property being transferred is described properly and to maintain or improve the quality of public records.

The description which you have submitted for approval on the transfer of a two acre tract located in Section 8, T 10, R 14, Dover Township is mathematically inaccurate. Further, the intent of the location of the tract within Section 8 is uncertain.

For these reasons I cannot approve the proposed description for transfer. If you have any questions concerning this matter, please contact me.

Very truly yours,

Gerald E. Hann, P.E.P.S.
Athens County Engineer

GEH:oc

cc EJP Description File

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216-523
226-510

Box 477
SAMUEL B. ERSKINE

Situated in the Township of Dover, County of Athens and State of Ohio and bounded and described as follows:

Situated in Section 8, Town 10, Range 14, Ohio River Survey, and being surface, beginning at southwest corner of north-east quarter and thence running east 372 feet surface measure; thence north 359 feet thence west 100 feet; thence south 172 feet to place of beginning containing two acres, more or less. Deed Reference Volume 216, Page 525, and Volume 226, Page 510. Also conveying an easement twelve feet wide by about 1150 feet long running to the former right of way of C & O Railroad in southwesterly direction from said two acre tract across a tract of 44.8 acres formerly owned by Franklin Quillen et ux, as set forth in case No. 21059, Athens County Common Pleas Court wherein Mabel Norris was plaintiff and John William Matson et al were defendants. Reference: Vol. 282, Page 652, Record, Athens County, Ohio.

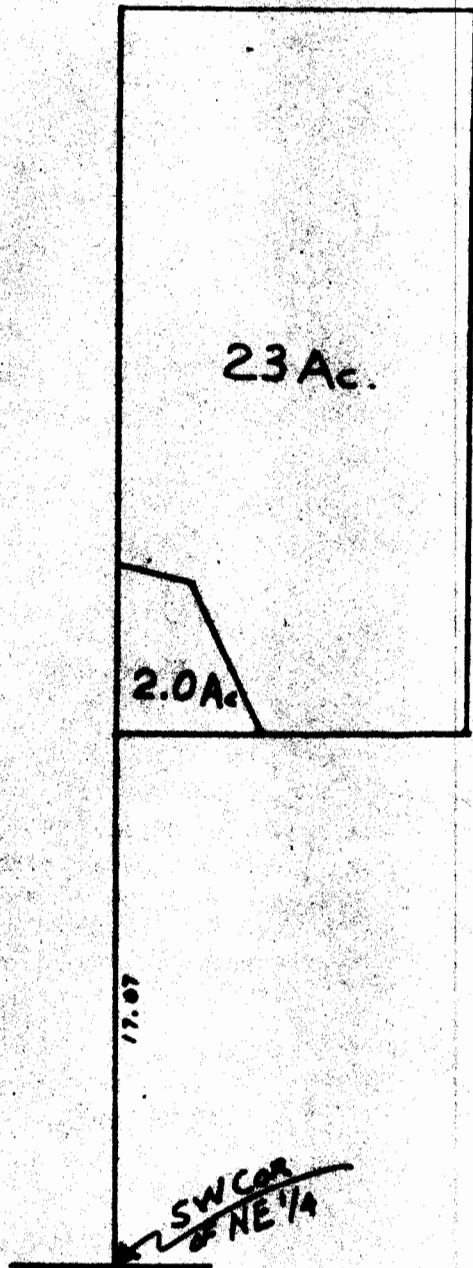
REFERENCE: Volume 312, Page 497, Deed Records of Athens County, Ohio.

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Plat of 2.00 Ac in the
NE 1/4 of Sec. 8, T 10, R 14,
Dover Twp., Athens Co., Ohio

Traced from Athens Co. Tax Map

Scale 1" = 400'



The legal description of the 2.00 Ac. tract
is found of record in Vol. 312, Page 497 and in
Vol. 216, Pg 525, Athens Co. Deed Records.

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