Form 662 - Warranty Deed - Ohio Statutory Form

Know all Aer

That William McDowell

of Athens County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to David Wakefield

whose tax mailing address is 10646 Sand Ridge Road, Millfield, Ohio, 45761

the following real property:

Situated in Section 1 of Dover Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set that bears North 88 Degrees 48 Minutes 41 Seconds West, 660 feet from the Northeast corner of Section 1 of Dover Township; thence, North 85 Degrees 51 minutes 48 Seconds East, 470.34 feet to a point in County Road 26, passing an iron pin set at 446.57 feet; thence, along said road South 14 Degrees 29 Minutes 08 Seconds West, 39.49 feet to a P.K. nail set in the intersection of County Road 26 with Township road 218; thence, along County Road 26, South 00 Degrees 59 Minutes 24 Seconds West, 196.21 feet to a rail road spike; thence, South 17 Degrees 20 Minutes 24 Seconds East, 101.29 feet to the POINT OF BEGINNING:

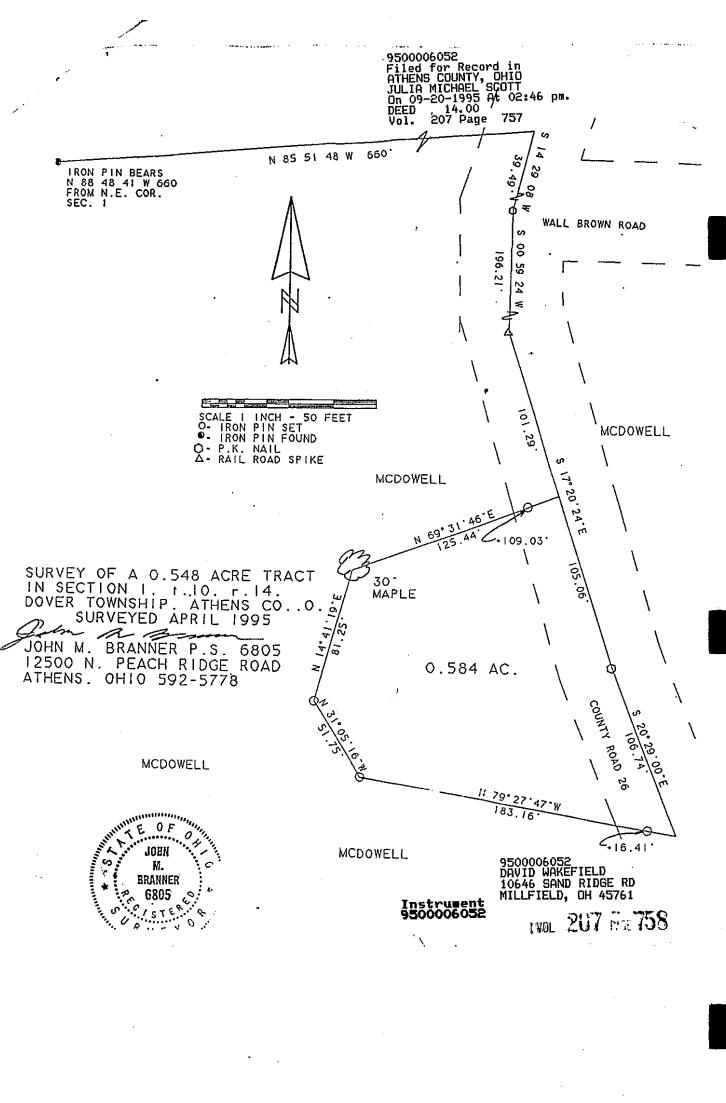
thence, continuing, South 17 Degrees 20 Minutes 24 Seconds East, a distance of 105.06 feet to a P.K. nail; thence South 20 degrees 29 Minutes 00 Seconds East, a distance of 106.74 feet to a point; thence, leaving County Road 26, North 79 Degrees 27 Minutes 47 Seconds West, a distance of 183.16 feet to an iron pin set, passing an iron pin set at 16.41 feet; thence North 31 Degrees 05 Minutes 16 Seconds West, a distance of 51.75 feet to an iron pin set; thence North 14 Degrees 41 Minutes 19 Seconds East, a distance of 81.25 feet to a 36-inch maple tree; thence North 69 Degrees 31 Minutes 46 Seconds East, a distance of 125.44 feet, passing an iron pin at 109.03 feet to the POINT OF BEGINNING; said described tract containing 0.584 acre.

Subject to all easements and rights of way of record.

The above description is based on a field survey completed April 1995 by John M. Branner P.S. 6805.

Prior Instrument Reference: Volume 106, Page 752
wife/husband of the grantor, releases all rights of dower therein.

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Witness 1975 hand this	14 day of Leplanty
19 95	
Signed and acknowledged in presence of	Will month
Molly Bruns	
res conveys and been examined in the Granter has complied with	
Section 319,202 C; the Revised Co	<u>0</u>
State of Olfo. Sss. Before m	e, a NOTKNY PURYK
WILLIAM MUJUMILL who acknowledged that HR did sign i	County and State, personally appeared the above named the foregoing instrument and the same is
act and deed. A landested The second secon	n Testimony Whereof, I have hereunto set my hand
1 100 1995	nd official seal, at his 14 day of SEMEAB A.D. 1995
Starle Pouladi _	a form
This instrument prepared by	ind finathan Walnutel
DAV	ID NOWATHAY WAREFIELD



(Fr. Nasa)