

Instrument
9500006052

Know all Men by these Presents

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.

Witness my hand this 14th day of September

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Signed and acknowledged in presence of

K Robert Troy
Molly Bruns

William McDowell

This conveyance has been examined
and the Grantor has complied with
Section 819.202 of the Revised Code.

No. 852 Transfer Fee Paid \$ 10.00
Peter G. Couladis, Athens County Auditor

State of Ohio, } ss. Deputy Auditor
Before me, a NOTARY PUBLIC

County, } in and for said County and State, personally appeared the above named

WILLIAM McDOWELL
who acknowledged that he did sign the foregoing instrument and the same is HIS free
act and deed.

Sol transferred
Sept 20, 1995
Peter G. Couladis

NO EXPIRATION DATE

In Testimony Whereof, I have hereunto set my hand
and official seal, at
this 14th day of September, A.D. 1995

K Robert Troy

This instrument prepared by

David Jonathan Wakefield
DAVID JONATHAN WAKEFIELD
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