000330



## Know All Men By These Presents.

That, Arthur H. Trout and Peggy L. Trout, husband and wife

(Marital Status)

1.10 131 3.130

Athens County, Ohio Significant for valuable consideration paid, grant(s), (COVENANTS, IF ANY) with general warranty covenants

Linda Wolfe Craddock Partied (Marital Status)

XXXXXX

XXXXXXXX

(Marital Status)

10804 St. Rt. 550, Athens, Ohio 45701

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situated in the Southeast Quarter, Section 7, T.10, R.14, Dover Township, Athens County, Ohio and bounded and described as follows:

Commencing at an iron pin which is North 85° 30' West 660.00 feet and North  $04^{\circ}$   $30^{\circ}$  East 2485.20 feet from the southeast corner of Section 7; thence South  $54^{\circ}$   $44^{\circ}$   $00^{\circ}$  West a distance of 253.85 feet; thence South  $66^{\circ}$   $34^{\circ}$   $00^{\circ}$  West a distance of 199.13 feet to an iron pin found, said pin being the Point Of Beginning; thence South  $17^{\circ}$  31' 00'' East a distance of 175.36 feet, passing an iron pin found at 148.56 feet to a point in the Centerline of State Route 550; thence along said centerline South 68° 53' 00" West a distance of 129.63 feet; thence leaving said road North 4° 25' 00" West a distance of 329.55 feet to an iron pin set, passing an iron pin at 27.50 feet; thence North 86° 00' 00" East a distance of 102.43 feet to an iron pin set; thence South 4° 03' 50'' West a distance of 122.09 feet to the Point Of Beginning, said described tract containing 0.722 acres.

Surveyed by John M. Branner P.S. 6805.

Subject to easements, leases, rights-of-way, conditions and restrictions of record. Except for taxes and assessments due and payable after date hereof which the grantees herein assume and agree to pay.

TRACT II

Situated in the South-east Quarter, Section 7, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin which is North 65° 30 ' West, 660.00 feet and North 04° 30' East, 2485.20 feet from the South-east corner of Section 7; thence South 54° 44' 00" West, a distance of 253.85 feet; thence South 66° 34' 00" West, a distance of 199.13 feet to an iron pin found; thence North 4° 03' 50" East, a distance of 122.09 feet to an iron pin set; thence South 86° 00' 00" West, a distance of 102.43 feet to an iron pin set; thence North 4° 25' 00" West, a distance of 210.54 feet to an iron pin; thence South 85° 06' 10" East, a distance of 505.94 feet to an iron pin; thence South 4° 30' 44" West, a distance of 55.78 feet to the POINT OF BEGINNING said described tract containing 2.242 acres.

Subject to all easements and rights of way of record.

Surveyed by John M. Branner P.S. 6805

Tract II must be used in conjuction with Tract I or sold to an ajoining land owner.

Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE RY:

95 JAN 24 AM 8 81

RECORD OF VOL. 191 \_PAGE  $\it L$ JULIA MIGHAEL SCOTT RECORDER ATHERS CO. OHIO

18-

Volume 110 Page 749 Prior Instrument Reference: Wife (Husband) of the grantor, releases all rights of dower therein.

WITNESS

our

hands this

23rd

day

of

December

*19* 94.

n Presence of:

State of Athens

Ohio

County,

Before me, a notary public in and for said County and State, personally appeared the above named

Arthur H. Trout and Peggy L. Trout, husband and wife

who acknowledged that free act and deed.

they

did sign the foregoing instrument, and that the same is

In Testimony Wherent, I have hereunto set my hand

and official seal, at Athens, Ohio this 23rd day of 1 this

A. D. 19 94.

December day of



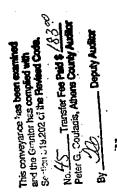
TROYLA S. BERRY Notary Public, State of Ohio My commission expires 1-11-97

This instrument prepared by Edward T. Beery, Attorney At Law

Arthur H. Trout Peggy L. Trout

Linda Wolfe Craddock

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TVOL 191 NV 120

