



Know All Men by These Presents

That Martha L. Jensen, unmarried

of Athens

County, Ohio,

in consideration of value received

to her in hand paid by Miles Baldwin and Bernadine Baldwin

whose address is 4180 Swart Road, New Marshfield, Ohio 45766

do es hereby **Grant, Bargain Sell and Convey**

to the said Miles Baldwin and Bernadine Baldwin

t heir heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾

Situate in the Township of Lee, Athens County, State of Ohio, and further known and described as follows:

TRACT I - Situated in the Northwest Quarter of Sec. 11, T. 10 N, R. 15 W, Lee Township, Athens County, Ohio, and being more particularly described as follows: Beginning at an iron pin at the Southwest corner of the Northwest Quarter of Section 11; thence along the South line of said Northwest Quarter, S 83°55'43" E, 701.46 feet to an iron pin; thence N 31°37'13" E (passing an iron pin at 106.94 feet to an iron pin at 384.89 feet, and an iron pin at 524.29 feet) for a total distance of 674.29 feet to an iron pin; thence N 16°34'25" E (passing an iron pin at 98.96 feet, an iron pin at 262.28 feet and an iron pin at 659.94 feet) for a total distance of 681.18 feet to a spike in the centerline of T.R. No. 11; thence along the centerline of T.R. No. 11, N 65°26'05" W, 137.15 feet to a spike; thence N 62°45'35" W, 279.74 feet to a spike; thence N 65°20'35" W, 299.19 feet to a spike; thence N 59°17'34" W, 466.44 feet to an iron pin on the West line of Section 11; thence along the West line of Sec. 11, S 6°40'12" W, 1712.54 feet to the point of beginning, containing 33.0257 acres, and being part of an 82.62 acre tract described in Vol. 312, Page 929 of the Athens County Deed Records.

TRACT II - Situated in the Northwest Quarter of Sec. 11, T. 10 N, R. 15 W, Lee Township, Athens County, Ohio, and being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of Sec. 11; thence along the South line of said Northwest Quarter, S 83°55'32" E, 701.46 feet to an iron pin; thence N 31°37'13" E, 524.29 feet to an iron pin, and the true point of beginning for the following described tract: thence N 31°37'13" E, 150.00 feet to an iron pin; thence N 16°34'25" E, (passing an iron pin at 98.96 feet, an iron pin at 262.28 feet and an iron pin at 659.94 feet) for a total distance of 681.18 feet to a spike in the centerline of T.R. No. 11; thence S 65°26'05" E,

continued on reverse

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their

heirs and assigns forever. And the said Martha L. Jensen

do es hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that she will **Defend** the same against all lawful claims of all persons whomsoever.

Note: Tract I off by .01 ft, but approved because surveyor is deceased.

~~DESCRIPTION OF PROPERTY~~
Mathematical Accounting
ATHENS COUNTY,
ENGINEER'S OFFICE
BY: Chris Cotton
DATE: 1-26-89

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LEE # 11

In Witness Whereof, the said Martha L. Jensen

and

who

hereby release ~~right and expectancy of dower in said premises,~~ has hereunto set her hand, this 5 day of December in the year A. D. nineteen hundred and eighty-eight.

Signed and acknowledged in presence of us:

Debbie J. Jefferson
Richard P. Taylor

Martha L. Jensen
MARTHA L. JENSEN

State of Ohio, Athens County, ss.

On this 5 day of December, 1988, before me, a notary public in and for said County, personally came Martha L. Jensen

the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

Richard P. Taylor
RICHARD P. TAYLOR, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Never Expires

This instrument was prepared by Richard P. Taylor, Attorney at Law
continued from front page

280.19 feet to a R.R. spike at the Northwest corner of a 4.43 acre tract described in Vol. 324, Page 327 of the Athens County Deed Records; thence along the West line of said 4.43 acre tract, S 6°00' W, 700.00 feet to an iron pin; thence N 85°58'06" W, 455.72 feet to the point of beginning, containing 6.0033 acres, and being part of a 82.62 acre tract described in Vol. 321, Page 929, of the Athens County Deed Records.

Surveyed Sept. 1975 by Harold D. Whaley, Reg. Surveyor No. 4986.

It is understood and agreed that the foregoing conveyance of 33.0257 acre tract includes the 3.0 acre lake situate thereon together with all rights and privileges of ownership therein.

All minerals and mineral rights are included in and to the demised premises.

Together with the building and improvements situated thereon commonly known as house, garage and outbuildings and together with all fixtures presently situated in said buildings including, but not by way of limitation, all heating, electrical, plumbing and bathroom fixtures, as well as carpeting, drapes and appliances.

Warranty Deed

From

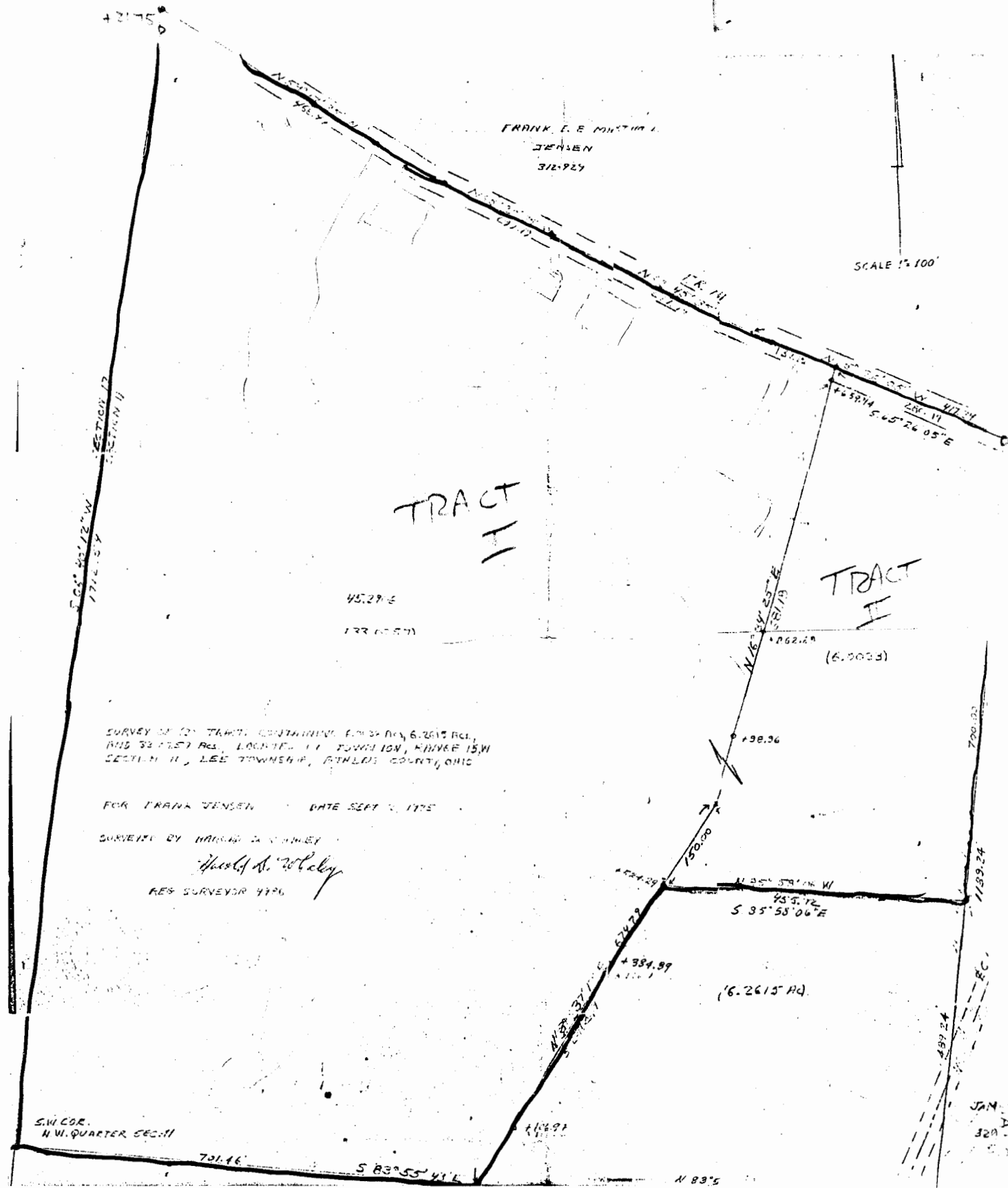
To

Transferred

19

County Auditor

36



50.00
253-552

TRACT
II

TRACT
I

SURVEY OF 120 ACRES CONTAINING 603.34 AC, 6.2615 AC,
AND 52.7157 AC, LOCATED IN TOWNSHIP 15N, RANGE 15W
SECTION 11, LEE TOWNSHIP, ATHLETIC COUNTY, OHIO

FOR FRANK JENSEN DATE SEPT 1, 1975

SURVEYED BY HAROLD A. WHOLEY

Harold A. Wholey

REG SURVEYOR 4776

S.W. COR.
N.W. QUARTER SEC. 11

JAMES EDDIE
DART

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