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Know All Men by These Presents

That John Hutchison and Teresa Hutchison, husband and wife
of Athens County, Ohio,
in consideration of One dollar and other good and valuable consideration-----
to them in hand paid by Richard Newbrough
whose address is Route 1, Albany, Ohio 45710
do hereby **Grant, Bargain Sell and Convey**
to the said Richard Newbrough his heirs
and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in Fraction 17, Section 22, T. 10, R. 15, Lee Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the North-west corner of Fraction 17, thence, South 86 degrees 45 Minutes 29 Seconds East, 237.47 feet to an iron pin set; thence, South 33 Degrees ~~44~~ Minutes 06 Seconds West, 451.61 feet to an iron pin set; thence, along the West-line of Fraction 17, North 02 Degrees 01 Minutes 09 Seconds East, 389.24 feet to the point of beginning and containing 1.06 acres.

Subject to all easements and rights of way of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
SURVEYORS OFFICE
BY: *Bob Eschenberg*
DATE: 5/23/89

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

Richard Newbrough

heirs and assigns forever. And the said John Hutchison and Teresa Hutchison

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

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

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LEE# 22

N.W. Cor
of FR. 17

S 86° 45' 29" E 237.47'

1.06 ACRES

389.24'

N 02° 01' 09" E

COUNTY LINE

19' 15" M 90' 00" S 33' 00" E



PLAT OF SURVEY
OF A 1.06 ACRE TRACT IN
FR. 17, SEC. 22, T. 10, R. 15 LEE TWP
ATHENS Co., OHIO
FOR: RICHARD NEWBROUGH

LEGEND

- =IRON PIN FOUND
- =IRON PIN SET
- =STONE FOUND

SCALE: 1" = 50'

BRANNER SURVEYING
12500 N. PEACH RIDGE RD.
ATHENS, OHIO 45701

John M. Branner
JOHN M. BRANNER PS 6805

NORTH LINE = BASIS OF BEARING

VINTON COUNTY

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