

WARRANTY DEED

200100001516  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
03-08-2001 03:17 PM.  
DEED 22.00  
OR Book 307 Page 1382 - 1385

William E. Boggess and Barbara J. Boggess, husband and wife

in consideration of the sum of

One Dollar (\$1.00) and other good and valuable consideration

to them paid by

Polly Creech

200100001516  
JOE GERIG  
P O BOX 268  
CREECH  
ATHENS, OH 45701

Grantee(s), the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said Grantee(s)

Polly Creech

and her heirs and assigns forever, the following real estate situated in the County of Athens, in the State of Ohio, and in the Township of Lee and bounded and described as follows:

Being a part of the tract of land that is now or formerly in the name of William E. and Barbara J. Boggess as recorded in Deed Book 327 at page 793, Athens County Recorder's Office, said tract being part of the Deed Third Tract situated in F.R. 36 (Section 15), and part of the Deed First Tract and part of the Deed Second Tract situated in F.R. 6 (Section 15) T10N, R15W, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southeast corner of F.R. 36 (Section 15) and the southwest corner of F.R. 6 (Section 15);

Thence along the south line of F.R. 36 (Section 15), North 77 degrees 14 minutes 37 seconds West a distance of 13.00 feet to a 5/8" x 30" iron pin with a plastic identification cap set in an existing fence line;

Thence leaving the south line of F.R. 36 (Section 15) and along said fence line the following five courses:

1. North 12 degrees 54 minutes 36 seconds East a distance of 282.48 feet to a 5/8" x 30" iron pin with a plastic identification cap set;
2. North 12 degrees 48 minutes 34 seconds East a distance of 232.64 feet to a 5/8" x 30" iron pin with a plastic identification cap set;
3. North 12 degrees 42 minutes 41 seconds East a distance of 232.64 feet to a 5/8" x 30" iron pin with a plastic identification cap set;
4. North 12 degrees 35 minutes 50 seconds East a distance of 460.39 feet to a 5/8" x 30" iron pin with a plastic identification cap set, and;
5. North 12 degrees 56 minutes 12 seconds East a distance of 156.04 feet to a 5/8" x 30" iron pin with a plastic identification cap set;

Thence leaving said fence line, South 72 degrees 03 minutes 10 seconds East a distance of 99.63 feet to a 5/8" x 30" iron pin with a plastic identification cap set and the principal place of beginning for the tract herein described;

Thence with a new line through the grantor's land the following two courses:

1. North 72 degrees 03 minutes 10 seconds West, passing through a 5/8" x 30" iron pin with a plastic identification cap set at 99.63 feet, going a total distance of 247.05 feet to a 5/8" x 30" iron pin with a plastic identification cap set, and;
2. North 17 degrees 56 minutes 50 seconds East a distance of 305.00 feet to an iron pin found the southeast corner of a 5.025 acre tract (by deed) as recorded in Official Record 251 at page 456 and a corner to the grantor, and;

Thence along the east line of the 5.025 acre tract (by deed) and a line to the grantor, North 17 degrees 56 minutes 50 seconds East, passing through iron pins found at 274.61 feet (274.70 feet by deed) and 564.20 feet (564.30 feet by deed), going a total distance of 585.31 feet (585.41 feet by deed) to a point in the center of County Road 14, on a corner to the grantor and the northeast corner of the 5.025 acre tract (by deed);

Thence along the center of said road and the grantor's northerly line the following four courses:

1. South 72 degrees 42 minutes 48 seconds East a distance of 59.60 feet to a point;
2. South 69 degrees 05 minutes 52 seconds East a distance of 75.88 feet to a point;
3. South 65 degrees 45 minutes 28 seconds East a distance of 70.00 feet to a point, and;
4. South 63 degrees 08 minutes 03 seconds East a distance of 42.61 feet to a point;

Thence leaving the center of said road and with a new line through the grantor's land, South 17 degrees 56 minutes 50 seconds West, passing through 5/8" x 30" iron pins with plastic identification caps set at 30.00 feet and 576.88 feet, going a total distance of 872.80 feet to the principal place of beginning, containing 5.0226 acres, more or less, of which 2.0580 acres is out of the Deed First Tract and 0.4093 acre is out of the Deed Second Tract, F.R. 6 (Section 15) and 2.5553 acres is out of the Deed Third Tract herein cited, F.R. 36 (Section 15), and subject to the right-of-way of County Road 10, County Road 14 and all easements of record.

All 5/8" x 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of F.R. 36 (Section 15) as bearing North 12 degrees 54 minutes 46 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour and Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, October 24, 1997.

Last Reference: Volume 327, Page 793, Deed Records of Athens County, Ohio.

This deed is subject to the following restrictions:

1. No mobile homes are to be placed on the property.
2. Any house constructed on this property must contain at least 1,400 square feet of living space.
3. Any house constructed on this property must contain a full foundation.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee(s)

Polly Creech

and her heirs and assigns forever.  
And the said Grantor(s)

William E. Boggess and Barbara J. Boggess

for themselves and their heirs do hereby covenant with the said Grantee(s)

Polly Creech

and her heirs and assigns that they are lawfully seized of the premises aforesaid; that the said premises are free and clear from all encumbrances whatsoever and that they will forever warrant and defend the same, with the appurtenances, unto the said Grantee(s)

Polly Creech

and her heirs and assigns against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF the said Grantor(s)

William E. Boggess and Barbara J. Boggess

have hereunto set their hands this 22 day of December, 2000.

Signed and acknowledged

In the presence of:

x Patricia L. Plescia  
PATRICIA L. PLESCIA

x William E. Boggess  
William E. Boggess

x Amy O. Russo  
Amy O. Russo

x Patricia L. Plescia  
PATRICIA L. PLESCIA

x Barbara J. Boggess  
Barbara J. Boggess

x Amy O. Russo  
Amy O. Russo

STATE OF FLORIDA, COUNTY OF PINELLAS, SS:

Before me, a Notary Public in and for said county and state, personally appeared William E. Boggess and Barbara J. Boggess, who did sign the foregoing and acknowledged said signing as their free act and deed.

22 IN WITNESS WHEREOF, I have set my hand and official seal at Belleair Beach, Florida on this day of December, 2000.

x Patricia L. Plescia  
Notary Public

S-E-A-L

This Instrument Prepared by:

Susan Gwinn  
Attorney at Law  
86 Columbus Road  
Suite 101  
Athens, Ohio 45701  
(740) 594-8686



PATRICIA L. PLESCIA

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

No. 169 Transfer Fee Paid \$ 100.  
A. Thompson, Athens County Auditor

Jh Deputy Auditor

\$100 transferred  
3/8/01

