

Instrument 950004756

Survivorship Deed*

Lelin Nelson and Joyce Nelson, husband and wife, of Athens County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to Vickie S. Phillips and Danny L. Phillips for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are the following REAL PROPERTY: Situated in the County of Athens in the State of Ohio and in the Township of Lodi

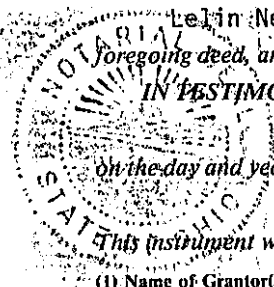
Situated in Fraction 30 and 31 of T.4, R.13, Lodi Township, Athens County, Ohio and being more particularly described as follows: Commencing at the North-east corner of Fraction 30, thence, West, 3085.5 feet to a point; thence, South, 2349.42 feet to a point; thence, South 87 degrees 47 minutes East, 314.69 feet to a point; thence, South 78 degrees 42 minutes East, 480.46 feet to a point at the intersection of county road 42 with Lodi Township Road 74; thence, along said county road South 71 degrees 11 minutes East, 187.47 feet; thence, South 71 degrees 10 minutes 10 seconds East, 199.96 of a rail road spike found at the North-east corner of a 1.171 acre tract and being the POINT OF BEGINNING; thence, South 3 degrees 33 minutes 50 seconds West, a distance of 486.43 feet to an iron pin set; thence, South 76 degrees 02 minutes 10 seconds East, a distance of 408.06 feet to an iron pin set; thence, South 35 degrees 15 minutes 58 seconds East, a distance of 1215.17 feet to an iron pin set; thence, South 89 degrees 42 minutes 57 seconds West, a distance of 867.10 feet to an iron pin found in a creek; thence, North 10 degrees 45 minutes 46 seconds East, a distance of 419.30 feet to an iron pin found, passing an iron pin set at 31.21 feet; thence, North 68 degrees 28 minutes 05 seconds West, a distance of 89.45 feet to an iron pin found; thence, North 34 degrees 25 minutes 08 seconds East, a distance of 104.54 feet to a fence corner; thence, North 59 degrees 32 minutes 04 seconds West, a distance of 416.56 feet to an iron pin found; thence, North 30 degrees 44 minutes 41 seconds East, a distance of 136.50

CONTINUED ON BACK OF DOCUMENT

Prior Instrument Reference: Vol.110, Pg.566 of the Deed Records of Athens County, Ohio. Grantor, releases all rights of dower therein. Witness their hand(s) this 28th day of July, 1995. Signed and acknowledged in presence of:

Signatures of Molly Baumgartel, Virginia A. Coleman, Lelin Nelson, and Joyce Nelson.

State of Ohio BE IT REMEMBERED, That on this 28th day of July, 1995, before me, the subscriber, a Notary Public in and for said state, personally came, Lelin Nelson and Joyce Nelson the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Signature of Notary Public Molly Baumgartel.

This instrument was prepared by Nicolette Dioguardi, Attorney at Law

- (1) Name of Grantor(s) and marital status. (2) See Sections 5302.05 and 5302.06 Ohio Revised Code. (3) Name of Grantees and marital status of each. (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any. (5) Delete whichever does not apply. (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

MOLLY BAUMGARTEL NOTARY PUBLIC, STATE OF OHIO My Commission Expires April 1, 1999 Commission Recorded in Athens County

100 transferred Aug 3, 1995 Peter G. Couladis

Auditor's and Recorder's Stamps

This conveyance has been examined and the Grantor has complied with Section 519.202 of the Revised Code.

No. Transfer Fee Paid \$ Peter G. Couladis, Athens County Auditor By Deputy Auditor

VOL 203 PAGE 690

*See Section 5302.17 Ohio Revised Code.

Survivorship Deed

FROM
Lelin Nelson
and
Joyce Nelson

TO

Vickie S. Phillips
and
Danny L. Phillips

CONTINUED FROM FRONT OF DOCUMENT

feet to an iron pin found; thence, North 60 degrees 06 minutes 10 seconds West, a distance of 340.34 feet to an iron pin found; thence, North 17 degrees 57 minutes 36 seconds East, a distance of 136.44 feet to an iron pin found; thence, South 76 degrees 02 minutes 11 seconds East, a distance of 245.04 feet to an iron pin set; thence, North 3 degrees 33 minutes 50 seconds East, a distance of 488.22 feet to a point in County Road 44, passing an iron pin set at 458.22 feet; thence, along said road, South 71 degrees 10 minutes 10 seconds East, a distance of 20.73 feet to the POINT OF BEGINNING; said described tract containing 15.319 acres.

Subject to all easements and rights of way of record.

Grantor specifically has a right of way easement as further described by separate instrument recorded in Vol. 203 Pg. 688 Athens County Records Office.

The above description is based on a field survey by John M. Branner P.S. 6805 completed July 1995

9500004756
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 19950803 At 2:12 pm.
DEED 18.00
Book OR Vol. 203 Page 690

9500004756
VICKI PHILLIPS
WILL PICK UP

VOL 203 PAGE 691

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **DANNY L. PHILLIPS**,

Unmarried, in consideration of One Dollar (\$1.00) and other good and valuable consideration to him in hand paid by **VICKIE S. PHILLIPS, Unmarried**, whose tax mailing address is 14453 Shade Road, Shade, Ohio 45776, does hereby remise, release and forever quit claim to the said Vickie S. Phillips, her heirs and assigns forever, the following described real estate situated in the Township of Lodi, County of Athens and State of Ohio, bounded and described as follows:

Situated in Fraction 30 and 31 of T.4, R. 13, Lodi Township, Athens County, Ohio and being more particularly described as follows: Commencing at the North-east corner of Fraction 30, thence, West, 3085.5 feet to a point; thence, South, 2349.42 feet to a point; thence, South 87 degrees 47 minutes East, 314.69 feet to a point; thence, South 78 degrees 42 minutes East, 480.46 feet to a point at the intersection of county road 42 with Lodi Township Road 74; thence, along said county road South 71degrees 11 minutes East, 187.47 feet; thence, South 71degrees 10 minutes 10 seconds East, 199.96 of a rail road spike found at the North-east corner of a 1.171 acre tract and being the POINT OF BEGINNING; thence, South 3 degrees 33 minutes 50 seconds West, a distance of 486.43 feet to an iron pin set; thence, South 76 degrees 02 minutes 10 seconds East, a distance of 408.06 feet to an iron pin set; thence, South 35 degrees 15 minutes 58 seconds East, a distance of 1215.17 feet to an iron pin set; thence, South 89 degrees 42 minutes 57 seconds West, a distance of 867.10 feet to an iron pin found in a creek; thence, North 10 degrees 45 minutes 46 seconds East, a distance of 419.30 feet to an iron pin found, passing an iron pin set at 31.21 feet; thence, North 68 degrees 28 minutes 05 seconds West, a distance of 89.45 feet to an iron pin found; thence, North 34° 25 minutes 08 seconds East, a distance of 104.54 feet to a fence corner; thence, North 59 degrees 32 minutes 04 seconds West, a distance of 416.56 feet to an iron pin found; thence, North 30 degrees 44 minutes 41 seconds East, a distance of 136.50 feet to an iron pin found; thence, North 60 degrees 06 minutes 10 seconds West, a distance of 340.34 feet to an iron pin found; thence, North 17 degrees 57 minutes 36 seconds East, a distance of 136.44 feet to an iron pin found; thence, South 76 degrees 02 minutes 11 seconds East, a distance of 245.04 feet to an iron pin set; thence, North 3 degrees 33 minutes 50 seconds East, a distance of 488.22 feet to a point in County Road 44, passing an iron pin set at 458.22 feet; thence along said road, South 71degrees 10 minutes 10 seconds East, a distance of 20.73 feet to the POINT OF BEGINNING; said described tract containing 15.319 acres.

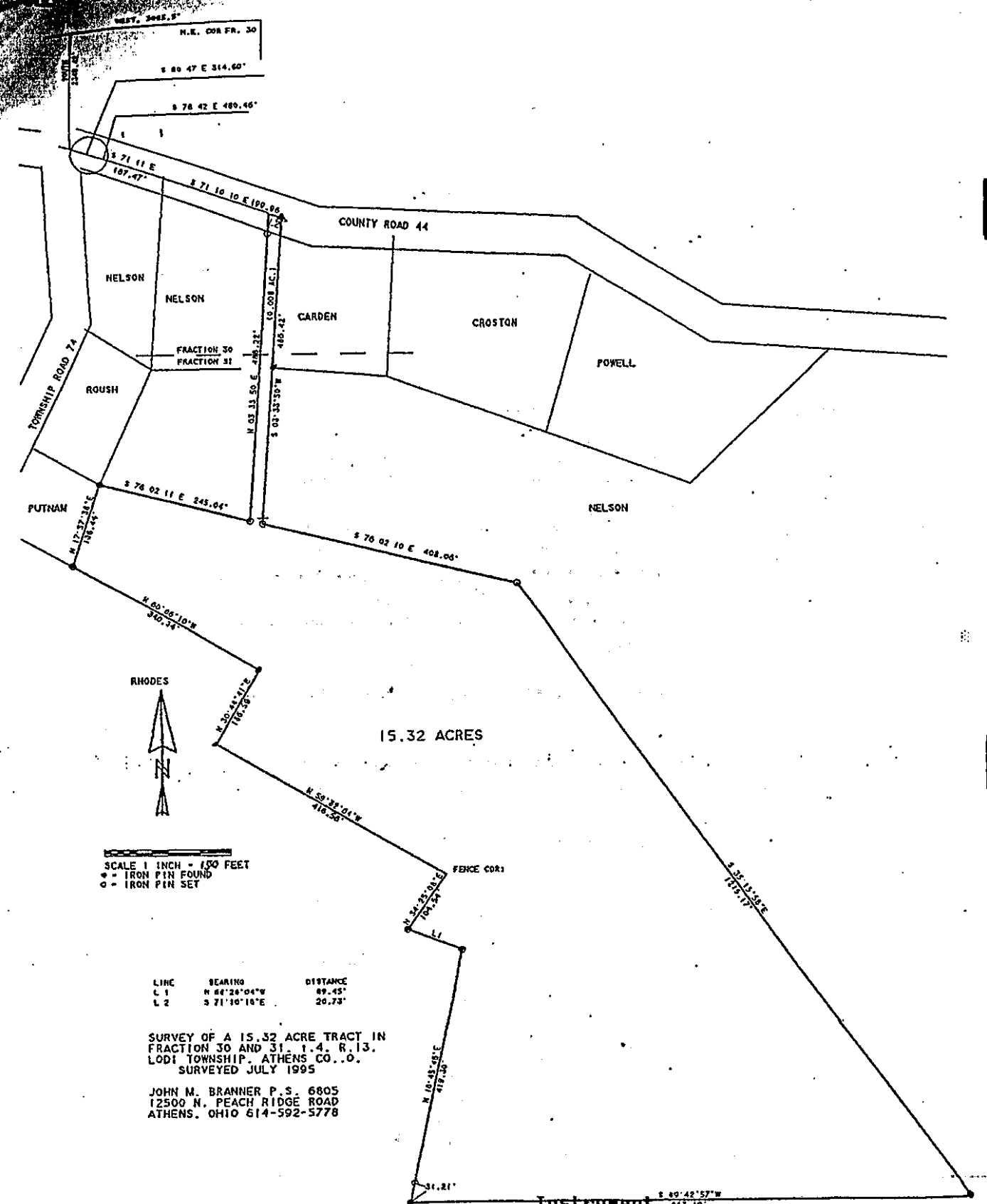
Subject to all easement and rights of way of record.

DEED REFERENCE: Volume 203, Page 690-691, Official Records of Athens County, Ohio.

The above description is based on a field survey by John M. Branner P.S. 6805 completed July, 1995.

Together with all the estate, right, title and interest of the grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to the said Vickie S. Phillips her heirs and assigns forever.

IN WITNESS WHEREOF, the said Danny L. Phillips, who hereby releases his right



SCALE 1 INCH = 100 FEET
 * - IRON PIN FOUND
 o - IRON PIN SET

LINE	BEARING	DISTANCE
L 1	N 86°26'04"W	89.45'
L 2	S 71°10'10"E	20.73'

SURVEY OF A 15.32 ACRE TRACT IN
 FRACTION 30 AND 31, T.4, R.13,
 LODI TOWNSHIP, ATHENS CO., O.
 SURVEYED JULY 1995

JOHN M. BRANNER P. S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 614-592-5778