Athens

# Survivorship Deed\*

Lelin Nelson and Joyce Nelson,

husband and wife

Athens

County, Ohio

for valuable consideration paid, grant(s)' with general warranty covenants, to Vickie S. Phillips

and Danny L. Phillips

whose tax-mailing addresses are for their joint lives, remainder to the survivor of them,

the following REAL PROPERTY: Situated in the County of

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 284 day of July 1995  Signed and acknowledged in presence of:  Williams J. Lelin Nelson  Lelin Nelson  Lelin Nelson  Lelin Nelson  Lelin Nelson  State of Ohio  State of Ohio  State of Ohio  State of Ohio  Athens  Ss.  BE IT REMEMBERED, That on this day of July 1995, before me, the subscriber, a Notary Public in and for said state, personally came, the Subscriber, a Notary Public in and for said state, personally came, the Grantor(s) in the Voluntary act and deed.  IN TESTHMONY THEREOF, I have hereunto subscribed my name and affixed my official seal  Ohiheday and year last aforesaid.  WOLLY ALMIGATEL  NOTARY PUBLIC, STATE OF OHIO My Commission Expires April 1, 1999  Campisson Expires April 1, 1999  Campisson Expires April 1, 1999  Commission Expires				
Grantor, releases all rights of dower therein. Witness their hand(s) this 28th day of July 1995  Signed and acknowledged in presence of:  Malforman Lelin Nelson  Lelin Nelson  Lelin Nelson  Lelin Nelson  Lelin Nelson  Lelin Nelson  State of Ohio  BE IT REMEMBERED, That on this day of July 1995, before me, the subscriber, a Notary Public in and for said state, personally came, the Subscriber, a Notary Public in and for said state, personally came, the Grantor(s) in the Grantor(s) in the Oregoing 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 of Grantor(s) and marital status.  This institution was prepared by Nicolette Dioguardi, Attorney at Law  MOLLY BALMGARTEL  NOTARY PUBLIC, STATE OF OHIO My Commission Expires April 1, 1999  (3) Name of Grantor(s) 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.	Prior Instrument Reference: Vol.110, Pg.566	of the Deed Record	<i>is of</i> Athens	
Signed and acknowledged in presence of:    County of Athens   State of Ohio   Lelin Nelson	County, Ohio.	f		
Signed and acknowledged in presence of:    Control   Country of Athens	Grantor, releases all rights of dower therein. Witness	their <i>ha</i>	nd(s) this 🛮 🔏 🖰	day
State of Ohio  State of Ohio  BE IT REMEMBERED, That on this  the subscriber, a  Notary Public  The foregoing deed, and acknowledged the signing thereof to be  The first philony Thereof, I have hereunto subscribed my name and affixed my official seal  Ohithe day and year last aforesaid.  This institutent was prepared by Nicolette Dioguardi, Attorney at Law  Notary Public  This present was prepared by Nicolette Dioguardi, Attorney at Law  NOTARY PUBLIC, STATE OF OHIO  My Commission Expires April 1, 1999  Commission Recorded in Athense County  (5) Detect whichever does not apply.  (6) Execution in accordance with Chapter 5301 Ohio Revised Code.	of July , 1995			
Lelin Nelson  State of Ohio  BE IT REMEMBERED, That on this  the subscriber, a Notary Public in and for said state, personally came, the subscriber, and decknowledged the signing thereof to be their voluntary act and deed.  IN PESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal Notary Public  This instrument was prepared by Nicolette Dioguardi, Attorney at Law  MOLLY BAUMGARTEL  (1) Name of Grantor(s) and marital status.  (2) See Sections 5302.05 and 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.  Lelin Nelson  Leuny of Athens  ss.  County of Athens  ss.  day of Livy , 1995, before me, in and for said state, personally came, the Grantor(s) in the voluntary act and deed.  Notary Public  MOLLY BAUMGARTEL  NOTARY PUBLIC, STATE OF OHIO My Commission Expires April 1, 1999 Commission Recorded in Athens County (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any. (6) Execution in accordance with Chapter 5301 Ohio Revised Code.	Signed and acknowledged in presence of:			
State of Ohio  State of Ohio  BE IT REMEMBERED, That on this  BE IT REMEMBERED, That on this  County of Athens  Athens  Athens  SS.  BE IT REMEMBERED, That on this  Aday of Line (Nelson) and Joyce Nelson  The Subscriber, a Notary Public in and for said state, personally came, the Grantor(s) in the Grantor(s) in the Grantor(s) in the Grantor(s) in the In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal  On the day and year last a foresaid.  This (Instrument was prepared by Nicolette Dioguardi, Attorney at Law  MOLLY BAUMGARTEL (1) Name of Grantor(s) and marital status.  (2) See Sections 5302.05 and 5302.05 and 5302.06 Ohio Revised Code.  (3) Name of Grantor(s) 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 Jauneautels.	Lelin M	alson	6
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I VOL 203 PASE 690

\*See Section 5302.17 Ohio Revised Code.

FROM
Lelin Nelson
and
Joyce Nelson

TO

Vickie S. Phillips
and
Danny L. Phillips

Survivorship Deed

#### 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. 68 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

VOL 203 PESE 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.

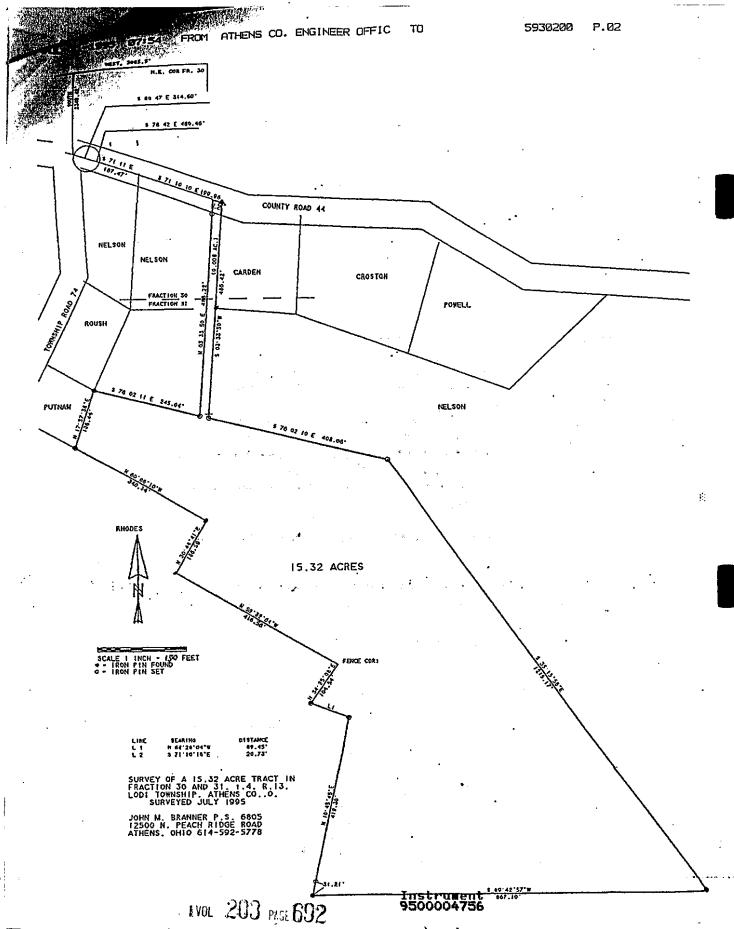
Subject to all easement and rights of way of record.

**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



Exp. 17.