



(SURVIVORSHIP)
General Warranty Deed*

Robert M. Hart and Norma E. Hart,
husband and wife, of Athens County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to Dennis Keith Flowers
and Barbara Niemczura, for their joint lives, , whose tax-mailing address is
remainder to the survivor of them
22226 Lightner Road, Guysville, OH 45735

the following REAL PROPERTY: Situated in the County of Athens in the State
of Ohio and in the Township of Rome

TRACT I: Beginning at the Southeast corner of Sec. 13, T.6,
R.13, Ohio Company's Purchase; thence running West 124 rods;
thence North 1 rod; thence West 24½ rods; thence North 85 rods;
thence East 148½ rods to the East line of said section; thence
South 86 rods to the place of beginning, containing 80 acres.

TRACT II: Beginning at the Northwest corner of the
Southeast quarter of said Sec. 13; thence running East 1809 feet;
thence South 1277 feet; thence West 1809 feet; thence North 1277
feet to the place of beginning, and containing 53.04 acres.

TRACT III: Beginning for the same at the Northwest corner
of the Southeast quarter of said Sec. 13; thence West to lands
formerly owned by J.H. Caldwell; thence South along said Caldwell
line to the Southeast corner of the said Caldwell lot; thence
East to the line of the Linton place, since owned by Mahlon
Hayes; thence North along said line to the place of beginning,
being all the land formerly owned by Mahlon Hayes lying between
the Linton farm and the said Caldwell lot, containing 5 acres,
more or less.

Ref.: Vol. 268, Pg. 650, Athens County Deed Records.

CONTINUED ON BACK OF DOCUMENT

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 4/25/94

Prior Instrument Reference: Volume 284 Page 107 of the Deed Records of Athens
County, Ohio. , wife (husband) of the

Grantor, releases all rights of dower therein. Witness their hand(s) this day
of April, 1994

Signed and acknowledged in presence of:

Robert M. Hart

Norma E. Hart

State of Ohio County of Athens ss.

BE IT REMEMBERED, That on this day of April, 1994, before me,
the subscriber, a Notary Public in and for said state, personally came,

Robert M. Hart and Norma E. Hart 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.

Notary Public

This instrument was prepared by PAUL J. GERIG, ATTORNEY AT LAW, ATHENS, OHIO.

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

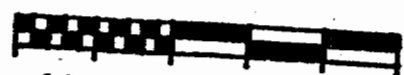
Auditor's and Recorder's Stamps

15
Rom 13

16

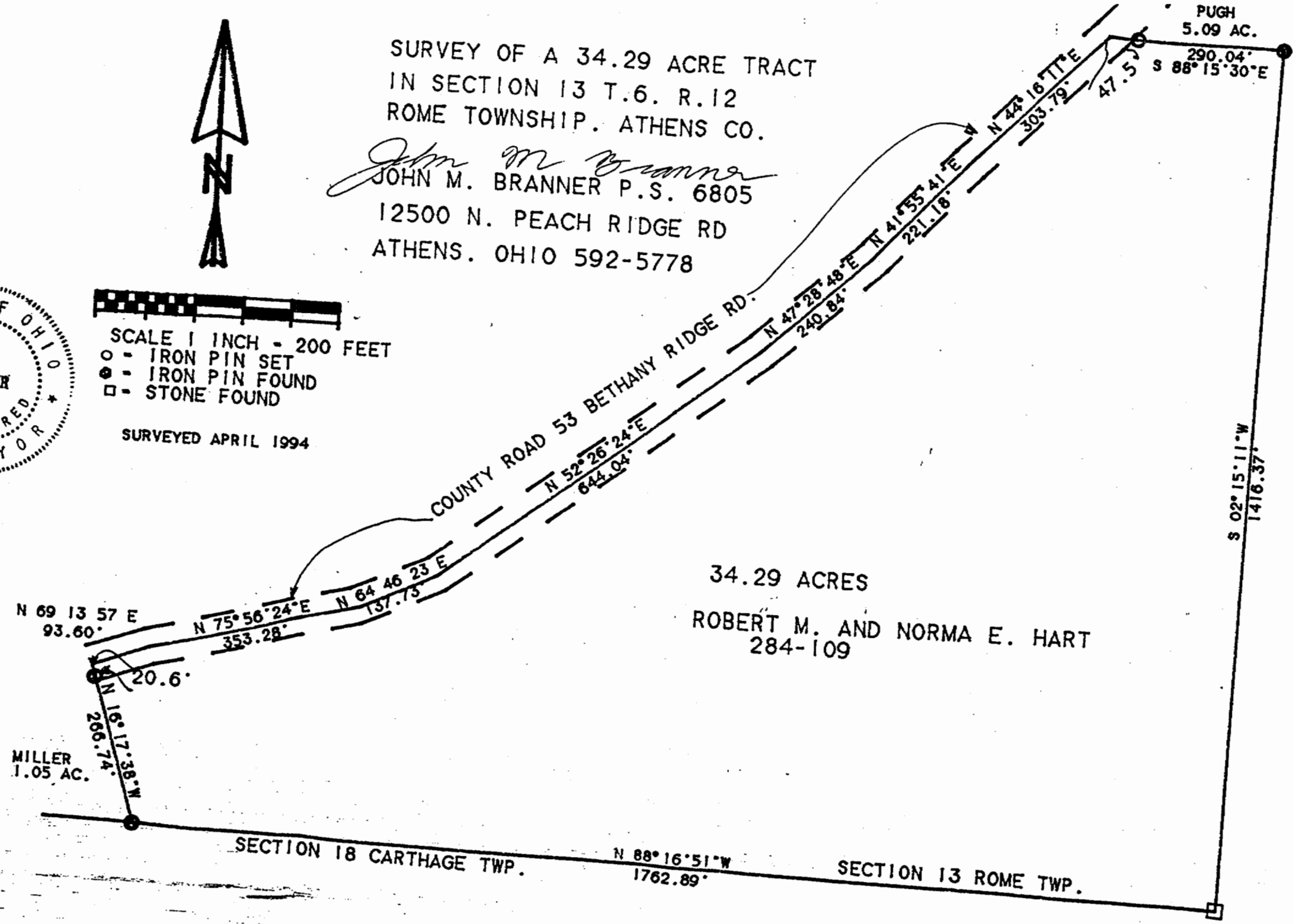
SURVEY OF A 34.29 ACRE TRACT
IN SECTION 13 T.6. R.12
ROME TOWNSHIP. ATHENS CO.

John M. Branner
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE RD
ATHENS. OHIO 592-5778



SCALE 1 INCH = 200 FEET
○ - IRON PIN SET
● - IRON PIN FOUND
□ - STONE FOUND

SURVEYED APRIL 1994



34.29 ACRES
ROBERT M. AND NORMA E. HART
284-109

PUGH
5.09 AC.

290.04'
S 88° 15' 30" E

N 42° 16' 77" E
303.79'

47.50'

N 41° 55' 41" E
221.18'

N 47° 28' 48" E
240.84'

N 52° 26' 24" E
644.04'

N 64° 46' 23" E
137.73'

N 75° 56' 24" E
353.28'

N 69° 13' 57" E
93.60'

N 16° 17' 38" W
266.74'

MILLER
1.05 AC.

SECTION 18 CARTHAGE TWP.

N 88° 16' 51" W
1762.89'

SECTION 13 ROME TWP.

S 02° 15' 11" W
1416.37'

REGISTERED OFFICE TO

5925778 P.01