



Know all Men by these Presents

That FRED RUSSELL, unmarried; MARIE HALBIRT and JACK HALBIRT, her husband and BERNICE P. KOEHLER, unmarried, GRANTORS,

of Athens County, Ohio,
in consideration of One Dollar and other good and valuable considerations

to them in hand paid by Lawrence Brooks

whose address is 85 Sunnyside Drive, Athens, Ohio

do hereby Grant, Bargain, Sell and Convey
to the said LAWRENCE BROOKS, GRANTEE,

his heirs and
assigns forever, the following described Real Estate, situate in the Township
of Rome in the County of Athens
and State of Ohio, to-wit:

Situate in Section 31, Town 6, Range 11, Rome Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an iron pipe set in the Westerly Right-Of-Way line of the B.&O. Railroad Company, said iron pipe bearing N 08°24'54" E, 205.76 feet and N 79°28'04" W, 14.00 feet from the Northeast corner of a 0.25 acre parcel as described in Deed Book 307, Page 519, as recorded in the Athens County Recorder's Office, Athens County, Ohio, and as presently owned by Lynn and Pearl Witte, said iron pipe also being the real point of beginning for the parcel herein described:

Thence N 84°22'20" W along a line, 146.00 feet to a point in the existing centerline of the Hocking River, passing through an iron pipe set at 18.00 feet; thence N 15°21'21" E along the said existing centerline of the Hocking River, 310.83 feet to a point; thence S 80°45'00" E along a line, 105.00 feet to an iron pipe set in the said Westerly R/W line of the B.&O. RR Co., passing through an iron pipe set at 87.00 feet; thence S 09°15'00" W along said Westerly R/W line of the B.&O. R.R. Co., 58.00 feet to an iron pipe set that bears N 80°45' W, 50.00 feet from the T.C. on the B.&O. R.R. centerline at Station 9330+11.9; thence along and with the arc of a curve to the left for a distance of 242.00 feet to the point of beginning, said curve having a radius of 3,827.76 feet and a central angle of 03°37'20" with a long chord bearing S 07°26'20" W, 241.96 feet, and containing 0.8626 acres.

Subject to all legal highways and easements of record.

REFERENCE: Volume 260, Page 590, Volume 306, Page 107 and Volume 320, Page 681 of the deed records of Athens County, Ohio.

~~East Transfer Deed Record Volume~~ ~~Page~~

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, his heirs and assigns forever.

And the said Fred Russell, unmarried; Marie Halbirt and Jack Halbirt, her husband and Bernice P. Koehler, unmarried, Grantors,

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that they will Defend the same against all lawful claims of all persons whomsoever, excepting taxes, easements, assessments and rights of ways of record.

593-7901

Return to
John S. Newcomb

See #31 Rome

In Witness Whereof, the said Fred Russell, unmarried; Marie Halbirt and Jack Halbirt, her husband and Bernice P. Koehler, unmarried, Grantors,

and ~~herby release~~ ~~XXXXXXXXXXXXXXXXXXXX~~ ~~right and expectancy of lower in said premises,~~ ~~have~~ hereunto set their hands, this _____ day of _____ in the year A. D. nineteen hundred and seventy-four.
Signed and acknowledged in presence of us:

Fred Russell
Marie Halbirt
Jack Halbirt
Bernice P. Koehler

State of Ohio, Athens County, ss.

On this _____ day of _____ A. D. 19____, before me, a Notary Public, in and for said County, personally came Fred Russell, unmarried; Marie Halbirt and Jack Halbirt, her husband and Bernice P. Koehler, unmarried

the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.
Witness my official signature and seal on the day last above mentioned.

(SEAL)

John F. Newcomb, State of Ohio,
Lifetime Commission
Notary Public

approved and copy
of plat sent to
auditors office

This instrument prepared by John F. Newcomb, Attorney, Athens, Ohio

Attorney General

Fred Russell, unmarried;
Marie Halbirt and Jack Halbirt,
her husband, and
Bernice P. Koehler, unmarried,

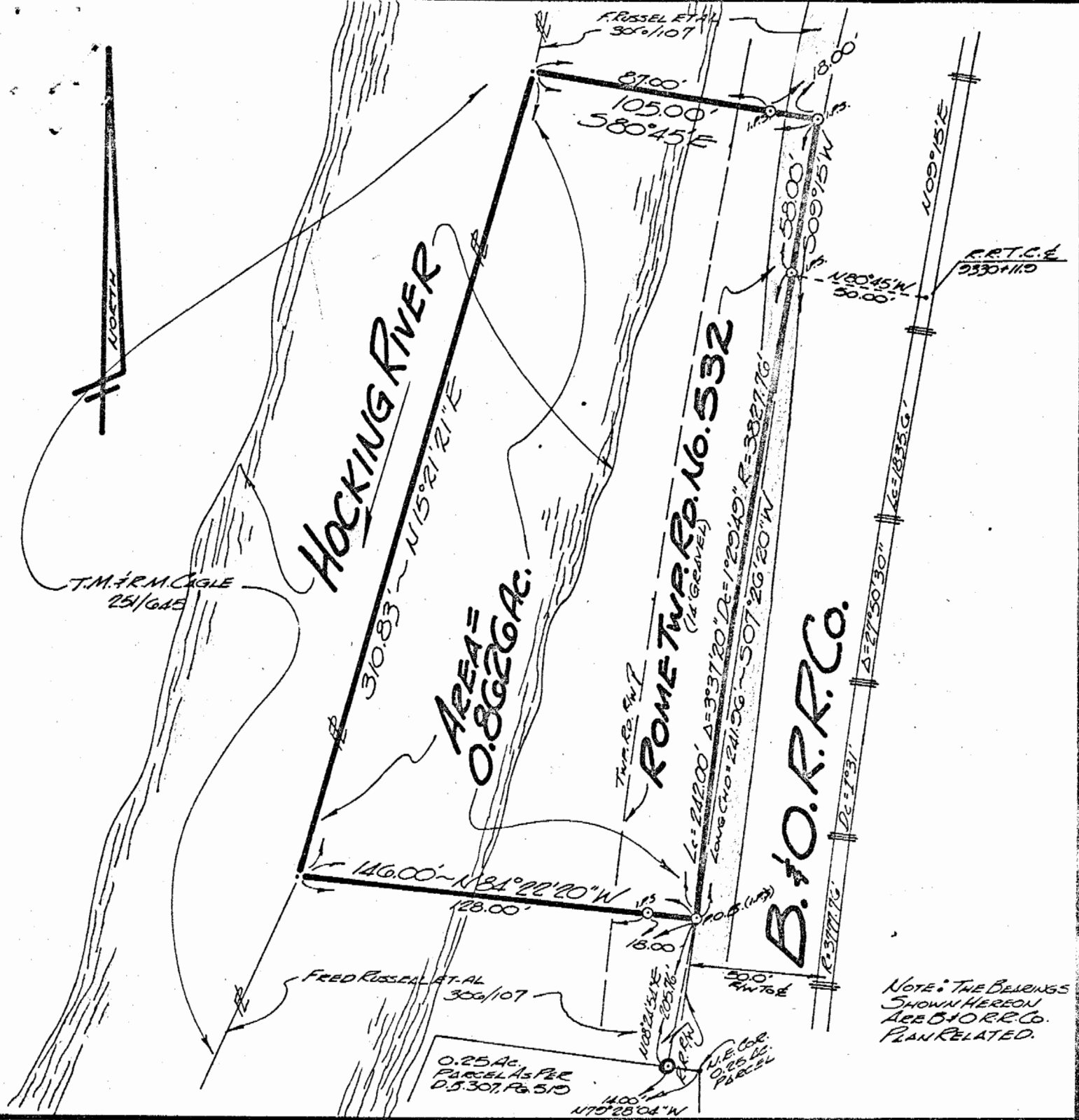
TO


Lawrence Brooks

Transferred _____ 19____

COUNTY AUDITOR

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Dev. By: GB	SURVEYED FOR: MR. L. BROOKS	SCALE: 1" = 50'
	<h1>PLAT OF SURVEY</h1> <p>SITUATE IN: SECTION 3, TOWN 6, RANGE 11, ROME TWP., ATHENS COUNTY, OHIO.</p>	
	BY: GERALD E. HANN, P.S. 21 ELHWOOD PLACE ATHENS, OHIO - 45701 REG. SURVEYOR No. S-5062	
<i>Gerald E. Hann</i>		DATE: 24 MAY 1974 6616.574-OR

From the office of John A. Fewcomb

FOR : Mr. Lawrence Brooks

DATE : 24 May 1974

LOCATION: On Rome Township Road No. 532, approximately 1/3 of a mile North of the Frost, Ohio Bridge.

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Subject to all legal highways and easements of record.

Grantor claims title for this land by Deed Book 306, Page 107 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed by Gerald E. Hann, No. S-5062, on 22 May 1974.