

SURVEY DESCRIPTION OF 2.614 ACRE TRACT FOR FLORENCE SKINNER

Situated in the Village of Glouster, Trimble Township, Athens County, Ohio; being a part of Fraction No. 6, Section 15, Township 11, Range 14; and being more particularly described as follows:

Commencing for reference at the Southeast corner of Fraction No. 6; thence with the East line of Fraction No. 6 North 3 degrees 25 minutes 10 seconds East a distance of 1790.27 feet to a 5/8" iron pin found; thence leaving the East line of Fraction No. 6 North 86 degrees 53 minutes 20 seconds West a distance of 590.88 feet to a 2-3/4" x 4" railroad rail found; thence South 65 degrees 57 minutes 20 seconds West a distance of 48.65 feet to a 5/8" iron pin previously set; thence North 16 degrees 21 minutes 40 seconds East a distance of 312.29 feet to a PK nail previously set in the center of State Route 78, passing a 5/8" iron pin set at a distance of 130.00 feet and a 5/8" previously set at a distance of 262.00 feet, and being the point of Beginning of the tract of land to be described; thence with the center of State Route 78 the following two bearings and distances:

1) South 65 degrees 43 minutes 40 seconds East a distance of 124.86 feet to a PK nail previously set;

2) South 63 degrees 45 minutes 30 seconds East a distance of 69.16 feet to a PK nail previously set;

thence leaving the center of State Route 78 North 16 degrees 21 minutes 40 seconds East a distance of 314.74 feet to a point in the center of Mud Branch Creek and passing a 5/8" iron pin previously set at a distance of 279.74 feet;

thence South 89 degrees 32 minutes 30 seconds West a distance of 602.33 feet to a 5/8" iron pin previously set and passing a 5/8" iron pin previously set at a distance of 20.00 feet;

thence South 12 degrees 03 minutes 50 seconds East a distance of 149.94 feet to a PK nail set in the center of State Route 78;

thence with the center of State Route 78 the following six bearings and distances:

1) South 87 degrees 40 minutes 20 seconds East a distance of 47.31 feet to a PK nail set;

2) South 84 degrees 13 minutes 00 seconds East a distance of 41.25 feet to a PK nail set;

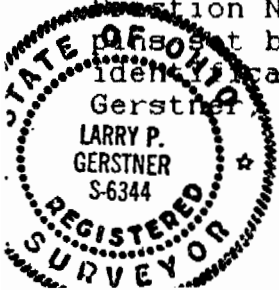
3) South 79 degrees 31 minutes 50 seconds East a distance of 58.34 feet to a PK nail set;

4) South 76 degrees 07 minutes 40 seconds East a distance of 45.59 feet to a PK nail set;

5) South 72 degrees 37 minutes 10 seconds East a distance of 58.11 feet to a PK nail set;

6) South 68 degrees 49 minutes 10 seconds East a distance of 65.48 feet to the point of beginning containing 2.614 acres more or less, subject to a 1.34 acre State of Ohio Easement for Highway Purposes recorded in Volume 230, Page 130, Athens County Recorder's Office and any private easements of record.

The above 2.614 acre survey is intended to describe all that part of the tracts of land deeded to Florence Skinner deed reference Volume OR 60 Page 182, Athens County Recorder's Office lying North of State Route 78. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and State of Ohio highway plans. The reference bearing for this survey is the East line of Fraction No. 6 as North 3 degrees 25 minutes 10 seconds East. All iron pins set by this survey or previously set are capped by a 1-1/4" plastic identification cap. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on February 8, 1990.



Larry P. Gerstner

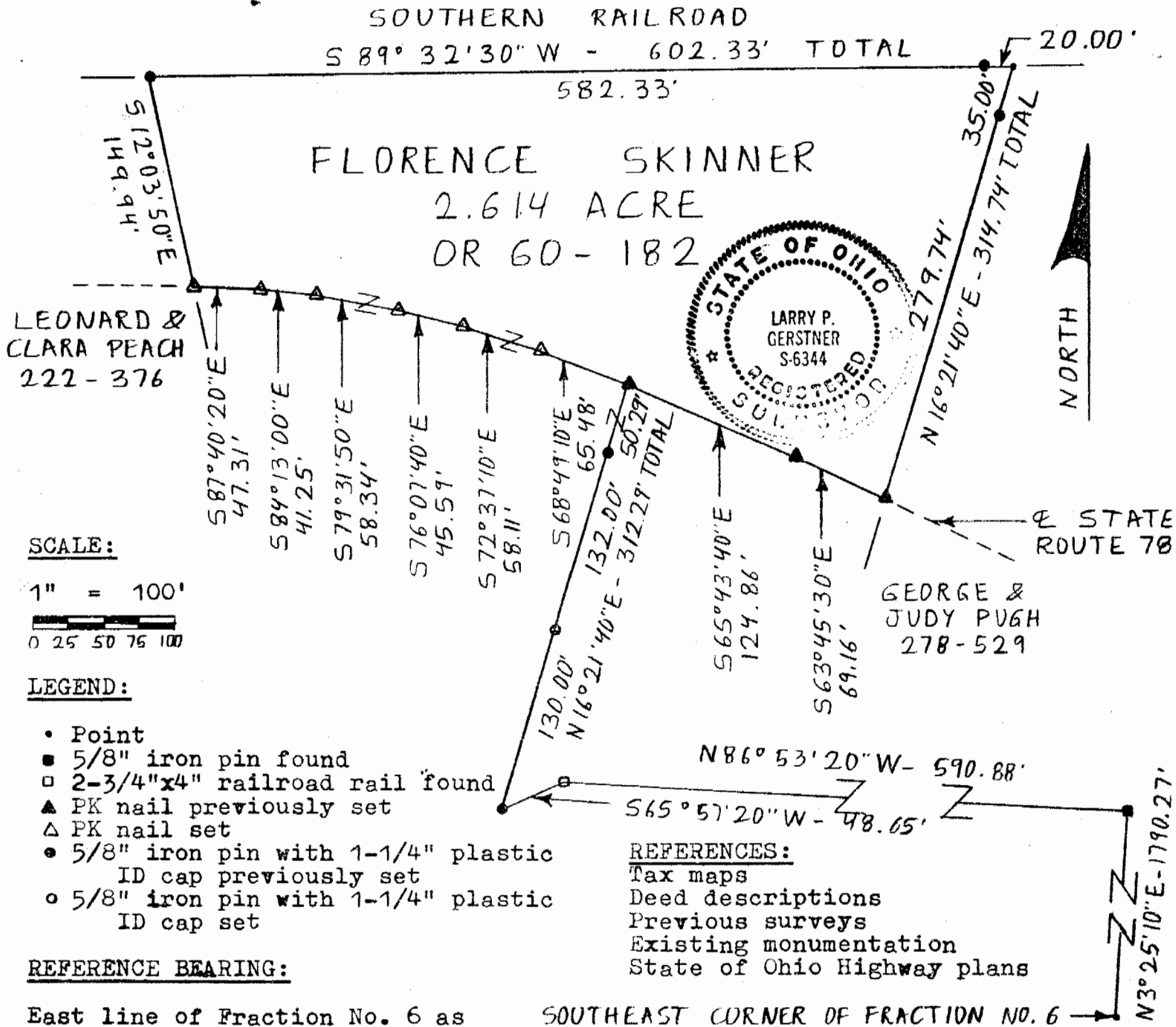
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

Survey by:
Larry P. Gerstner - Engineering and Surveying

Trimble #15
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SURVEY PLAT OF 2.614 ACRE TRACT FOR FLORENCE SKINNER

Situated in the Village of Glouster, Trimble Township, Athens County, Ohio; being a part of Fraction No. 6, Section 15, Township 11, Range 14.



I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 8th day of February, 1990 and that the plat is a correct representation of the premises as described by said survey.

Larry P. Gerstner
Registered Surveyor No. 634

Survey by: Larry P. Gerstner - Engineering and Surveying
119 West Main St., Logan, Ohio 43138 385-4260

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108519

General Warranty Deed*

Florence J. Skinner,
widow and not remarried

, of Athens County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to **Wanda R. Shepard, a life-estate, and remainder to Timothy C. Shepard**, whose tax-mailing address is 5254 N. W. 37th Ave. Ft. Lauderdale, Fla. 33309

the following **REAL PROPERTY**: Situated in the County of Athens of Ohio and in the Village of Glouster

FIRST TRACT: Being in Fraction 6, Town 11, Range 14, Ohio Company's Purchase and described as follows: Being a part of a six-acre tract of land deeded to Meshack Hamilton by William Grimes; beginning at a point North 76° East 223 feet from the Northwest corner of said six-acre tract; thence South 12° West 240 feet to center of Public Road; thence North 63° East 417 feet on said road; thence North 17 1/4° East 230 feet to center of creek; thence North 35° West 115 feet to right of railroad; thence North 77 1/2° West 170 feet; thence South 87 1/2° West 188 feet to the place of beginning, containing 2.51 acres, more or less. Coal and the usual mining rights excepted. The Village of Glouster hereby reserves the right to construct and maintain a water line across the above described premises, the same to be buried in the ground three feet.

SECOND TRACT: Beginning at the Southwest corner of a piece of land formerly owned by George Antle; thence North 14 3/4° East 530 feet to the line of Mud Ford Branch of the T. & O.C. Railway; thence Westerly 657 feet parallel with said Railway; thence South 18 1/2° East 366 feet; thence South 10' 209 1/2 feet (land mark); thence North 85° East 77 feet; thence North 55° East 198 feet; thence South 88 1/2° East 159 feet to the place of beginning, excepting the coal and usual mining rights and subject to the W. P. Rend coal lease, and containing 6 3/4 acres, excepting however the following tracts:

1. A piece 70 x 100 feet sold to William Beverly, May 13, 1893.
2. A piece 130 x 140 feet sold to D. H. Roberts, Sept. 28, 1894.
3. A piece 30 x 140 feet sold to Village of Glouster, August 29, 1896.
4. A piece 60 x 130 feet sold to A. Gunter, March 6, 1900.

-----Description continued on the back of this document-----

Prior Instrument Reference: Volume 322 Page 61 of the Deed Records of Athens County, Ohio.

Grantor, releases all rights of dower therein. Witness hand(s) this 20th day of August, 19 90

Signed and acknowledged in presence of:

[Signature]
[Signature]

[Signature]
Florence J. Skinner

State of Ohio County of Athens ss.

BE IT REMEMBERED, That on this 20th day of August, 1990, before me, the subscriber, a Notary Public in and for said state, personally came,

Florence J. Skinner the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be her 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.

BRIAN K. IRWIN
Notary Public, State of Ohio
My Commission Expires 11-26-90

[Signature]
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.

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

No. 135 Transfer Fee Paid \$ 15.00

Peter G. Couladis, Athens County Auditor

by *[Signature]* *See Sections 5302.05 and 5302.06 Ohio Revised Code.
Deputy Auditor

Auditor's and Recorder's Stamps

[Handwritten Stamp]
VOL. 82 PAGE 706
8-29-90
[Signature]

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-----continuation of description:

5. A piece 2.51 acres sold to Village of Glouster, September 28, 1900.
6. A piece 6 x 126 feet sold to A. Gunther, October 25, 1901.

EXCEPTING: A right-of-way from Harrison Tippie to The Ohio Fuel Gas Co. on June 12, 1924, recorded in Vol. 142, Page 172, Athens County Deed Records.

ALSO: Subject to an easement as conveyed by Elmer Tippie and Lizzie Tippie to Village of Glouster, Ohio, by deed recorded in Vol. 178, Page 431, Athens County Deed Records.

EXCEPTING from grantor's warranty herein, any and all encroachments committed by neighbors along the East boundary line of the subject premises conveyed herein.

EXCEPTING and reserving for grantor herein, the right to remain in possession of the subject premises for a period of seven (7) calendar years extending from date of this deed; said right of possession to be shared with the life-tenant hereinbefore named.

This conveyance made subject to any and all legal easements, right-of-ways, oil, gas and other mineral reservations and leases of record, if any.

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RECORD OF OK
VOL. 82 PAGE 706
JULIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

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General Warranty Deed

108519

FROM

TO

VOL 82 PAGE 707

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