



General Warranty Deed*

Margaret Covella, unmarried, of Athens County, Ohio,
 for valuable consideration paid, grant(s) with general warranty covenants, to
 Jeffrey Moody, whose tax-mailing address is
 8th St., PO Box 17, Jacksonville OH 45740
 the following REAL PROPERTY: Situated in the County of Athens in the State
 of Ohio and in the Township of Trimble :

Situated in Fraction 18, Section 21, Trimble Township, Athens County, Ohio, and being more particularly described as follows:
 Commencing at the Northwest corner of Section 21, S 87°07'50" E 1,611.02 feet to a point; thence S 56°37' E 231.00 feet to a point; thence N 31° 23' E 60.00 feet to a point on the North line of SR 78; thence along the North line of SR 78, S 58° 37' E 400.35 feet to an iron pin and the true point of beginning for the following described tract; thence leaving the highway N 31° 23' E (passing an iron pin at 92.90 feet) for a total distance of 129.48 feet to a point; thence S 65° 34' E 100.74 feet to a point; thence S 31° 23' W (passing an iron pin at 42.39 feet) for a total distance of 141.67 feet to an iron pin on the North line of SR 78; thence along the North line of SR 78, N 58° 37' W 100.00 feet to the point of beginning, containing 0.311 acre, and being part of a 3.00 acre tract described in Volume 297, Page 223 of the Athens County Deed Records.
 Surveyed June 12, 1973 by Harold D. Whaley, Reg. Surveyor No. 4986.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: Bob Eichenberg
 DATE: 1/2/91

Prior Instrument Reference: Volume 297 Page 223 of the Deed Records of Athens County, Ohio.

~~Grantor releases all rights and claims therein.~~ Witness her ~~with husband~~ hand(s) this 12th day of August, 19 90.
 Signed and acknowledged in presence of:

Margaret Covella

Eric Felling
Byron R. Guinter

State of Ohio County of Athens ss.
 BE IT REMEMBERED, That on this 12th day of August, 19 90, before me, the subscriber, a notary public in and for said state, personally came, Margaret Covella 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 notary seal on the day and year last aforesaid.

Katherine A. Guinter
 My Commission Exp. 8-27-94

This instrument was prepared by David Frey, Attorney at Law
Athens OH

- (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

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

53

TBM #21

