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 Oh

Know All Men by These Presents:

David H. Sigman and Kathy S. Sigman, husband and wife,

in consideration of One Dollar (\$1.00) and other good and valuable considerations,

to them paid by Dwin J. McGraw and Cynthia A. McGraw

whose address is Route #5, Box 140B, Athens, Ohio

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**

and Convey to the said Dwin J. McGraw and Cynthia A. McGraw, husband and wife, for their joint lives and the remainder in fee simple to the survivor of them,

their heirs and assigns forever,

the following described **Real Estate**,

Situate in Section 16, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at a point in Township Road-173, said point being the Southeast corner of Section 16; thence N 27° 00' 00" W, 336.60' to a point in T-173; N 11° 30' 00" W, 24.40' to a point in T-173; thence N 88° 36' 25" W, 1283.30' to an iron pipe (passing Ref. I.P. at 72.00'); thence S 00° 33' 19" W, 366.00' to an iron pipe in the South line of Sec. 16; thence N 89° 33' 54" E, 1444.19, to the place of beginning (passing Ref. I.P. at 1422.19').

Containing 10.75 acres. Also granting herewith a 20 foot wide non-exclusive right-of-way for use of personal vehicle (not to residence) and farm use and for no other purpose, said right-of-way described as being across the West line of 11 Acre tract sold to William L. Little and Debra F. Little and recorded in Volume _____, Page _____, October, 1980, deed records of Athens County, Ohio.

Also being a 20 foot wide non-exclusive right-of-way for use of personal vehicle (not to residence) and farm use and for no other purpose, said right-of-way described as follows:

Situate in Section 16, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at a point near the South line of the Jack A. and Linda M. Sigman 39.50 Acre tract, said point being 10' East and 10' North of the Southwest corner of said 39.50 Acres, (said right-of-way to be 20' wide; 10' on either side of the following centerline: thence N 89° 41' 23" E, 302.85' to a point 10' North of the South line of the 39.50 acre tract; thence N 34° 03' 00" E, 877.00' to a point; thence N 37° 33' 00" E, 290.00' to a point; thence N 64° 22' 00" E, 404.00' to the centerline of Township Road 173 at a point S 1° 17' 39" E, 400.00' from the Northeast corner of the 39.50 Acre Tract. Containing a 20' wide right-of-way.

Grantee agrees to the following: 1) Substantial metal gates to be installed and kept closed; 2) Right-of-way to be maintained solely by Grantee, including purchase and installation of gates; 3) Grantee may relinquish right-of-way at any given time and once relinquished, cannot be re-opened. Grantee will bear the cost of relinquishment; 4) Grantee agrees not to hold the property owner responsible for any damages to personal property or for any bodily injury.

Survey and description by: Chet Waterman, Reg. Sur. No. 5319.

Prior Instrument Reference: Volume 347, Page 885, deed records of Athens County, Ohio; and Volume _____, Page _____, right-of-way, recorded October, 1980, deed records of Athens County, Ohio.

and all the **Estate, Title and Interest** of the said David H. Sigman and Kathy S Sigman, husband and wife,

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

Dwin J. McGraw and Cynthia A. McGraw

their heirs and assigns forever.

And the said David H. Sigman and Kathy S. Sigman

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said Dwin J. McGraw and Cynthia A. McGraw

that they are their heirs and assigns, the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10-22-80

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check for math.
accuracy - ch*

Know All Men by These Presents:

That David H. Sigman and Kathy S. Sigman, husband and wife,

in consideration of One Dollar (\$1.00) and other good and valuable considerations

to them paid by William L. Little and Debra F. Little

whose address is Route #1, Box 19-B, Coolville, Ohio

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell**

and Convey to the said William L. Little and Debra F. Little, husband and wife, for their joint lives and the remainder in fee simple to the survivor of them

their heirs and assigns forever,

the following described **Real Estate**,

Situate in Section 16, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at a point in Township Road, said point being N 27° 00' W, 336.60' and N 11° 30' W, 24.40' from the Southeast corner of Section 16; thence N 11° 30' 00" W, 335.96' to a point in T-173; thence N 20° 00' 00" E, 80.00' to a point in T-173; thence S 89° 41' 23" W, 1239.77' to an iron pipe (passing Ref. I.P. at 79.77'); thence S 00° 33' 19" W, 366.50' to an iron pipe; thence S 88° 36' 25" E, 1283.30' to the place of beginning (passing Ref. I.P. at 1211.30').

Containing 11 acres and including a 20' wide right-of-way across the West line of said 11 acres.

Also being a 20 foot wide non-exclusive right-of-way for use of personal vehicle (not to residence) and farm use and for no other purpose, said right-of-way described as follows:

Situate in Section 16, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at a point near the South line of the Jack A. and Linda M. Sigman 39.50 Acre tract, said point being 10' East and 10' North of the Southwest corner of said 39.50 Acres, (said right-of-way to be 20' wide; 10' on either side of the following centerline: thence N 89° 41' 23" E, 302.85' to a

point 10' North of the South line of the 39.50 acre tract; thence N 34° 03' 00" E, 877.00' to a point; thence N 37° 33' 00" E, 290.00' to a point; thence N 64° 22' 00" E, 404.00' to the centerline of Township Road 173 at a point S 1° 17' 39" E, 400.00' from the Northeast corner of the 39.50 Acre Tract. Containing a 20' wide right-of-way.

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Survey and description by: Chet Waterman, Reg. Sur. No. 5319.

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and all the **Estate, Title and Interest** of the said David H. Sigman and Kathy S. Sigman,

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

William L. Little and Debra F. Little

their heirs and assigns forever.

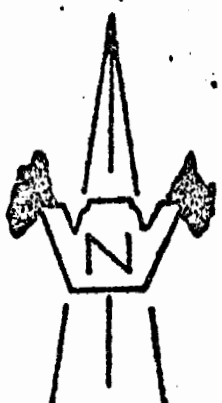
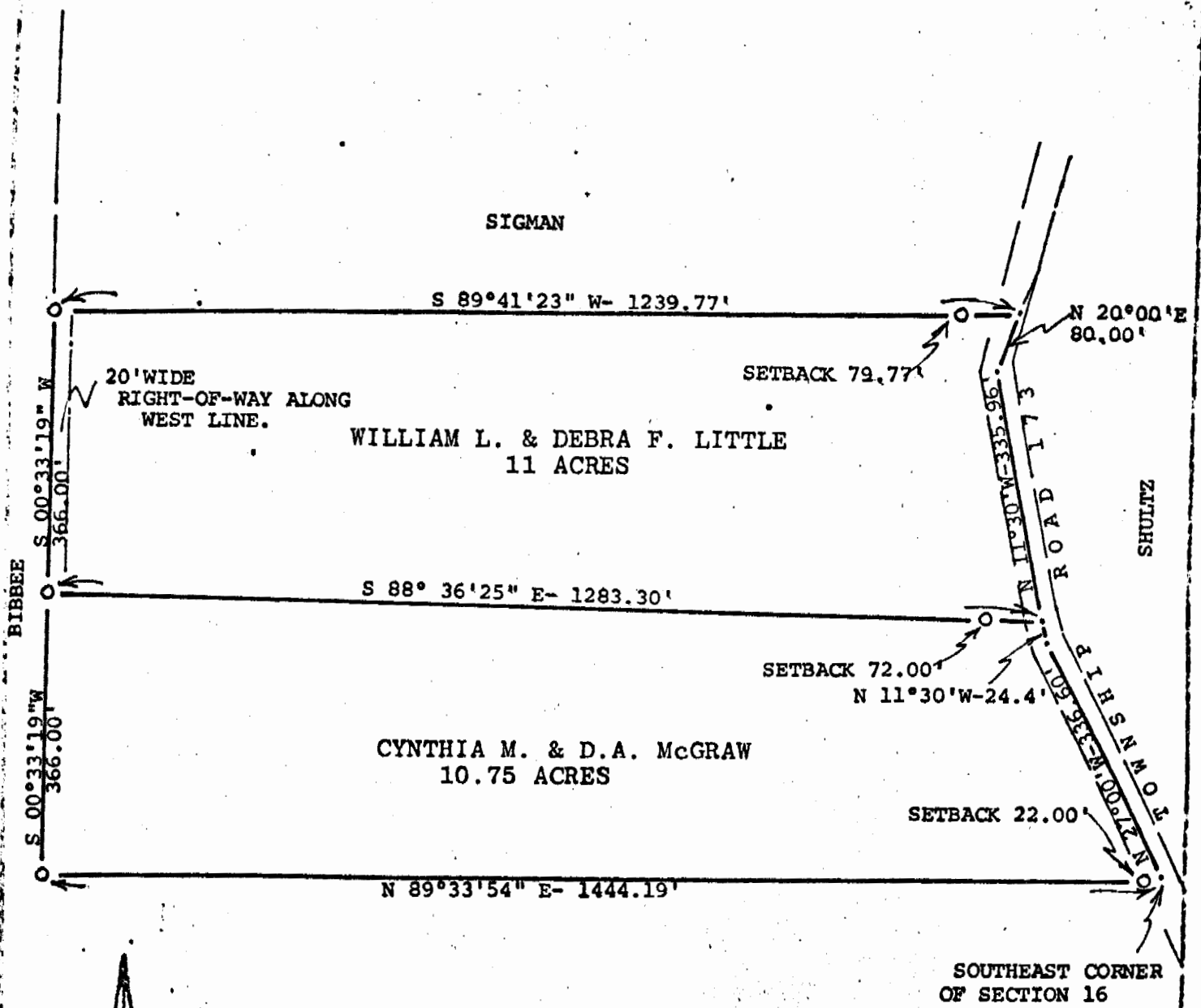
And the said David H. Sigman and Kathy S. Sigman

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said William L. Little and Debra F. Little

that they are their heirs and assigns, the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Charles McKinney*
DATE: 10-23-80



DATE SURVEYED: 9/22/80

SCALE: 1" = 200'

PLAT OF 10.75 ACRES & 11 ACRES

Surveyed for WILLIAM L. & DEBRA F. LITTLE AND CYNTHIA M. & D.A. MCGRAW

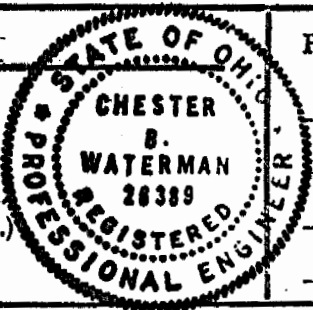
Subdivision -----

Township TROY Section 16 Town 25 Range 11

Corporation -----

County ATHENS State OHIO

Chester Waterman
CHESTER WATERMAN, P. E.
 Registered Surveyor #5319 (Ohio)
 Registered Engineer #26389 (Ohio)
 Registered Engineer #3788 (W. Va.)
 Registered Surveyor #12 (W. Va.)
 Invoice No. 80-560



References:

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