

Sec. 24

Know all Men by these Presents

That Rosa L. Vaughn, widow and not remarried

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

to her in hand paid by Eugene R. Edwards and Betty Edwards, husband and wife
whose address is Route #1, Nelsonville, Ohio 45764

does hereby Grant, Bargain, Sell and Convey to the said Eugene R. Edwards and Betty Edwards, husband and wife, during their joint

lives, and the remainder to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, situate in the Township of York in the County of Athens and State of Ohio.

Situated in the City of Nelsonville, County of Athens, State of Ohio and being a part of River Lot 649, Section 24, T 12, R 15, York Township, more particularly described as follows:

Commencing at the northeast corner of an addition to Lot No. 2015 in the Vaughn Brothers Addition to the City of Nelsonville as platted in Plat Book 7, Page 259 of the Athens County Recorders Office, said corner also being the southeast corner of a 30 foot dedicated right of way; thence N 6°20' E, 38.77 feet to a point, said point being the northeast corner of the right of way; thence with the northerly line of said right of way S 57°02' W, 308.99 feet to a point; thence leaving the right of way north 18°17' W, 62.03 feet to a point; thence N 57°02' E, 176.50 feet to a point; thence N 31°30' E, 301.85 feet to a point; thence S 6°20' W, 245.67 feet to the place of beginning and containing 0.696 acres more or less.

Prepared by: Evans, Mechwart, Hambleton & Tilton, Inc. by William M. Watkins, Registered Surveyor #5216.

Reference: Vol. 216 , Page 303 , Athens County Deed Records.
" 279 " 122

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 grantees, ~~heirs and assigns forever~~
~~and to have~~ during their joint lives, and the remainder to the survivor of them, his or her heirs and assigns forever.

AND THE SAID Rosa L. Vaughn, grantor, does hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that she will defend the same against all lawful claims of all persons whomsoever.

Sec 24 722
(NELSONVILLE)

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DESCRIPTION 0.696 ACRES

Situated in the City of Nelsonville, County of Athens, State of Ohio and being a part of River Lot 649, Section 24, T12, R15, York Township, more particularly described as follows:

Commencing at the northeast corner of an addition to Lot No. 2015 in the Vaughn Brothers Addition to the City of Nelsonville as platted in Plat Book 7, Page 259 of the Athens County Recorders Office, said corner also being the southeast corner of a 30 foot dedicated right of way; thence north $6^{\circ}20'E$, 38.77 feet to a point, said point being the northeast corner of the right of way; thence with the northerly line of said right of way south $57^{\circ}02'$ west 308.99 feet to a point; thence leaving the right of way north $18^{\circ}17'$ west 62.03 feet to a point; thence north $57^{\circ}02'$ east 176.50 feet to a point; thence north $31^{\circ}30'$ east 301.85 feet to a point; thence south $6^{\circ}20'$ west 245.67 feet to the place of beginning and containing 0.696 acres more or less.

Prepared by: Evans, Mechwart, Hambleton & Tilton, Inc.

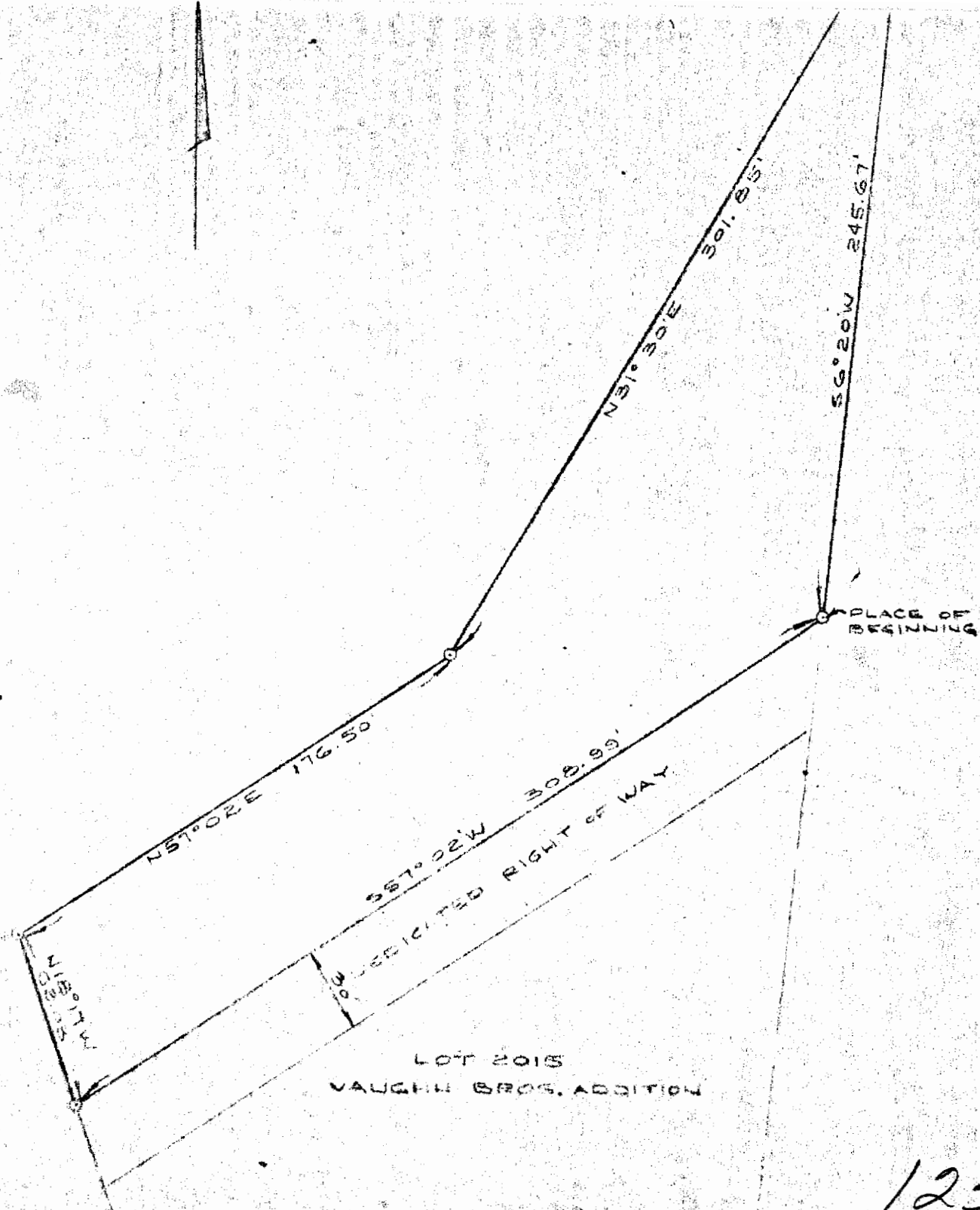
William M. Watkins
Registered Surveyor #5216

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: [Signature]

DATE: 8-13-74

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RIVER LO

EVANS, M
COLSUI
GAYANLA

SCALE: 1

LOT 2015
VAUGHN BROS. ADDITION

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