



Know all Men by these Presents

That

DANNY LEE SIMMS, unmarried,

of the City of Nelsonville, County of Athens
and State of Ohio Grantor in consideration of the sum of
One Dollar (\$1.00) and other good and valuable considerations
to him paid by

SAVAGE ENTERPRISES
An Ohio Limited Partnership

of the City of The Plains, County of Athens
and State of Ohio Grantee the receipt whereof is hereby
acknowledged, does hereby **grant, bargain, sell and convey** to the said Grantee

SAVAGE ENTERPRISES

following **Real Estate** its successors ~~heirs~~ and assigns forever, the
in the State of Ohio situated in the County of Athens
York and in the Township of Athens
and bounded and described as follows:

Situated in the City of Nelsonville, York Township, Athens Co., State of Ohio, and being a part of River Lot 651 in Section 30, Town 12, Range 15, more particularly described as follows:

Commencing at a 7" hickory tree in the Hocking and Athens Co. line, said tree being South 85° 28' 59" east 431.75 feet from the northwest corner of River Lot 651; thence South 11° 55' 15" West 486.45 feet to an iron pin found; thence South 83° 48' 30" West 66.90 feet to an iron pin found; thence South 11° 03' 53" East 199.11 feet to an iron pin found; thence South 13° 18' 41" East 201.04 feet to an iron pin found; thence South 0° 51' 02" East 50.25 feet to an iron pin found, the true place of beginning for the tract of land herein described. thence South 76° 13' 08" East 119.09 feet to an iron pin found; thence South 50° 26' 54" East 228.88 feet to a point, an iron pin found bearing South 50° 26' 54" East 12.0 feet; thence South 58° 16' 21" West 337.12 feet to an iron pin at the southeast corner of Lot No. 5 in Dorr Run Addition to Nelsonville; thence North 0° 58' 16" West 100.74 feet to an iron pin; thence North 0° 50' 02" West 100.97 feet to an iron pin; thence North 0° 51' 02" West 149.73 feet to the place of beginning and containing 1.304 acres.

Subject to all legal rights of way and easements of record.

This description was prepared from previous surveys around the premises and from deed descriptions of said surveys by William M. Watkins, ^{Registration checked for} Registered Surveyor No. 5-5216.

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: *Bob Eckenberg*

Last Transfer: Deed Record Volume 367, Page 755

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee SAVAGE ENTERPRISES

And the said Grantor its successors ~~heirs~~ and assigns forever:
DANNY LEE SIMMS

do es hereby covenant with the said Grantee for himself and his heirs.

SAVAGE ENTERPRISES

its successors ~~heirs~~ and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are **Free and Clear from all Incumbrances whatsoever** except accrued undetermined taxes for the year 1986 which shall be prorated between the parties as of the date of this instrument, and further excepting easements, rights of way, and leases of record, if any, and legal highways.

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PR#30

N.W. CORNER
R.R. 65'

S85°28'57"E

436.75'

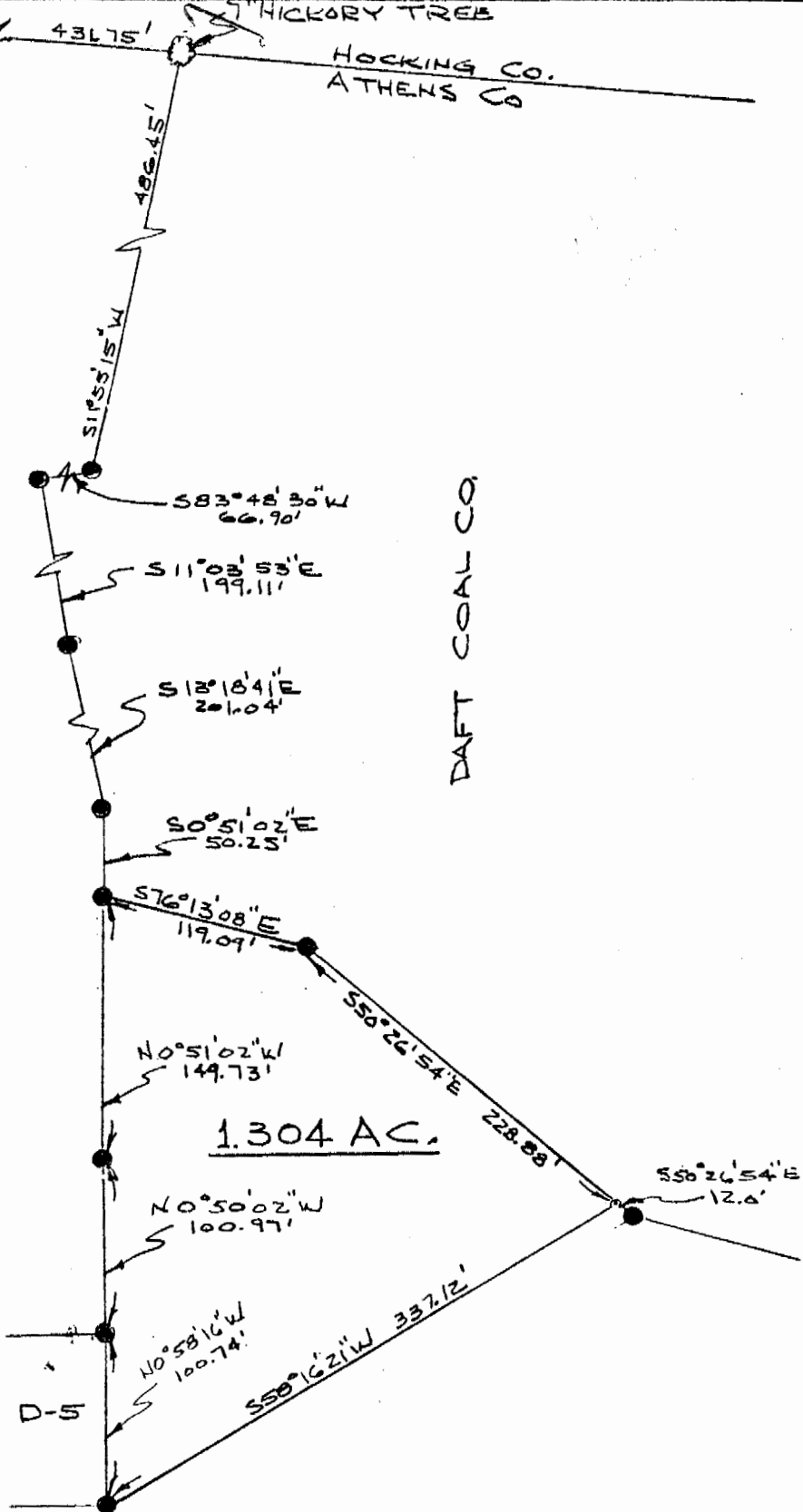
HICKORY TREE

HOCKING CO.
ATHENS CO

NORTH

CORR RUN ADDITION

DAFT COAL CO.



PLAT OF 1.304 ACRES
 CITY OF NELSONVILLE
 SECTION 30, R.L. 651, TOWN 12, RANGE 15
 YORK TWP, ATHENS CO., OHIO

SCALE: 1"=100'

APRIL 10, 1986

THIS PLAT WAS PREPARED FROM PREVIOUS SURVEYS
 AROUND THE PREMISES AND FROM DEED DESCRIPTIONS
 OF SAID SURVEYS.

William M. Watkins
 REGISTERED SURVEYOR NO. S-5216

● = IRON PINS FOUND



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