

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT Evelyn F. Hewitt, widow and not remarried, the grantor, of Athens County, Ohio, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to her in hand paid by Carol Ann Hewitt Wells and John S. Wells, her husband, Rt. Nelsonville, Ohio, the grantees, does hereby GRANT, BARGAIN, SELL and CONVEY to the said Carol Ann Hewitt Wells and John S. Wells, her husband, the following described REAL ESTATE, situate in the township of York, in the County of Athens, and in the State of Ohio, to-wit:

Situated in Township of York, County of Athens, State of Ohio and being a part of River Lot 623 in Sections 4 and 10, Town 12, Range 15, more particularly described as follows:

Beginning at a point in the center line of Athens County Road 11, said point being in the north line of River Lot 623, North  $89^{\circ} 40'$  west 572.42 feet from the intersection of the north line of River Lot 623 and the east line of Section 10; thence south  $89^{\circ} 40'$  east along the north line of said River Lot 623, 915.00 feet to a point in the center of Monday Creek, passing iron pins at 47.91 feet and at 870.78 feet; thence south  $17^{\circ} 30'$  west along the center of Monday Creek, 317.25 feet to a point; thence leaving said creek, north  $89^{\circ} 40'$  west 532.54 feet to a point in the center line of Athens County Road 11, passing iron pins at 35.92 feet, 272.66 feet and at 482.54 feet; thence north  $43^{\circ} 17'$  west along the center line of said County Road, 418.69 feet to the place of beginning and containing 5.036 acres, more or less, 2.978 acres in Section 10 and 2.058 acres in Section 4, subject to the right of way of Athens County Road 11.

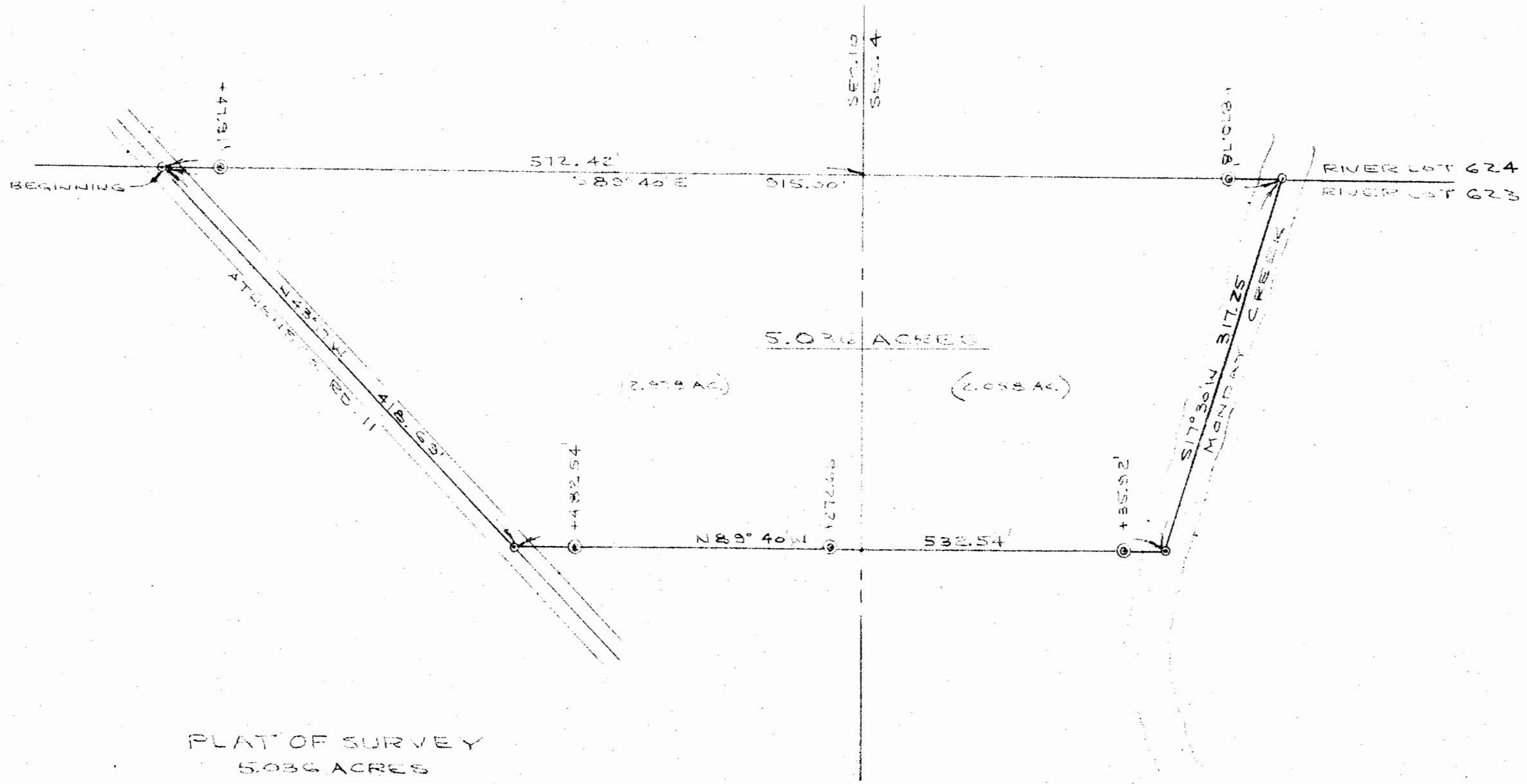
Description prepared by William M. Watkins, Registered Surveyor #5216.

and ALL THE ESTATE, RIGHT, TITLE AND INTEREST of said grantor in and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns forever. And the said 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,

2

N



PLAT OF SURVEY  
5.036 ACRES

LOCATED IN RIVER LOT 623, SECTIONS 4 & 10, TOWN 12, RANGE 15  
YORK TWP, ATHENS CO., OHIO  
SCALE: 1"=100'

AUGUST, 1976

*William M. Watkins*  
REGISTERED SURVEYOR #5216

3