

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, John E. McClain, Jr., and Rosemary McClain, husband and wife, of Athens County, Ohio, in consideration of one dollar and other good and valuable considerations to them in hand paid by Dale G. Ross and Kay Ross, husband and wife, whose address is Nelsonville, Ohio do hereby GRANT, BARGAIN, SELL and CONVEY to the said Dale G. Ross and Kay Ross, their heirs and assigns forever, the following described REAL ESTATE,

Situated in Sec. 7, T. 12, R. 15; York Township, Athens County, Ohio, and being more particularly described as follows:

Beginning at an iron pin on the North line of Sec. No. 7, N. 87° 10' W., 1740.60 feet from the Northeast corner of Sec. No. 7; thence S. 37° 14' E., 98.31 feet to an iron pin at the Northeast corner of a 4.34 acre tract described in Vol. 308, Page 895 of the Athens County Deed Records; thence along the Northwest line of said tract, S. 46° 48' W. (passing an iron pin at 204.73 feet) for a total distance of 232.89 feet to a point in the centerline of S. R. No. 691; thence along the centerline of S. R. No. 691, N. 45° 20' 02" W. 62.00 feet to a point; thence N. 45° 20' 02" W. 67.10 feet to a point; thence N. 50° 21' 26" W., 122.84 feet to a point; thence N. 12° 20' 50" W., 77.05 feet to a point; thence N. 32° 28' 52" W., 100.00 feet to a point on the North line of Sec. No. 7; thence along the North line of Sec. No. 7, S. 87° 10' E., (passing an iron pin at 54.78 feet) for a total distance of 364.07 feet to the point of beginning, containing 1.214 acres, and being part of a 53.07 acre tract described in Vol. 264, Page 412 of the Athens County Deed Records.

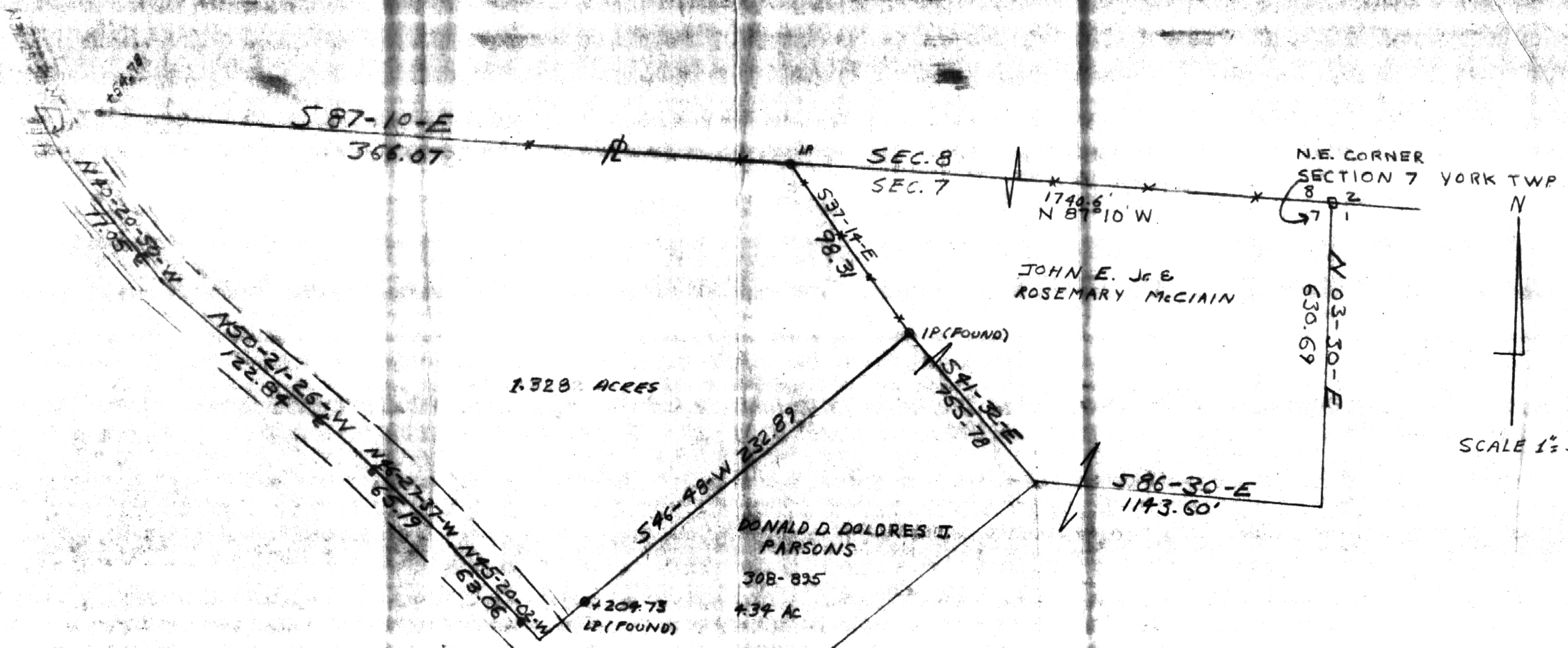
Surveyed April 22, 1975 by Harold D. Whaley, Reg. Surveyor No. 4986.

Excepting from the above described premises a strip of land 20 feet wide running north and south and lying on the west side of the 25 acre lot conveyed to J. F. Beckler by will of John H. Beckler, deceased, and running south to the south line of said 25 acre lot of J. F. Beckler and parallel with the East line of lands of Samuel W. Beckler in Section 7, York Township, Athens County, Ohio, and being a part of the premises conveyed to Samuel W. Beckler by will of John H. Beckler, deceased, dated October 18th, 1900. Also excepting from the above described premises all the coal and mining rights heretofore conveyed to Frank Patten.

REF: Vol. 264, Page 412, Athens County Deed Records.

and all the ESTATE, RIGHT, TITLE and INTEREST of the said grantors in and to said premises; TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their heirs and assigns forever. And the said John E. McClain, Jr., and Rosemary McClain, husband and wife, do hereby COVENANT and WARRANT that the title

Sec 7 - York Twp



1.328 ACRES

JOHN E. JR &  
ROSEMARY MCCLAIN

DONALD D. DOLORES J.  
PARSONS  
308-835  
4.34 AC

SURVEY OF PARCELS IN SEC. 7, TOWN 12, RANGE 15,  
YORK TOWNSHIP, ATHENS COUNTY, OHIO  
FOR JOHN MCCLAIN  
SURVEYED APRIL 22, 1975 BY HAROLD D. WHALEY  
*Harold D. Whaley*  
REG. SURV. NO. 4586

