

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code

No. 818 Transfer Fee Paid \$ 7.20
Jill A. Thompson, Athens County Auditor

By JN Deputy Auditor

.50¢
transferred
9-15-16

201600004645
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
09-15-2016 At 02:04 PM.
DEED 36.00
OR Book 524 Page 1082 - 1084

201600004645
ROBE LAW OFFICE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, **John Patton**, single, Grantors, of Athens County, State of Ohio, for one dollar and other good and valuable consideration paid by Clyde Johnson and Nancy Johnson whose address is 36533 Greasy Ridge Road, Logan, Ohio 43138, does hereby **Grant, Bargain, Sell,** and Convey with **limited warranty covenants** to the said Clyde Johnson and Nancy Johnson, Grantees, their heirs and assigns forever, the following described Real Estate:

See *Exhibit A* attached hereto and incorporated herein by reference.

Subject to Easements, Rights-of-Way, Restrictions, and Reservation of record, if any.

Taxes pro-rated to date of delivery of deed.

Deed Reference: Volume 408, Page 1060, Official Records of Athens County, Ohio

Parent Parcel ID No. P01-00100189-00

New Parcel ID No. _____

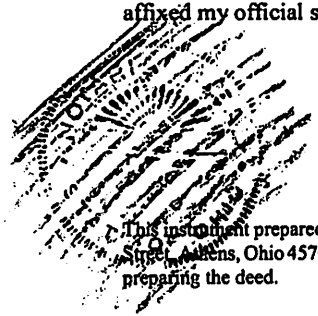
In witness whereof, the said **John Patton**, single, has hereunto set his hand this 8-15-16 day of August, 2016.


John Patton

STATE OF OHIO, COUNTY OF ATHENS: ss

BE IT REMEMBERED, that on this 15th day of August, 2016, before me, the subscriber, a Notary Public in and for said state, personally came **John Patton**, single, who acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.




Notary Public
My Commission Expires: 2-15-20

This instrument prepared by: Scott M. Robe, Attorney at Law, Robe Law Office, 14 W. Washington Street, Athens, Ohio 45701. No warranty of the title, description, or otherwise is made by the attorney preparing the deed.

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 26 2017

Jill Thompson
Athens County Auditor

SURVEY DESCRIPTION OF A 0.228 ACRE TRACT

Situated in York Township, Athens County, Ohio; being part of the East half of the Northeast quarter of Section 32, Township 12, Range 15; and being more particularly described as follows:

Being part of a 3.562 acre tract as described in Volume OR408, Page 1060 to John Patton.

Commencing at a Point at the Northeast corner of Section 32;
Thence with a the East line of Section 32, South 00 degrees 00 minutes 00 seconds East a distance of 992.64 feet to a 5/8" iron pin found;
Thence leaving the East line of Section 32 and with a random line across a tract owned by Curt McClain (OR288-532), South 89 degrees 15 minutes 07 seconds West a distance of 46.04 feet to a Point in the centerline of County Road 2, and being the point of Beginning of the tract of land to be described;
Thence with the centerline of County Road 2, the following bearings and distances:
1) South 30 degrees 47 minutes 39 seconds West a distance of 41.16 feet to a Point;
2) South 20 degrees 42 minutes 03 seconds West a distance of 63.23 feet to a Point;
3) South 11 degrees 09 minutes 20 seconds West a distance of 38.45 feet to a Point;
Thence leaving the centerline of County Road 2, South 89 degrees 15 minutes 07 seconds West a distance of 27.15 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;
Thence with the east line of a 0.498 acre tract, North 04 degrees 00 minutes 08 second East a distance of 132.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found;
Thence with the north line of a 0.498 acre tract, South 89 degrees 15 minutes 07 second West a distance of 16.46 feet to a 5/8" iron pin set;
Thence with the line of a 3.562 acre tract, North 00 degrees 09 minutes 21 seconds East a distance of 41.11 feet to a 5/8" iron pin found;
Thence with the north line of a 3.562 acre tract, North 86 degrees 24 minutes 51 seconds East a distance of 113.43 feet to a Point in the centerline of County Road 2, passing a 5/8" iron pin set at a distance of 72.08 feet;
Thence with the centerline of County Road 2, South 30 degrees 47 minutes 39 seconds West a distance of 54.81 feet to the point of beginning and containing 0.228 acres, more or less, subject to any public or private easements of record.
The above 0.228 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of Section 32 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".
The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on September 8, 2015.

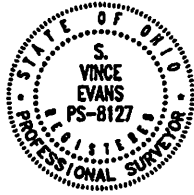
S. Vince Evans
S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying
S. Vince Evans, P. S. 8127
64103 Woodgeard Road
Creola, Ohio 45622
Phone (740) 380-3884
FAX (740) 596-5831

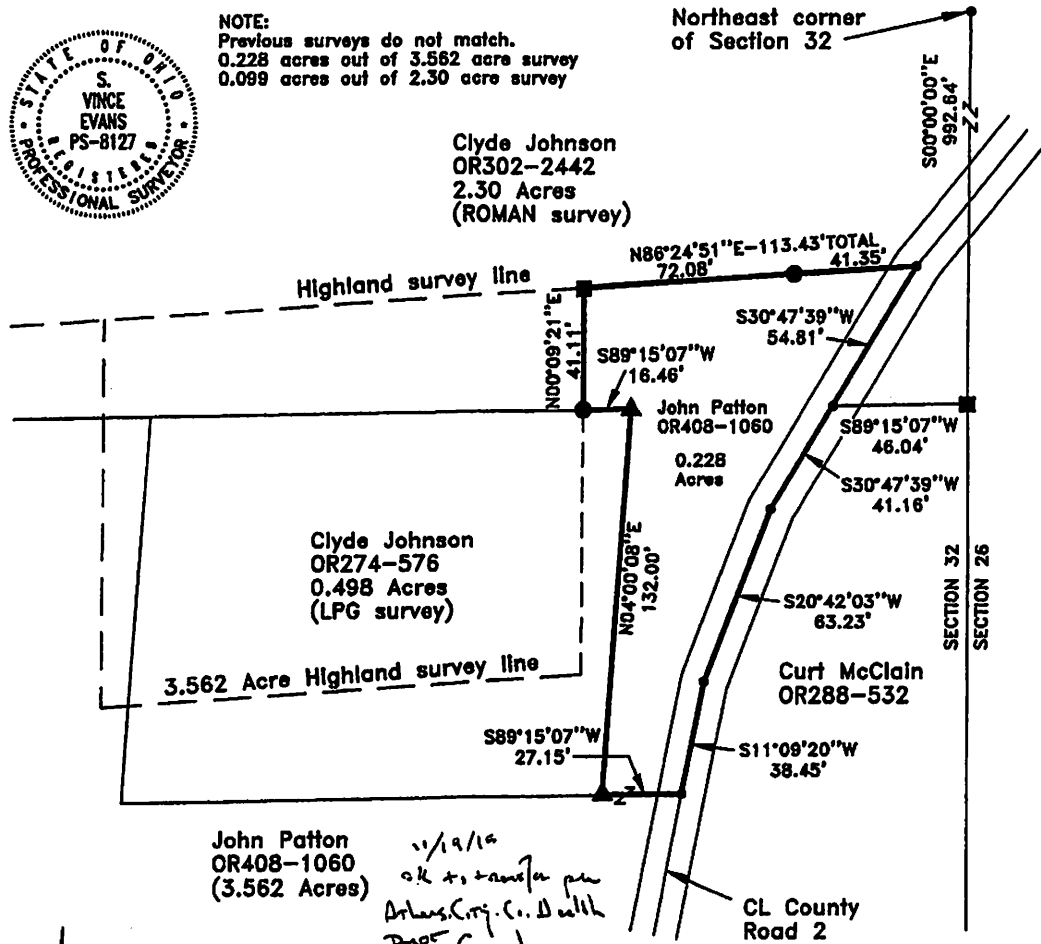


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 9/17/15

Situated in York Township, Athens County, Ohio; being part the East half of the Northeast quarter of Section 32, Township 12, Range 15.



NOTE: Previous surveys do not match. 0.228 acres out of 3.562 acre survey 0.099 acres out of 2.30 acre survey



John Patton OR408-1060 (3.562 Acres)

11/19/16 ok to transfer per Athens City Co. Health Dept. Check back 8.5.

LEGEND:

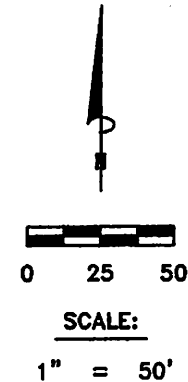
- Point
■ 5/8" Iron pin found
● 5/8"x30" Iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
▲ 5/8" Iron pin with 1-1/4" plastic ID cap stamped LPG-6344 found

Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE

BY: [Signature] DATE: 9/17/15

REFERENCES:

- Tax maps
Deed descriptions
Previous surveys
Existing monumentation
Existing public road



REFERENCE BEARING:

The East line of Section 32 as South 00 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 8th day of September, 2015 and that the plat is a correct representation of the premises as described by said survey.

[Signature] Registered Surveyor No. 8127

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval. S. Vince Evans Surveying - S. Vince Evans P.S. 8127 103 Woodgeard Road, Creola, Ohio 45622 Phone (740) 380-3884 FAX (740) 596-5831

By: [Signature] Planning Director Athens Co. Regional Planning Date: 11/18/15