



# Know All Men by These Presents

**That** Jack Claxton and Shelia Claxton, husband and wife  
of Athens County, Ohio,  
in consideration of One Dollar (\$1.00) and other valuable consideration  
to their in hand paid by Walter Stewart and Jack Stewart  
whose address is 5240 Hebbardsville Road, Athens, Ohio 45701  
do hereby **Grant, Bargain Sell and Convey**  
to the said Walter Stewart and Jack Stewart  
their heirs  
and assigns forever, the following described **Real Estate,**<sup>(1)</sup>

Situated in Farm Lot 4, Section 30, Town 9, Range 14, Alexander Township, Athens County, Ohio and described as follows:  
Commencing at the southwest corner of Farm Lot 1 (Section 30) in Athens County Road Number 19; thence along said Athens County Road 19, South 05 36'42" West 383.87 feet to a point; thence South 12 23'18" East along said Athens County Road 19 132.00 feet to a point; thence South 74 02'36" East 33.34 feet to a found railroad spike; thence along the center of Athens County Road 19 South 33 14'40" West 751.29 feet to a point. THE TRUE POINT OF BEGINNING; thence leaving Athens County Road 19 South 73 21'40" East 29.73 feet to a found 1 inch diameter iron bar; thence South 72 39'03" East 473.88 feet to a point on the west right of way of Consolidated Railroad Company; thence along said west right of way the following three courses South 47 50'12" West 173.13 feet to a point; thence South 45 07'30" West 125.13 feet to a point; thence South 41 14'50" West 24.84 feet to a set iron pin; thence

(See continuation)

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,

Walter Stewart and Jack Stewart their  
heirs and assigns forever. And the said

Jack Claxton and Shelia Claxton

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

ALX#30  
9

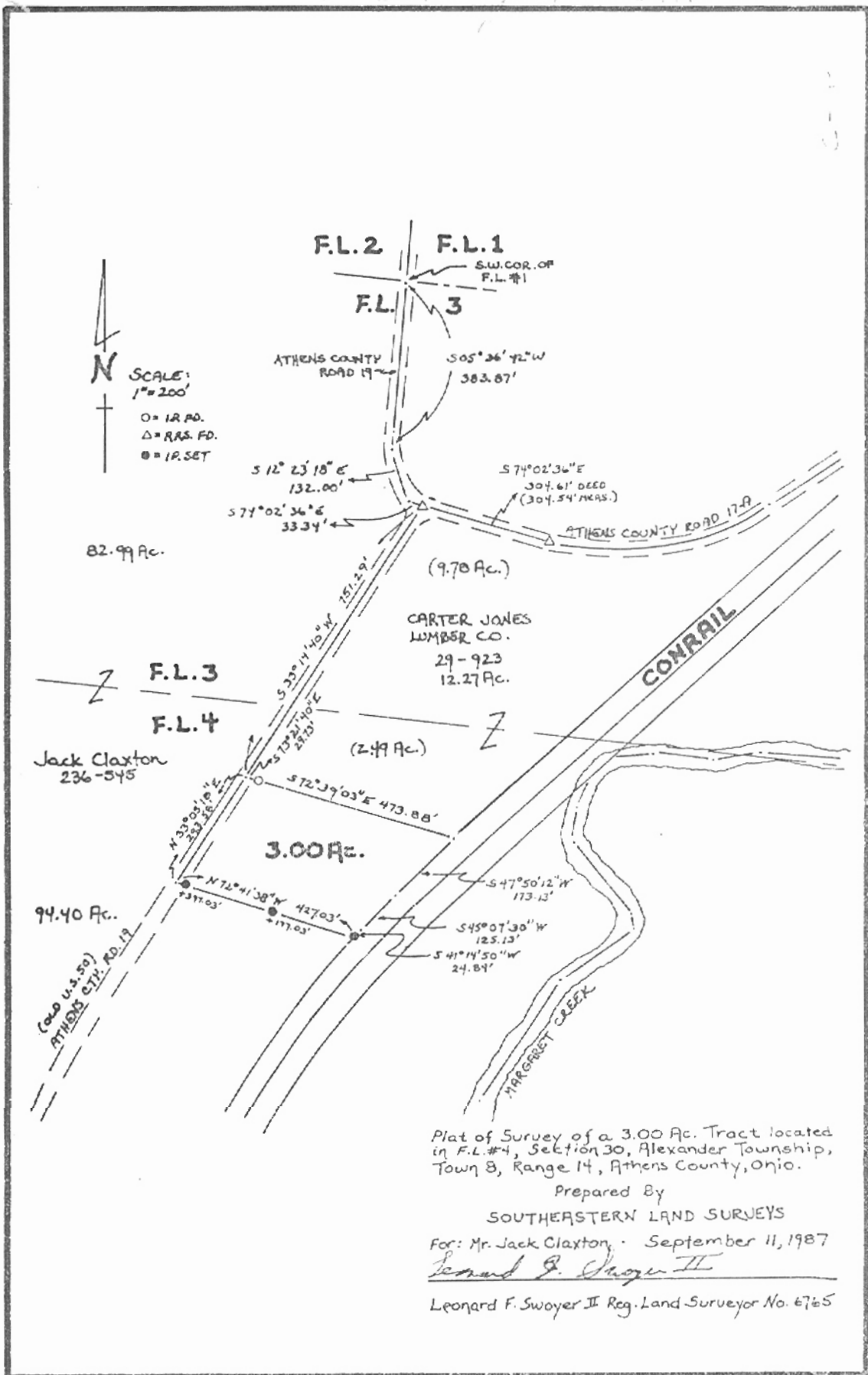
(Continuation)

leaving the west right of way of Consolidated Railroad Company North 72 41'34" West (passing set iron pins at 177.03 feet and 397.03 feet) for a total distance of 427.03 feet to a point in the center of Athens County Road 19; thence along the center of Athens County Road 19 North 33 05'18" East 293.58 feet to the int of beginning containing 3.00 acres and being part of a 94.40 acre tract described in Volume 236 Page 545 of the Athens County Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

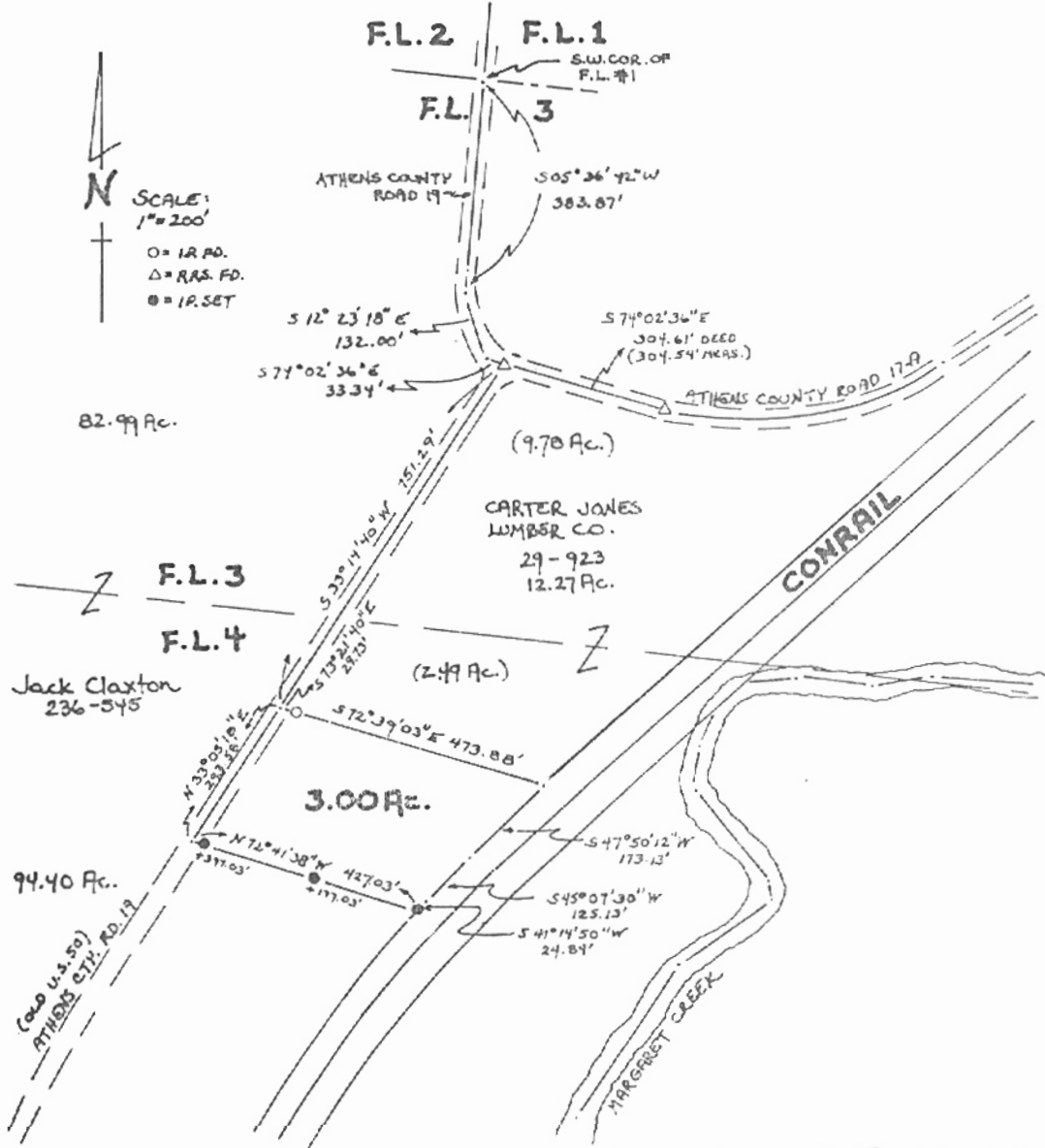
The above description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey by Southeastern Land Surveys dated September 14, 1987.

Subject to all easements and right of ways of record.



SCALE:  
1" = 200'

○ = I.R. AD.  
△ = R.R.S. FD.  
⊙ = I.R. SET



Plat of Survey of a 3.00 Ac. Tract located in F.L. #4, Section 30, Alexander Township, Town 8, Range 14, Athens County, Ohio.

Prepared By  
SOUTHEASTERN LAND SURVEYS  
For: Mr. Jack Claxton · September 11, 1987  
*Leonard F. Swoyer II*  
Leonard F. Swoyer II Reg. Land Surveyor No. 6765