

Know All Men By These Presents.

That Charles Waldron and Nancy Waldron, husband and wife;

the Grantors,
who claim title by or through instrument, recorded in Volume 377, Page 324,
County Recorder's Office, for the divers good causes and considerations thereunto
moving, and especially for the sum of One Dollar and Other Good and Valuable
Considerations ----- Dollars (\$ 1.00)
received to them full satisfaction of Kimberly A. McCunn and David J. McCunn

the Grantees,
whose TAX MAILING ADDRESS will be Route 2, McArthur, Ohio 45651 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees,
Kimberly A. McCunn and David J. McCunn
a joint life estate with remainder over in fee simple to the survivor of them,
their heirs and assigns, the following described premises, situated in the
Township of Alexander, County of Athens and State of Ohio:

Being the remaining part of a tract of land that is now or formerly in the name of Charles and Nancy Waldron, as recorded in Deed Volume 377, Page 324, Athens County Recorder's Office, said tract being situated in the northwest corner of Lot No. 2, Section 8 and the southwest corner of Lot No. 4 Section 9 of the Ohio Company's Purchase, T-8-N, R-14-W, Alexander Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" iron pin with a plastic identification cap set, taken to be on the northwest corner of Lot No. 2 (Section 8), of the Ohio Company's Purchase;

Thence along the north line of Lot No. 2 (Section 8), South 82° 27' 19" East, a distance of 464.20 feet to a 5/8" iron pin with a plastic identification cap set, taken to be on the southwest corner of Lot No. 4 (Section 9), of the Ohio Company's Purchase;

Thence along the west line of Lot No. 4 (Section 9), North 9° 44' 08" East, a distance of 108.50 feet to a railroad spike found, being in the center of County Road No. 17;

Thence leaving the west line of Lot No. 4 (Section 9) and along the center of County Road No. 17, the following three (3) courses:

- 1) South 18° 48' 04" East, a distance of 121.97 feet to a point;
- 2) South 28° 11' 34" East, crossing the north line of Lot No. 2 (Section 8) at 1.09 feet, going a total distance of 309.38 feet to a point;
- 3) South 26° 08' 14" East, a distance of 578.49 feet to a railroad spike found, being at the intersection of the center of County Road No. 17 and the center of Township Road No. 48;

Thence leaving the center of County Road No. 17 and along the center of Township Road No. 48 the following seven (7) courses:

- 1) South 78° 16' 29" West, a distance of 214.39 feet to a point;
- 2) South 81° 37' 53" West, a distance of 87.00 feet to a point;
- 3) North 87° 18' 43" West, a distance of 85.90 feet to a point;
- 4) North 77° 17' 52" West, a distance of 87.40 feet to a point;
- 5) North 68° 03' 14" West, a distance of 86.35 feet to a point;
- 6) North 61° 37' 40" West, a distance of 115.97 feet to a point;
- 7) North 59° 18' 29" West, a distance of 410.77 feet to a 60 penny spike set, being on the west line of Lot No. 2 (Section 8);

Thence leaving the center of Township Road No. 48 and along the west line of Lot No. 2 (Section 8), North 7° 57' 57" East, passing a 5/8" iron pin with a plastic identification cap set at 40.60 feet, going a total distance of 603.24 feet to the principal place of beginning, containing 13.7035 acres in Lot No. 2 (Section 8) and 0.0720 acres in Lot No. 4 (Section 9) for a total of 13.7755 acres more or less and being subject to the right-of-way of Township Road No. 48 and County Road No. 17 and all other easements of record.

All 5/8" iron pins with plastic identification caps set stamped "SEYMOUR & ASSOCIATES". All bearings based on Magnetic North and are to be used to denote angles only.

The above described tract was surveyed by George F. Seymour, Professional Survey No. 6044, May, 1994.

be the same more or less, but subject to all legal highways.

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ALX # 8

do have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, a joint life estate with remainder over in fee simple to the survivor of them, their heirs and assigns forever.

And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in FEE SIMPLE, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances.

and further, that said Grantors will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration Charles Waldron and Nancy Waldron

do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of Power in the above described premises.

In Witness Whereof, they have hereunto set their hands, the 24th day of May, in the year of our Lord one thousand nine hundred and ninety-four (1994).

Signed and acknowledged in presence of Peggy Bledsoe, Charles Waldron, Bobbi Simmons, Nancy Waldron. Witnesses: Peggy Bledsoe, Charles Waldron, Bobbi Simmons, Nancy Waldron.

State of Ohio ss. Before me, a Notary Public Vinton County, in and for said County and State, personally appeared the above named Charles Waldron and Nancy Waldron

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at McArthur, Ohio this 24th day of May A. D. 19 94. Bobbi Simmons, Notary Public

My Commission Expires: 7/15/97

SEAL

Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE BY: S. Blauser DATE: 5-24-94

This instrument prepared by SIMMONS & GRILLO, ATTORNEYS AT LAW 116 West Main Street, P.O. Box 466 McArthur, Ohio 45651 (614) 596-5291

Warranty Deed

CHARLES & NANCY WALDRON

TO

DAVID J. & KIMBERLY A. MCCUNN

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF ss

RECEIVED FOR RECORD ON THE

day of 19

at o'clock M.

and RECORDED 19 in

DEED BOOK PAGE

COUNTY RECORDER

RECORDERS FEE \$

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PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES



P.O. Box 624
Ligon, Ohio 43138

69 S. MARKET ST. **385-5954**

SITUATED IN THE NORTHWEST CORNER OF LOT NO. 2 OF SECTION 8 AND THE SOUTHWEST CORNER OF LOT NO. 4 OF SECTION 9 OF THE OHIO COMPANY'S PURCHASE. T-8-N R-14-W. ALEXANDER TOWNSHIP. ATHENS COUNTY. STATE OF OHIO.



DATE: 5/18/1994

BY: P.R.S.

PROJ. NO.: ATH9400

FOR: **CHARLES WALDRON**

P.O.B. BEING ON A SET IRON PIN TAKEN TO BE ON THE NORTHWEST CORNER OF LOT NO. 2 OF THE OHIO COMPANY'S PURCHASE (SECTION 8)

LOT NO. 2 (SEC. 9)
LOT NO. 4 (SEC. 8)

71.00 AC. TR. MASON 340-595

COUNTY ROAD NO. 17

Ⓐ 0.0720 ACRES
Ⓑ 13.7035 ACRES

15307 AC. TR. STANLEY 349-4

N 9° 44' 08" E 108.50'

S 18° 48' 04" E 121.97'

S 82° 27' 19" E 464.20'

LOT NO. 4 (SECTION 9)
LOT NO. 2 (SECTION 8)

40.567 AC. TR. GRUBB O.R. BOOK 1-132 PAGE 807

S 28° 1' 34" E 309.38'

13.7755 ACRE TRACT

CHARLES NANCY WALDRON 377-324

S 26° 08' 14" E 578.49'

TOWNSHIP ROAD NO. 48

N 7° 57' 57" E 603.24' TOTAL

40.60'

COUNTY ROAD NO. 21

30.00 AC. TR. GRAHAM 227-137

LOT NO. 4 (SEC. 8)
LOT NO. 2 (SEC. 8)

N 59° 18' 29" W 410.77'

COUNTY ROAD NO. 17

56.14 AC. TR. MASON 340-595

N 61° 37' 40" W 15.97'

N 68° 03' 14" W 86.35'

N 77° 17' 52" W 87.40'

N 87° 18' 43" W 85.90'

S 81° 37' 53" W 87.00'

S 78° 16' 29" W 214.39'

NOTES

BEING THE REMAINING PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF CHARLES AND NANCY WALDRON, AS RECORDED IN DEED OLUME 377, PAGE 324, ATHENS COUNTY RECORDERS OFFICE.

ALL 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS SET STAMPED "SEYMOUR ASSOCIATES".

ALL BEARINGS BASED ON MAGNETIC NORTH AND ARE TO BE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET BEING 5/8" BY 36".

LEGEND

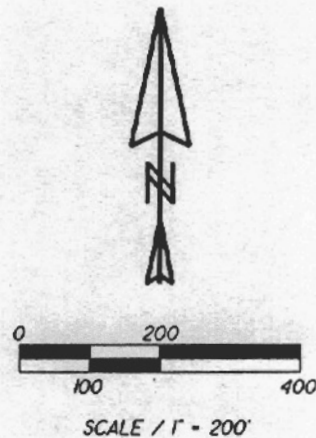
- △ SET 5/8" IRON PIN STAMPED "SEYMOUR ASSOCIATES"
- FOUND RAILROAD SPIKE
- POINT
- ⊗ SET 60 PENNY SPIKE
- FOUND IRON PIN

REFERENCES

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SUREYS
- EXISTING MONUMENTS

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 18 TH DAY OF MAY, 1994 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

George F. Seymour
PROFESSIONAL SURVEYOR NO. 6894



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ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #						
1	South	18°	48'	04"	East	121.97 feet.
2	South	28°	11'	34"	East	309.38 feet.
3	South	26°	08'	14"	East	578.49 feet.
4	South	78°	16'	29"	West	214.39 feet.
5	South	81°	37'	53"	West	87.00 feet.
6	North	87°	18'	43"	West	85.90 feet.
7	North	77°	17'	52"	West	87.40 feet.
8	North	68°	03'	14"	West	86.35 feet.
9	North	61°	37'	40"	West	115.97 feet.
10	North	59°	18'	29"	West	410.77 feet.
11	North	07°	57'	57"	East	603.24 feet.
12	South	82°	27'	19"	East	464.20 feet.
13	North	09°	44'	08"	East	108.50 feet.

The easting error is 0.02 feet.
The northing error is -0.00 feet.
The gap in closure is 0.02 feet.

The precision of the field survey is
0.05 feet error per 10,000 feet traverse.

The area computes to be 13.78 acres.