

Athens County Deed Records South 83 degrees 29' 39" East (passing a found 5/8 inch iron pin at 128.38 feet) for a total distance of 803.05 feet to the point of beginning containing 15.345 acres and being a part of a 37.35 acre tract described as Tract 2 in Volume 354, Page 667 of the Athens County Deed Records.

Note: Unless otherwise noted all set iron pins are 1/2 inch diameter reinforcing bar 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer, Registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys dated July 27, 1990.

Subject to all easements and rights of way of record.

SECOND EXCEPTION:

Situated in Farm-Lot 4, Section 10, T.8, R.14, Alexander Township, Athens County, Ohio and being part of a 37.35 acre tract, Lots 13 and 14 of Pleasanton as recorded in Volume 354, Page 667, Athens County Deed Records and being more particularly described as follows:

Commencing at the South-east corner of Farm-lot 4, thence, North 00 Degrees 16 Minutes East, 518.76 feet (deed) to a P.K. nail set; thence, along the North-lines of Lots 13 and 14 of Pleasanton, South 89 Degrees 06 Minutes 42 Seconds West, 493.01 feet to an iron pin set, (stone found bears South 89 Degrees 06 Minutes 42 Seconds West, 344.52 feet), said pin being the point of beginning for the tract of land herein described:

Thence, South 89 Degrees 06 Minutes 42 Seconds West, 252.02 feet to an iron pin set; thence, along a random line, North 04 Degrees 20 Minutes West, 97.69 feet to an iron pin set; thence, North 39 Degrees 54 Minutes 28 Seconds East, 495.19 feet to a point in County Road 21, passing an iron pin set at 475.18 feet; thence, along said road South 37 Degrees 18 Minutes 49 Seconds East, 207.90 feet to a point at the North-east corner of the School-lot; thence, South 42 Degrees 16 Minutes 52 Seconds West, 122.76 feet to an iron pin set at the North-west corner of the School-lot, passing an iron pin set at 11.85 feet; thence, South 38 Degrees 13 Minutes 07 Seconds East, 159.72 feet to an iron pin set at the South-west corner of the School-lot; thence, North 56 Degrees 46 Minutes 52 Seconds East, 122.10 feet to an iron pin set at the South-east corner of the School-lot; thence, along County Road 21, South 41 Degrees 47 Minutes 53 Seconds East, 237.89 feet to a point; thence, South 23 Degrees 16 Minutes East, 90.06 feet to a P.K. nail set; thence, leaving said road and along the North-line of Lot 12 of Pleasanton, South 78 Degrees 46 Minutes 13 Seconds West, 233.22 feet to an iron pin set at the North-west corner of said lot; thence, South 70 Degrees 18 Minutes 17 Seconds West, 152.72 feet to an iron pin set at the North-east corner of the "Parsonage-Lot" of Pleasanton; thence, South 88 Degrees 39 Minutes 30 Seconds West, 116.82 feet to an iron pin set at the North-west corner of said lot; thence, North 02 Degrees 08 Minutes 25 Seconds West, 201.26 feet to the point of beginning and containing 5.327 acres of which 3.571 acres are out of the 37.35 acre tract, Lot 14 contains 1.106 acres and Lot 13 contains 0.65 acres.

Subject to all easements and rights of way of record.

Above description prepared by John M. Branner, R.L.S. #6805.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blawie
DATE: 7-26-93

VOL 82 PG 110

108273

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Know All Men By These presents,

That, Betty Thomas, widow, aka Bette Thomas

of Athens

County, Ohio (Marital Status) for valuable consideration paid, grant(s), (WITH GENERAL WARRANTY COVENANTS) to

Debra L. Beckett and

David Beckett, husband and wife, for their

joint lives, remainder to the survivor of them, whose tax mailing address is

3525 Pleasant Hill Road, Athens, Ohio 45701

the following real property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

SEE ATTACHED EXHIBIT "A"

REC'D OF CR VOL. 82 PAGE 108 JULIA MICHAEL SCOTT REC'D AT 11:11 AM AUG 17 1990

This conveyance has been examined and the Grantor has complied with Section 310.22 of the Revised Code.

No. Transfer Fee Paid \$ 24

By Homer B. Gall, Jr., Athens County Auditor

By Deputy Auditor

1.00 Transferred 8-17-90 Peter G. Coullados

Prior Instrument Reference: Volume 354 Page 667, Athens County Deed Records. Wife of Husband of the grantor, releases all rights of dower therein

WITNESS my hand this 14th day of August 1990

In Presence of: Homer B. Gall, Jr. Marilep S. Mantel

Bette Thomas Betty Thomas

State of Ohio County of Athens Before me, a Notary Public, in and for said county, personally appeared Betty Thomas, widow, the above named Grantor

who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed. In testimony whereof, I have hereunto subscribed my hand at Athens, Ohio

this 14th day of August 1990. Homer B. Gall, Jr. Notary Public

This instrument prepared by Homer B. Gall, Jr., Attorney at Law MOLLIKA, GALL, SLOAN & SILLERY CO.

Situated in the Township of Alexander, County of Athens, State of Ohio, bounded and described as follows, to-wit:

FIRST TRACT: Beginning at the Northwest corner of Lease Lot No. 4 in Section 10, Town 8, Range 14, of the Ohio Company's Purchase and thence running East along the North line of said Lease Lot 15.72 chains to the middle of the county road from which a locust 6 inches in diameter bears South 75 degrees East 19 1/2 links thence South 2 degrees West along the middle of said road 1.96 chains thence South 19 1/2 degrees East along the middle of the said road 16.81 chains (witness a stone North 78 1/4 degrees East 32 links) thence South 78 1/4 degrees West 22.19 chains to a stone in the West line of said lot, thence North along the West line of said lot 22.71 chains to the place of beginning containing 37.70 acres more or less.

SECOND TRACT: Beginning at a stone on the East line of Lease Lot No. 4 in Section No. 10, Town 8, Range 14 of the Ohio Company's Purchase at a point 7.86 chains North from the Southeast corner of said lot; thence running West along the North line of Lot No. 13 and 14 in Pleasant Hill 7.47 chains to a hickory 15 inches in diameter at the Northwest corner of said Lot No. 14; thence continuing West 5.22 chains to a stone, thence South 1.34 chains to a stone; thence West 7.72 chains to a stone; thence North 18.99 chains to a stone; thence North 78 3/4 degrees East 3.98 chains to the middle of the public road (witness stone North 78 3/4 degrees East 32 links); thence North 79 degrees East 4.88 chains to a stone; thence South 83 1/2 degrees East 12.16 chains to a stone on the East side of said lot; thence South along the East line of said Lot 9.23 chains; thence South 47 1/2 degrees West 6.76 chains to the Northeast corner of school lot; thence South 45 1/2 degrees West 1.86 chains to the Northwest corner of said school lot; thence South 35 degrees East 2.42 chains to the Southwest corner of said school lot; thence North 60 degrees East 1.85 chains to the Southeast corner of said school lot; thence South 51 degrees East 3.71 chains to the place of beginning containing 37.35 acres more or less.

EXCEPT AND RESERVING TO GRANTOR the following:

FIRST EXCEPTION:

Situated in Lease Lot 4 of Section 10, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a found stone at the northeast corner of Lease Lot 4; thence on an assumed bearing along the east line of said Lease Lot 4 and the east line of said Section 10 South 01 degrees 48' 03" West 1,173.01 feet to a found stone, THE TRUE POINT OF BEGINNING; thence continuing along the east line of said Lease Lot 4 and the east line of said Section 10 South 01 degrees 48' 03" West 609.18 feet to a set iron pin in a ravine; thence leaving the said east line of Section 10 and Lease Lot 4 South 47 degrees 14' 35" West (passing a set iron pin at 423.86 feet) for a total distance of 443.40 feet to a point in the center of Athens County Road 21; thence along the center of said Athens County Road 21 the following eight bearings and distances:

1. North 36 degrees 28' 52" West 223.15 feet to a point; thence
2. North 38 degrees 23' 17" West 201.50 feet to a point; thence
3. North 47 degrees 27' 32" West 165.90 feet to a point; thence
4. North 49 degrees 22' 42" West 290.13 feet to a point; thence
5. North 47 degrees 11' 12" West 52.53 feet to a point; thence
6. North 40 degrees 44' 40" West 52.65 feet to a point; thence
7. North 27 degrees 59' 11" West 71.14 feet to a point; thence
8. North 21 degrees 06' 04" West 174.61 feet to a point; thence

leaving the said Athens County Road 21 and along the south property line of a 2.00 acre tract owned by The True Church of the Lord Jesus Christ and recorded in Volume 52, Page 600 of the Athens County Official Deed Records North 79 degrees 03' 12" East (passing found 5/8 inch iron pins at 44.06 feet, 140.8 feet and 218.72 feet) for a total distance of 322.08 feet to a found cross marked stone; thence continuing along the south property line of said 2.00 acre tract and the south property line of a 3.9216 acre tract described in Volume 68, Page 310 of the Athens County Official Deed Records and along the south property line of a tract described in Volume 279, Page 65 of the

