

Know All Men By These Presents:

That Merle C. Johnson and Mildred Johnson, husband and wife,

the grantor^s....., of Athens County, Ohio, in consideration of \$1.00 (One Dollar) and other good and valuable considerations,

to..... them..... in hand paid by Charles R. Grubbs and Phyllis Grubbs, husband and wife, Athens, Ohio,

the grantee^s..... do..... hereby GRANT, BARGAIN, SELL and CONVEY to the said Charles R. Grubbs and Phyllis Grubbs, husband and wife,.....

the following described REAL ESTATE, situate in the township of Alexander....., in the County of Athens, ~~and in the~~....., and State of Ohio, to-wit:

The following described real estate located in Farm Lot 4, Section 11, Town 8, Range 14, Alexander Township, Athens County, Ohio.

Starting at a stone on the South line of Lot 4, North $86\frac{1}{4}^{\circ}$ West 1664 feet from an iron pin at the South East corner of said Lot 4; thence North $3^{\circ} 30'$ East 264.29 feet to an iron pin the point of beginning of this Survey; thence North $3^{\circ} 30'$ East 243.61 feet to an iron pin, on the South edge of a drive; thence North $5^{\circ} 43'$ West 136.93 feet to an iron pin in the Public Road; thence South $64^{\circ} 03'$ West 512.74 feet to an iron pin; passing an iron pin in the road fence line; thence South $79^{\circ} 09'$ West 75.23 feet to an iron pin; thence South $27^{\circ} 01'$ East 218.29 feet to an iron pin; thence North $83^{\circ} 10'$ East 437.61 feet to the point of beginning containing 3.38004 acres more or less.

The described tract being part of a 22.31 acre tract deeded to the Grantors and recorded in Volume 184, Page 370, Athens County Records of Deeds.

EXCEPTING a one-half interest of all minerals, in and under the above premises with the right to operate same, as reserved by George Y. Tedrow and wife in deed dated July 28, 1934.

Reference: Volume 184, Page 370, Athens County Deed Records.

Surveyed by F. A. Dixon, Reg. Surv. 3060.

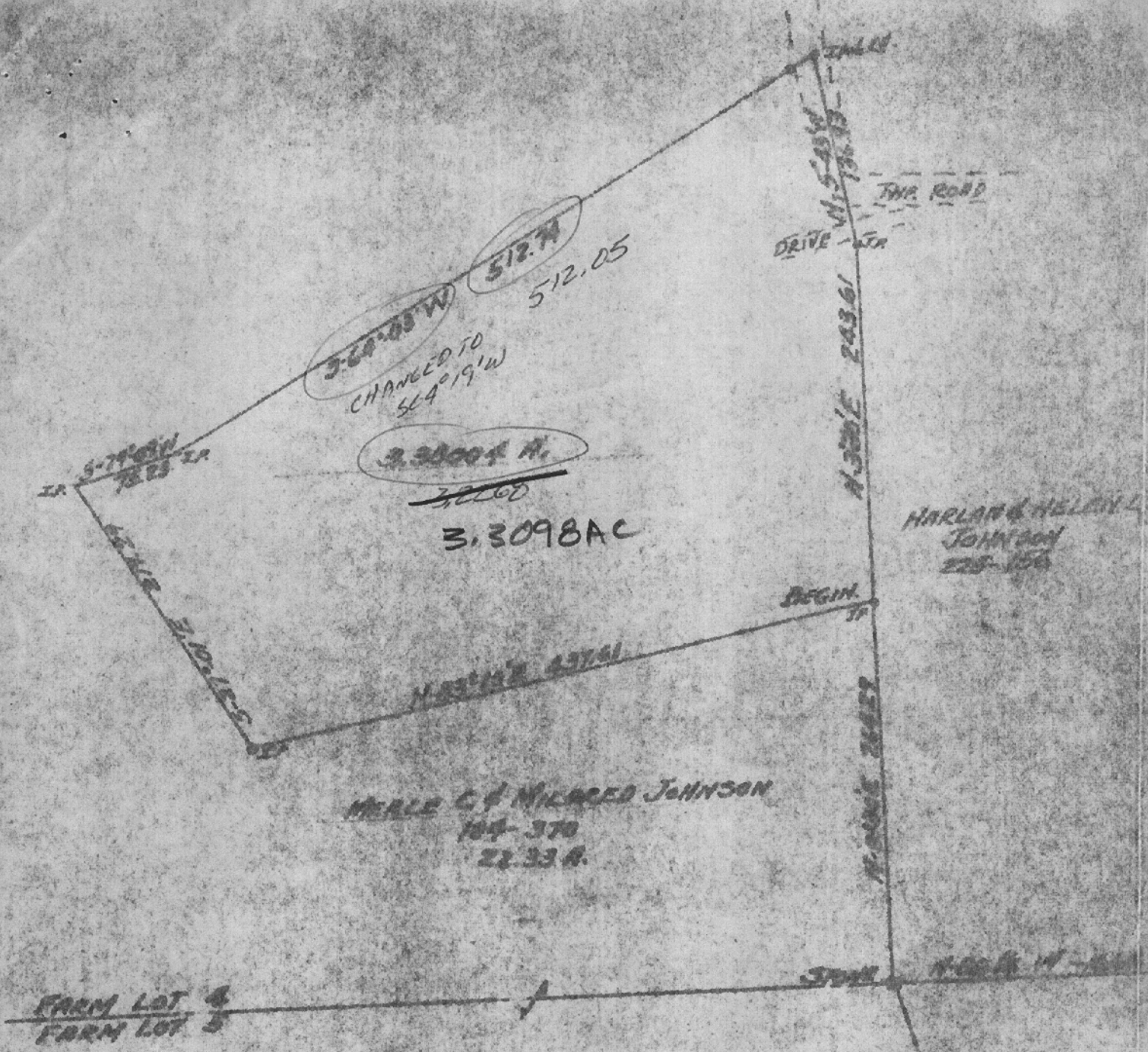
and ALL THE ESTATE, RIGHT, TITLE AND INTEREST of said grantor^s..... in and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging to the said grantee^s..... their..... heirs and assigns forever. And the said grantor^s..... 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,

except taxes and assessments of every kind and description due and payable on and after the date of this deed, which the Grantees assume and agree to pay.

Sec 11
A-x-137
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SURVEY OF 3.3004 ACRES LOCATED IN LOT 4
 SECTION 16, TOWN 2, RANGE 14, ALEXANDER
 TWP, ATHENS COUNTY, OHIO
 SOLD BY MEALE C. JOHNSON & MILDRED JOHNSON
 TO CHARLES & PHYLLIS GRUBBS
 SURVEYED BY R. ADKIN REG. ENGR 7106
 Dec 3060
 SCALE 1" = 100'

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE

BY: [Signature]
 DATE: 8-13-74

Some days not close
to the subject
Some days not more collections
Some days not with a copy
and not every day for my list
Some days not to be mentioned
M. J. J.