

# SURVIVORSHIP DEED

**KNOW ALL PERSONS BY THESE PRESENTS** That James Palsgrove, married, and Eva Palsgrove, married, of 1489 Noe-Bixby, Columbus, Ohio 43232, who executes this deed for the purpose of releasing all rights of dower in the premises, hereby grant, with general warranty covenants, to Steve Russell and DeAnna M. Russell, for their joint lives, remainder to the survivor of them, whose tax-mailing address is Route 1, Albany, Ohio 45710, the following described Real Estate:

Situate in Farm Lot 6, Section 31, Township 8, Range 14, Alexander Township, Athens County, Ohio, and being more particularly described as follows:

Beginning for description at a point in the center of Township Road 41, said point being S 87° 37' 23" W a distance of 1314.11 feet and N 2° 22' 24" W a distance of 549.45 feet from the southeast corner of Farm Lot 4; thence leaving the center of said road and with the grantor's east line N 2° 22' 4" W a distance of 1626.25 feet to a 3/4 inch iron pin set at the grantor's northeast corner; thence with the grantor's north line S 88° 03' 02" W a distance of 1289.14 feet to a one inch pipe set at the grantor's northwest corner; thence with the grantor's west line S 1° 34' 56" E a distance of 412.27 feet to a one inch iron pipe set and THE TRUE POINT OF BEGINNING of the tract herein described; thence continuing with the grantor's west line S 1° 34' 56" E a distance of 1037.87 feet to a rail road spike set in the center line of Township Road 42; thence with said center line the next two courses and distances N 48° 59' 48" E a distance of 356.00 feet; thence N 40° 49' 32" E a distance of 400.90 feet to a railroad spike set; and passing a railroad spike set at 56.63 feet; thence leaving said center line N 48° 10' 40" W a distance of 750.65 feet to the true point of beginning.

Containing 6.73 acres more or less and subject to all legal rights of way of record.

This deed is given in satisfaction of a land installment contract recorded in Volume 73, Page 196, and Volume 73, Page 612, Athens County Official Records.

Prior Deed Reference: Volume \_\_\_\_, Page \_\_\_\_, Athens County Official Records.

In Witness Whereof, the said James Palsgrove and Eva Palsgrove have hereunto set their hands this 27<sup>th</sup> day of NOVEMBER, 1991.

Signed and Acknowledged in the presence of:

Description checked for Mathematical Accuracy  
ATHENS COUNTY ENGINEER'S OFFICE  
BY: Cheryl Hedger  
DATE: 12/13/91

\_\_\_\_\_

James Palsgrove  
James Palsgrove

Miriam E. McKinley  
LeRoy W. Bruley

Eva Palsgrove  
Eva Palsgrove

Miriam E. McKinley  
Notary Public, State of Ohio  
My Commission Expires 6-21-93

Alex  
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# STEVE RILEY LAND SURVEYING

1192 Kansas Avenue • Route Two  
Wellston, Ohio 45692

(614) 384-2601

Description of Survey  
for  
James L. Palsgrove

Feb. 21, 1988

Situated in Farm Lot 6, Section 31, Township 8, Range 14, Alexander Township, Athens County, Ohio, and being more particularly described as follows;

Beginning for description at a point in the center of Township Road 41, said point being S 87° 37' 23" W a distance of 1311.11 feet and N 2° 22' 24" W a distance of 549.45 feet from the southeast corner of Farm Lot 4; thence leaving the center of said road and with the grantor's east line N 2° 22' 24" W a distance of 1626.25 feet to a 3/4 inch iron pin set at the grantor's northeast corner; thence with the grantor's north line S 88° 03' 02" W a distance of 1289.14 feet to a one inch pipe set at the grantor's northwest corner; thence with the grantor's west line S 1° 34' 56" E a distance of 412.27 feet to a one inch iron pipe set and THE TRUE POINT OF BEGINNING of the tract herein described; thence continuing with the grantor's west line S 1° 34' 56" E a distance of 1037.87 feet to a rail road spike set in the center line of Township Road 42; thence with said center line the next two courses and distances N 48° 59' 48" E a distance of 356.00 feet; thence N 40° 49' 32" E a distance of 400.90 feet to a rail road spike set; and passing a rail road spike set at 56.63 feet; thence leaving said center line N 48° 10' 40" W a distance of 750.65 feet to the true point of beginning.

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*Larry Steven Riley*

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	01°	34'	56"	East	1,037.87 feet.
2	North	48°	59'	48"	East	356.00 feet.
3	North	40°	49'	32"	East	400.90 feet.
4	North	48°	10'	40"	West	750.65 feet.

The easting error is 0.01 feet.  
The northing error is 0.01 feet.  
The gap in closure is 0.02 feet.

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

The area computes to be -6.73 acres.

ACREAGE, CLOSURE, AND ERROR OF PLAT

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