

Know All Men By These Presents,

That EDWIN HIXSON and FLORA HIXSON, husband and wife, GRANTORS

, the Grantors,
who claim title by or through instrument, recorded in Volume 188, Page 540,
County Recorder's Office, for the divers good causes and considerations thereunto
moving, and especially for the sum of One Dollar and natural love and
affection Dollars (\$ 1.00)
received to their full satisfaction of Leo W. Hixson and Patricia A.
Hixson, husband and wife,
the Grantees,
whose TAX MAILING ADDRESS will be Route #3, Box 73, Athens, Ohio,
do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, LEO W.
HIXSON and PATRICIA A. HIXSON, husband and wife, GRANTEEES,
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 Ames, County of Athens and State of Ohio:

The following Real Estate situate in Section 25 T.6, R. 13,
Ames Township, Athens County, Ohio, and bounded and described as
follows:

Beginning at a point on the half Section line which is S 84°00'E
2769.21 feet along the north line and S 6°00'W 182.75 feet from the
northwest corner of Section 25 thence N 73°22'E 115.45 Feet to an
iron pin thence S 48°45'E 230.76 feet to an iron pin thence S 56°31'W
435.44 feet to the center of County Road 34, passing an iron pin at
405.34 feet, thence along said road N 30°53'W 331.86 feet to a point,
thence leaving said road N 73°22'E 260.34 feet to the place of
beginning passing an iron pin at 27.42 feet, and containing 1.11
acres in the west half, and 1.37 acres in the east half, making 2.48
acres in said tract, subject to road R/W.

REFERENCE: Being part of the premises described in Volume 188, Page
540 of the Athens County Deed Records.

Surveyed by Joe L. Galvin, May 14, 1969. Reg. Sur. #1684.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: [Signature]

DATE: 6-24-74

Sec 25 AMES

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

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To 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, excepting taxes, easements, assessments and rights of ways of record,

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

In Witness Whereof We have hereunto set our hands, the 20th day of June, in the year of our Lord one thousand nine hundred and seventy-four.

Signed and acknowledged in presence of

John F. Newcomb
Daphne S. Mott

Edwin Hixson
Edwin Hixson
Flora Hixson
Flora Hixson

State of Ohio } ss. Before me, a Notary Public
Athens County, } in and for said County and State, personally appeared the above named Edwin Hixson and Flora Hixson, husband and wife, Grantors,

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 Athens, Ohio, this 20th day of June A. D. 1974.

(SEAL)

John F. Newcomb
John F. Newcomb, Notary Public
State of Ohio, Lifetime Commission

This instrument prepared by John F. Newcomb, Attorney, Athens, Ohio.

Warranty Deed

Edwin Hixson and Flora Hixson,
husband and wife,

TO

Leo W. and Patricia A. Hixson,
husband and wife,

Transferred _____ 19__

COUNTY AUDITOR

32 Stone
26
31 25

584° 00' E
2769.21'

IP SW COY
SE 1/4

5620 1" = 100'

H.V. cycle club

51000' W
192.75'

N 73° 22' E
115.45'

230.70'

PLAT

of a part of Section
25, T. 6, R. 13 Ames Twp.
Athens County Ohio
Surveyed 1787 by H. H. H.
for Edwin Hixson
by J. C. Galpin
Reg. Sur. 1687.

Co. HWY - 3 E

N 73° 22' E 260.34'
232.42'

27.42'

1.11 AC

2.48 AC

37 AC

N 30° 53' W
331.86'

S 56° 31' W 435.44'
405.34'

Edwin Hixson
189-540

IP
S 48° 45' E
244.74'

475.50'

Hixson to Hixson

JOE C
GALPIN
1687

Description checked for
Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

[Signature]
J. E. 6-24-74

John F. Newcomb
Attorney And Counsellor At Law
15-17 Court Street
Athens, Ohio 45701

June 20, 1974

Athens County Engineer's Office
555 East State Street
Athens, Ohio 45701

Re: Hixson To Hixson Description

Dear Sir: Enclosed herein, find copies of a plat and a deed in the name of Edwin and Flora Hixson to Leo and Patricia Hixson.

Please check this proposed deed description and notify my office of your results upon completion.

Very truly yours,


John F. Newcomb

JFN/dlm
Enclosures