

28

Survivorship Deed*

MAE McPHERSON (WIDOW NOT REMARRIED)¹, of ATHENS County,
for valuable consideration paid, grant(s)² with general warranty covenants, to

and³ BENSON J. McPHERSON LOUISE M. McPHERSON HUSBAND AND WIFE,
for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are

the following REAL PROPERTY: Situated in the County of ATHENS in the State
of Ohio and in the TOWNSHIP of AMES T.6 , R.13 :⁴

and being part of Fraction 24 and Fraction 34 and being all of that land as described in Volume 374, Page 715 that is North and East of Township Road 335 and being more particularly described as follows:

Beginning at a fence post, which bears, South 08 Degrees 50 Minutes 44 Seconds West 257.4 (dead) feet from the North-east corner of Fraction 24 ; thence, South 46 Degrees 12 Minutes 00 Seconds West, 472.57 feet to an iron pin found in Township Road 335; thence, along said road North 43 Degrees 32 Minutes 30 Seconds West, 474.65 feet to a rail road spike set; thence, North 42 Degrees 08 Minutes 06 Seconds West, 335.13 feet to a point where a 28" Maple bears South 45 Degrees 40 Minutes 40 Seconds West, 20.0 feet; thence, leaving said road, North 45 Degrees 40 Minutes 40 Seconds East, 1539.85 feet to a 16" Black Walnut; thence, South 08 Degrees 50 Minutes 44 Seconds West, 1357.52 feet to the place of beginning and containing 18.82 acres of which 10.4 acres are in Fraction 34 and 8.42 acres are in Fraction 24.

Excepting from the above a right of way of the Ohio Fuel Gas Company as described in Volume 173, page 491 , Athens County Deed Records.

Also excepting and reserving from the above described premises all the coal, oil and gas underlying and within said lands together with an oil and gas lease and rights thereunder bearing date of August 17, 1936, between W.C. Mings and Ethel Mings, as Lessors and D.T. Orndoff as Lessee,

Subject to any other reservations, restrictions, easements and rights of way of record.

Prior Instrument Reference: VOL. 374 PG. 715 of the Deed Records of ATHENS
County, Ohio. wife (husband) of the
Grantor, releases all rights of dower therein. Witness hand(s) this day
of , 19
Signed and acknowledged in presence of:

State of Ohio County of ss.
BE IT REMEMBERED, That on this day of , 19 , before me,
the subscriber, a in and for said state, personally came,
the Grantor(s) in the
foregoing deed, and acknowledged the signing thereof to be voluntary act and deed.
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal

on the day and year last aforesaid. _____

This instrument was prepared by _____

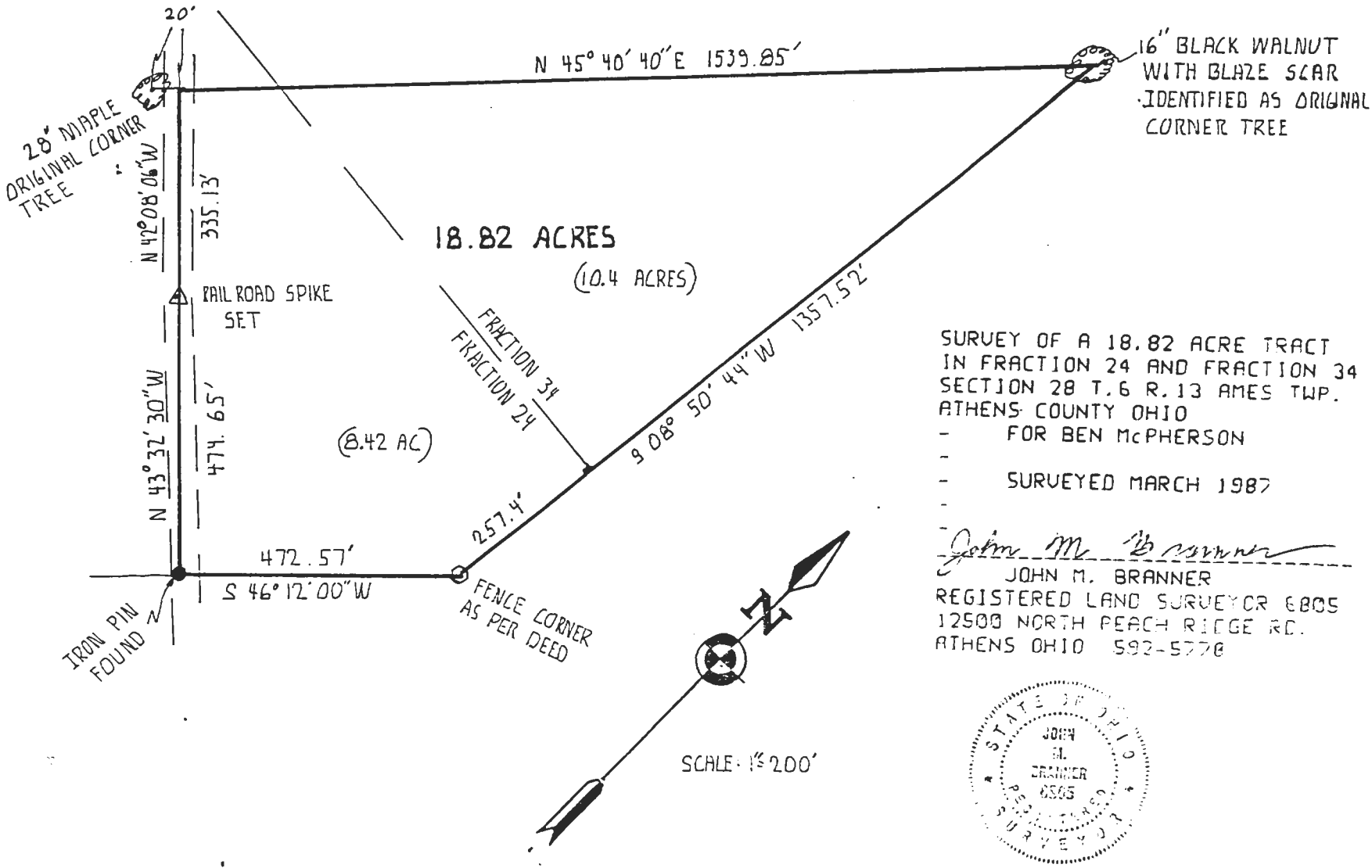
- (1) Name of Grantor(s) and marital status.
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
- (3) Name of Grantees and marital status of each.
- (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (5) Delete whichever does not apply.
- (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamp
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Carl H. [Signature]
DATE: 3/23/87

*See Section 5302.17 Ohio Revised Code.

Ames Fraction 24 AMS# 28



SURVEY OF A 18.82 ACRE TRACT
 IN FRACTION 24 AND FRACTION 34
 SECTION 28 T.6 R.13 AMES TWP.
 ATHENS COUNTY OHIO
 - FOR BEN McPHERSON
 -
 - SURVEYED MARCH 1987

John M. Branner
 JOHN M. BRANNER
 REGISTERED LAND SURVEYOR 6805
 12500 NORTH PEACH RIDGE RD.
 ATHENS OHIO 592-5778

