

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT Bette Clifford and Carl Clifford, her husband, the grantors, of Athens County, Ohio, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to them in hand paid by Lycurgus C. Baker of Athens, Ohio, the grantee, do hereby GRANT, BARGAIN, SELL and CONVEY to the said Lycurgus C. Baker the following described REAL ESTATE, situate in the City of Athens, County of Athens, and State of Ohio, to-wit:

Situate in Lease Lot No. 49, Section 11, Township 9 North, Range 14 West, Ohio Company's Purchase. Starting at a stone on the Southeast corner of Lease Lot No. 68; thence on the north line of Lease Lot No. 50 at a calculated bearing and distance of North 84 degrees 50 minutes West 741.30 feet to the center line of Route No. 33 at Survey Station 101+98.5; thence along the center line of said highway, South 38 degrees 30 minutes east 3020.22 feet to a point at Station 71+78.28; thence at right angles to the center line of said highway south 51 degrees 30 minutes west 74.15 feet to an iron pipe on the south right of way line of said highway; thence along the right of way line of said highway south 40 degrees 45 minutes east 244.99 feet to a point, the point of beginning of said lease; thence at right angles to the highway south 51 degrees 30 minutes west 100.00 feet to a point; thence south 38 degrees 30 minutes east 250.00 feet to a point; thence north 51 degrees 30 minutes east 103.95 feet to the south right of way line of said highway, Reference: A concrete monument bears south 38 degrees 47 minutes east 156.00 feet; thence following the highway right of way line north 38 degrees 47 minutes west 132.74 feet to a point; thence north 40 degrees 45 minutes west 117.45 feet to the point of beginning; Subject to a lease by and between Lycurgus C. Baker and River Oil Co., dated September 18, 1975.

REFERENCE: Volume _____, Page _____, Athens County Deed Records.

and ALL THE ESTATE, RIGHT, TITLE AND INTEREST of said grantors in and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging to the said grantee, his heirs and assigns forever. And the said grantors 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.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: L. S. Shields
DATE: Sept 30-76

This Property should be re-surveyed before being transferred again.

(81)

Ch. Sec #11 - City

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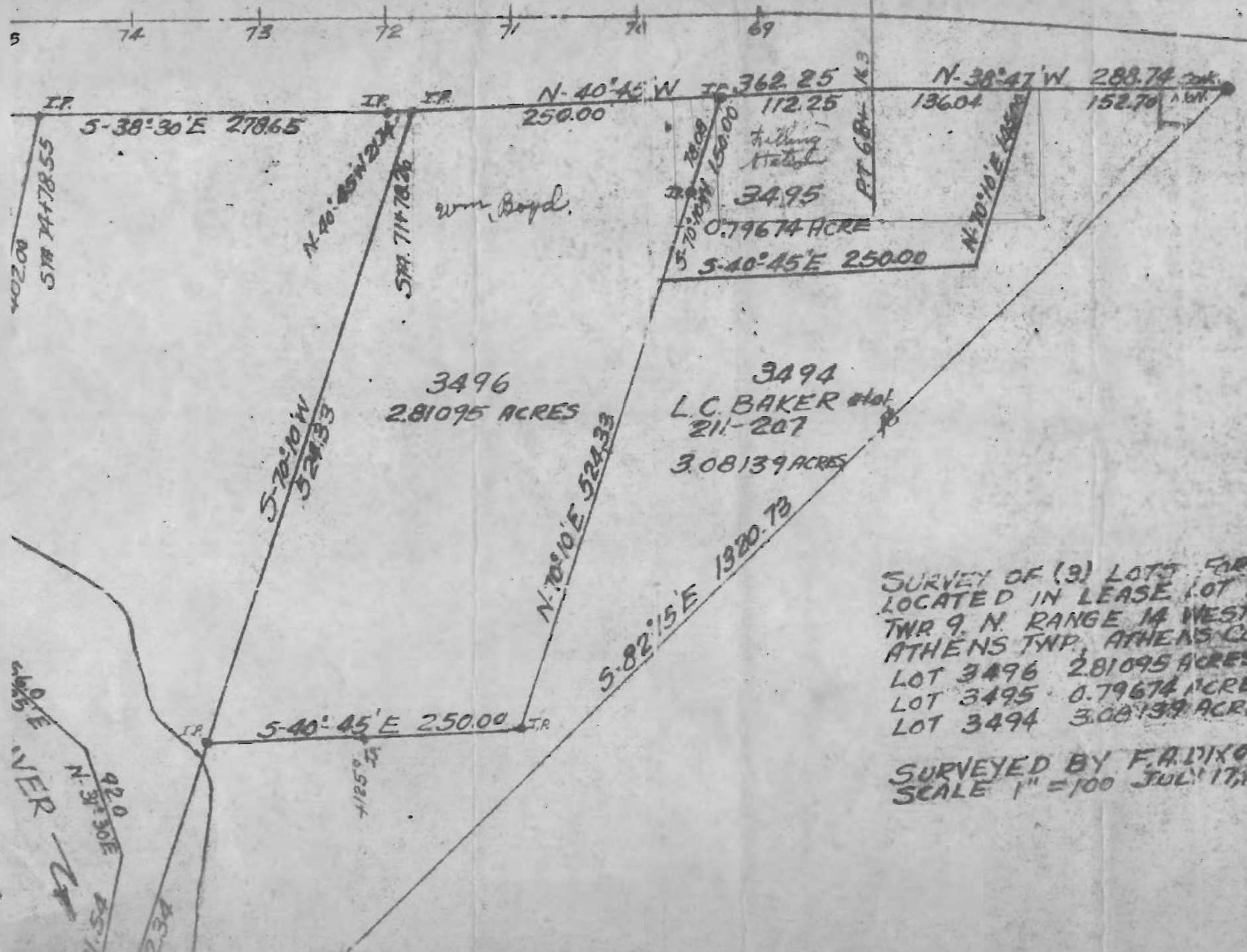
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No ACREAGE

Accuracy 1:750, Needs to be 1:3500 MIN.



SURVEY OF (3) LOTS FOR L.C. BAKER
 LOCATED IN LEASE LOT No. 49, SEC II
 TWP 9, N. RANGE 14 WEST O.C.P. CITY OF ATHENS,
 ATHENS TWP, ATHENS CO, OHIO
 LOT 3496 2.81095 ACRES SOLD TO WILLIAM BOYD
 LOT 3495 0.79674 ACRE
 LOT 3494 3.08139 ACRE

SURVEYED BY F.A. DIXON
 SCALE 1" = 100 JUL 17, 1963