

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That Basharat M. Mirza and Ameena B. Mirza, Husband and Wife

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine in-  
cludes the feminine) in consideration of the sum of Twenty-Nine Thousand, One Hundred and Fifty

Dollars and No/100s-----Dollars (\$ 29,150.00 / )

to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant,  
bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Athens, County of Athens, State of

Lease Lot 73  
Ohio, and in Section 13&19, Town 9N, Range 14W, and bounded and described as follows:

**PARCEL NO. 82WD /**

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of  
Transportation, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of Athens County and  
being located within the following described points in the boundary thereof:

Beginning at the Southwest corner of Lease Lot 73; thence North 03°49'40" East along  
the West line of Lease Lot 73 a distance of 1121.10 feet to Station 519+65.81 in the  
centerline of a survey made in 1970 by the Ohio Department of Transportation, of proposed  
U.S. Route 50, Section 4.95 in the Townships of Lee, Alexander and Athens, Athens County,  
Ohio.

Thence North 78°21'03" East along said centerline a distance of 515.71 feet to Station  
524+81.52;

thence North 11°38'57" West a distance of 72.73 feet to the Grantor's West property  
line at a point 72.73 feet left of centerline Station 524+81.52; said point being The  
True Place of Beginning;

thence North 03°22'04" West along the West line of the Grantor's property a distance  
of 57.87 feet to a point 130.00 feet left of Station 524+89.86;

thence North 39°09'51" East a distance of 245.31 feet to a point 285.00 feet left of  
Tangent Station 526+80;

thence North 85°15'43" East a distance of 166.21 feet to a point 265.00 feet left of  
Tangent Station 528+45;

thence South 02°29'13" East a distance of 157.00 feet to a point 110.00 feet left of  
Tangent Station 528+20;

thence South 73°36'54" West a distance of 311.52 feet to a point 84.28 feet left of  
Station 525+09.54;

thence South 55°57'03" West a distance of 30.31 feet to the place of beginning.

Containing 1.12 acres of which the present road right of way occupies 0.00 acres.  
There being 1.05 acres in Section 19 and 0.07 acres in Section 13.

This description is based on a survey made for the Ohio Department of Transportation  
in 1970 under the direction and supervision of Harold E. Miles, Registered Surveyor No.  
5392.

Grantor claims title by instrument(s) of record in D.B. 335 Page 95 County Recorder's  
Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right of ingress and  
egress to the proposed service road. Description checked for  
Mathematical Accuracy

ATHENS COUNTY  
ENGINEER'S OFFICE

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to  
the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant  
with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has  
full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances  
whatsoever,

BY: [Signature]  
DATE: June 9-1980

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and further, that he does Warrant and will Defend the same against all claim of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance, of dower herein,

has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 19 80,

*[Handwritten signature]*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Robert M. Mirza*  
Basharat M. Mirza  
*Ameena B. Mirza*  
Ameena B. Mirza  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Attch 13-19*

STATE OF OHIO, COUNTY Athens, ss.

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19 80, before me the subscriber, a Notary Public in and for said county, personally came the above named

Basharat M. Mirza and Ameena B. Mirza

and acknowledged the signing of the foregoing deed to be their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO, COUNTY \_\_\_\_\_, ss.

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO, COUNTY \_\_\_\_\_, ss.

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

This instrument prepared by *JG* J. George Pfeffer for the State of Ohio, Department of Transportation.

**WARRANTY DEED FROM**

Basharat M. Mirza

Ameena B. Mirza

Address Rt. 5, Box 79

Athens, Ohio 45701

TO THE STATE OF OHIO

S. R. 50/33/50 County Athens

Section 4.95/16.30/14.18

Parcel No. 82 WD

TRANSFERRED

\_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_, Auditor

Filed \_\_\_\_\_ 19 \_\_\_\_\_

At \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded \_\_\_\_\_ 19 \_\_\_\_\_

in \_\_\_\_\_ County

Record of Deeds, Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder's Fee, \$ \_\_\_\_\_

NOTE

To the County Recorder:

As soon as this deed has been recorded, it should be returned to the Department of Transportation, at

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