



Estate by the Entireties With Survivorship Deed*

Blaine Riggs and Geraldine Riggs, of Athens County, Ohio
husband and wife,
for valuable consideration paid, grant(s)² with general warranty covenants, to Norman B Garber and Maryann Garber, husband and wife,
for their joint lives, remainder to the survivor of them, whose tax-mailing address is 10 Earich Road, Athens, Ohio 45701

the following REAL PROPERTY: Situated in the County of Athens in the State of Ohio and in the City of Athens

Tract I. Being parts of Inlots 1395 and 1396 of Nellie Earich's Subdivision as recorded in Plat Book 4, page 78, Athens County Recorder's Office, and further described as follows:
Beginning at an iron pin marking the southeast corner of Inlot 1396; thence North 5° 12' East 100.00 feet to the Northeast corner of Inlot 1395; thence North 84° 38' West 88.59 feet to a point on the north line of said Inlot 1395; thence South 16° 49' West 102.03 feet to an iron pin set on the south line of 1396; thence South 84° 38' East 109.13 feet to the place of beginning. Subject to an easement for highway purposes as recorded in Deed Book 165, page 531, Athens County Deed Records.

Tract II. Being a part of Outlot 154 and part of Inlot 1394 in Nellie Earich's Subdivision as recorded in Plat Book 4, Page 78, and further described as follows:
Beginning at an iron pin marking the northeast corner of Inlot 1394; thence South 84° 38' East 37.10 feet to a point; thence North 33° 21' 09" East 50.08 feet; thence North 54° 20' 06" East 50.00 feet; thence North 75° 21' 10" East 49.92 feet; thence South 83° 35' 48" East 49.85 feet; thence North 71° 39' 40" West 121.77 feet; thence North 84° 12' 06" West 50.15 feet; thence South 70° 40' 15" West 50.07 feet; thence South 50° 41' 52" West 16.10 feet; thence South 56° 05' 53" West 48.52 feet; thence South 16° 49' West 101.83 feet, passing an (description continued on back page)

Prior Instrument Reference: Vol. 217 Page 627 of the Deed Records of Athens County, Ohio.

Witness our hand(s) this 4th day of May, 19 84.

Signed and acknowledged in presence of:

Wm. Parker Walker
Catherine Phillips

Blaine Riggs
Blaine Riggs
Geraldine Riggs
Geraldine Riggs

State of Ohio County of ATHENS SS.

BE IT REMEMBERED, That on this 4th day of May, 19 84, before me, the subscriber, a Notary Public in and for said state, personally came,

Blaine Riggs & Geraldine Riggs, husband and wife the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal

WM. PARKER WALKER
Notary Public, State of Ohio
Lifetime Appmt.-R.C. 147.03

on the day and year last aforesaid. Wm. Parker Walker
Notary Public

This instrument was prepared by Wm. Parker Walker, WALKER & WALKER CO., L.P.A.
One N. Lancaster St., Athens, Ohio 45701

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

Auditor's and Recorder's Stamps

Description checked for
~~Mathematical Accuracy~~
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Charles McKinney
DATE: 5-8-84

*See Section 5302.17 Ohio Revised Code.

47

ATHENS CITY (K-21) See 16

Survivorship Deed

FROM

Blaine Riggs
and
Geraldine Riggs

TO

Norman B. Garber
and
Maryann Garber

(Description Continued)

iron pin at 20 feet, to a point on the south line of Inlot 1394; thence with said south line South 84° 38' East 88.59 feet to the southeast corner of said Inlot 1394; thence North 5° 12' East 41.80 feet to the place of beginning, and containing 0.22 acres in Inlot 154.

Subject to easements for highway purposes as recorded in Deed Book 165, Pages 531 and 543, Athens County Deed Records, and subject to any street easements which may exist.

Survey by: George W. Clark, Registered Surveyor No. 2364.

Being part of the premises conveyed to Blaine Riggs and Geraldine Riggs by Marie Wyckoff by deed dated October 7, 1954, and recorded in Deed Book 217, Page 264, and by Florence Bobo, dated March 3, 1953, and recorded in Deed Book 217, Page 627, Athens County Deed Records.

This conveyance is subject to the following restrictions:

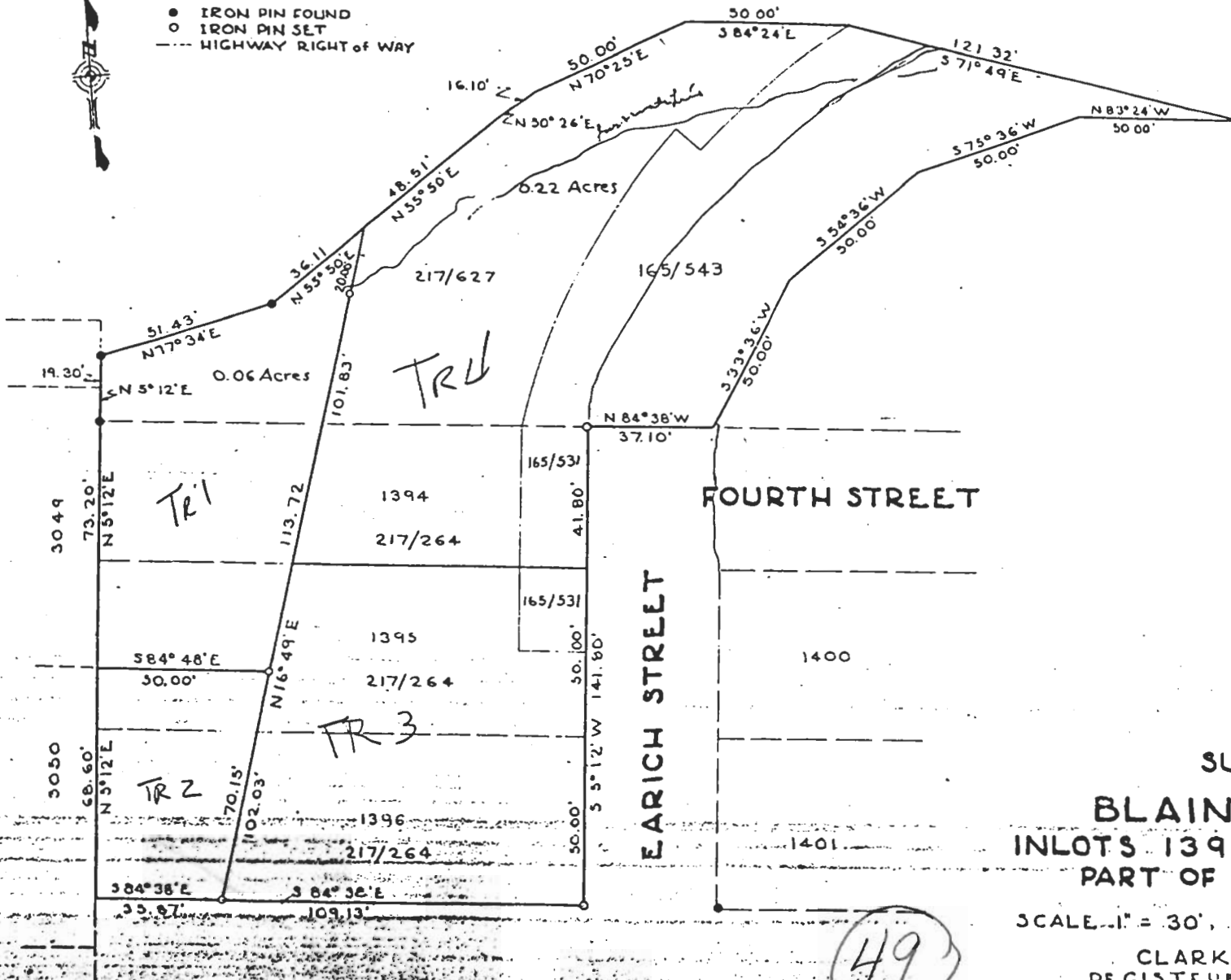
1. No building shall be erected on said property nearer than 25 feet to the grantor's east property line.

2. No residence dwelling shall be erected on said premises which contains less than 960 square feet of first floor living space, exclusive of garage and breezeway.

These restrictions are personal and do not run with the land. They are personal to the grantors, the survivor of them, and their heirs. When the grantors, the survivor of them, or their heirs shall sell the grantors' present residence dwelling and the surrounding premises used in conjunction with the residence, then these restrictions shall cease and become null and void.



- IRON PIN FOUND
- IRON PIN SET
- - - HIGHWAY RIGHT OF WAY



SURVEY
FOR
BLAINE RIGGS
INLOTS 1394, 1395, 1396, AND
PART OF OUTLOT 154

SCALE: 1" = 30' JULY 18, 1955

CLARK & SHEETER
REGISTERED SURVEYORS

49