

188562

# Know All Men by These Presents

**That** ROBERT H. LITTLER and ALICE P. LITTLER, Husband and Wife

of Athens County, Ohio,

in consideration of One Dollar (\$1) and other good and valuable consideration

to them in hand paid by JANE ANN KARR, Unmarried

whose address is

do hereby **Grant, Bargain Sell and Convey**

to the said Jane Ann Karr

her heirs

and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Situate in the Township of Athens, County of Athens and State of Ohio:

Being Lot No. 25 in the Country Club Acres Subdivision, being a part of Farm Lot 123, Section 26, Town 9, Range 14, Ohio River Survey, and being more fully set forth in Volume 7, Page 295-296, Plat Records of Athens County, Ohio.

REFERENCE: Volume 200, Page 129, Athens County Deed Records.

This deed is intended to correct the deed previously conveyed by the above grantors to Jane Ann Karr in which an improper description of the acreage of said lot set forth; said previous deed being recorded in Vol. 381 Page 451 of Athens County Deed Records, Athens, Ohio

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee** her

heirs and assigns forever. And the said Robert H. Littler and Alice P. Littler

do hereby **Covenant and Warranty** 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.

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

ATT# 9/26

In Witness Whereof, the said ROBERT H. LITTLER and ALICE P. LITTLER who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 12<sup>th</sup> day of August in the year A. D. nineteen hundred and eighty-seven (1987).

Signed and acknowledged in presence of us:

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

*Robert H. Littler*  
\_\_\_\_\_  
ROBERT H. LITTLER  
\_\_\_\_\_  
ALICE P. LITTLER  
*Alice P. Littler*  
\_\_\_\_\_

State of Ohio, Athens County, ss.

On this 12<sup>th</sup> day of August, 1987, before me, a Notary Public in and for said County, personally came Robert H. Littler and Alice P. Littler the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

*[Handwritten signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
THEY PUBLIC STATE OF OHIO  
Commission Expires 10/1/88



This instrument was prepared by T. E. Eslocker, Eslocker & Grim 16 W. State St., Athens, OH 45701

TRANSFER NOT NECESSARY  
DATE: 9-28-87  
*Peter A. Coulakis*  
ATHENS COUNTY AUDITOR

**Warranty Deed**  
To \_\_\_\_\_  
Transferred \_\_\_\_\_ 19 \_\_\_\_\_  
County Auditor

'87 SEP 28 PM 3 45  
RECORD OF \_\_\_\_\_  
VOL. 38 PAGE 105  
JULIA MICHAEL SCOTT  
RECORDER, ATHENS CO. OHIO  
//

188562

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# Know All Men by These Presents

That<sup>(1)</sup> Robert H. Littler and Alice P. Littler, husband and wife

of Athens County, Ohio,

in consideration of One Dollar (\$1) and other good and valuable consideration to them in hand paid by Jane Ann Karr, single

whose address is Route 3, Pomeroy, OH 45769

do hereby **Grant, Bargain, Sell and Convey**

to the said Jane Ann Karr

her heirs

and assigns forever, the following described **Real Estate**,<sup>(2)</sup>

situate in the Township of Athens, County of Athens and State of Ohio:

Being Lot No. 25 in the Country Club Acres Subdivision, being a part of Farm Lot 123, Section 26, Town 9, Range 14, Ohio River Survey, and containing 3.23 acres, more or less, and being more fully set forth in Volume 7, Page 295-296, Plat Records of Athens County, Ohio.

GRANTORS agree to pay all real estate taxes through December 31, 1984.

Reference: Volume 300, Page 129

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, her heirs and assigns forever. And the said Robert H. Littler and Alice P. Littler

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.

This conveyance has been examined  
and the Grantor has complied with  
State of Ohio Revised Code  
No. 5307.02, effective 6/15/80  
Pomeroy, Athens County Auditor  
By Della Deputy Auditor

(1) Show marital status.

(2) Description of land or interest therein and encumbrances, reservations, and exceptions, if any; also show reference by volume and page to prior recorded instrument under which grantor claims title.

In Witness Whereof, the said grantors have hereunto set their hands, this 21 day of December, 1984.

Signed and acknowledged in presence of us:

[Signature]  
Sharon Knight

Robert H. Littler  
ROBERT H. LITTLER  
Alice P. Littler  
ALICE P. LITTLER

State of Ohio, Athens County, ss.

On this 21st day of December, 1984, before me, a notary public in and for said County, personally came Robert H. Littler and Alice P. Littler the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

[Signature]  
Notary Public

THOMAS E. ESLOCKER

NOTARY PUBLIC - STATE OF OHIO

My Commission Has No Expiration Date

T. Eslocker

This instrument was prepared by ESLOCKER & GRIM, Attorneys at Law  
16 West State St., Athens, OH 45701



165500

# Warranty Deed

From

Robert H. Littler  
and  
Alice P. Littler

To

Jane Ann Karr

Transferred January 7, 1985

Patricia G. Couladis  
County Auditor.

State of Ohio,

Athens County, ss.

Presented for record on the 7 day  
of Jan 1985, at 3:00  
o'clock, P.M.

Recorded Jan 7 1985  
in Deed Book No. 381 Page 451

Wilma Allen  
County Recorder.

1000

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Lot 26

60.0' PUBLIC RIGHT-OF-WAY (UN-IMPROVED)

ATHENS TWP. Rd. No. 660 (OLD STATE RT. 50) (14'-16" ASPHALT)

COUNTRY CLUB ACRES SUBDIVISION (P.B. 7 - Pgs. 295-296)

Lot 24

N 31° 06' 41" W - 227.05' (SURVEY) (SUB'D. PLAT = 227.05')



JANE ANN KARR (381/451) Lot No. 25

SURVEY AREA = 2.0961 AC. (INCLUDING "LITTLE CEMETERY")

(NOTE: THIS LOT IS INCORRECTLY SHOWN ON SUB'D. PLAT AS CONTAINING 3.23 AC.)

THE ATHENS COUNTRY CLUB (205/204 + 206)

EXISTING DRIVEWAY



50.0' GAS PIPELINE PLACEMENT

BM-RR5 ELEV. = 755.32 (IN TRIPLE 18" NICEDOT)

SCALE: 1" = 40'

THE ATHENS COUNTRY CLUB (205/204 + 206)

FOR:

JANE ANN KARR 603 WEST UNION STREET ATHENS, OHIO - 45701

BY:

GERALD W. BAYHA, P.S.

REGISTERED PROFESSIONAL SURVEYOR No. 56139

ROUTE No. 5 - BOX No. 204 (PEASANT HILL) ATHENS, OHIO - 45701 - (419) 597-1398

PLAT OF SURVEY

OF BOUNDARY & TOPO OF LOT NO. 25 IN THE "COUNTRY CLUB ACRES" SUB'D. (P.B. 7 - Pgs. 295-296) SITUATE IN F.L. 123, SECT. 26 - T-9-R-14 - ATHENS TOWNSHIP - ATHENS COUNTY - OHIO.

DRAWN	CHECKED	REVISIONS	DATE	Job No.
GB	GB	(95)	19 MAR. 1985	#385-02



Handwritten signature of Gerald W. Bayha