

*file*

DESCRIPTION OF 2.1870 ACRES

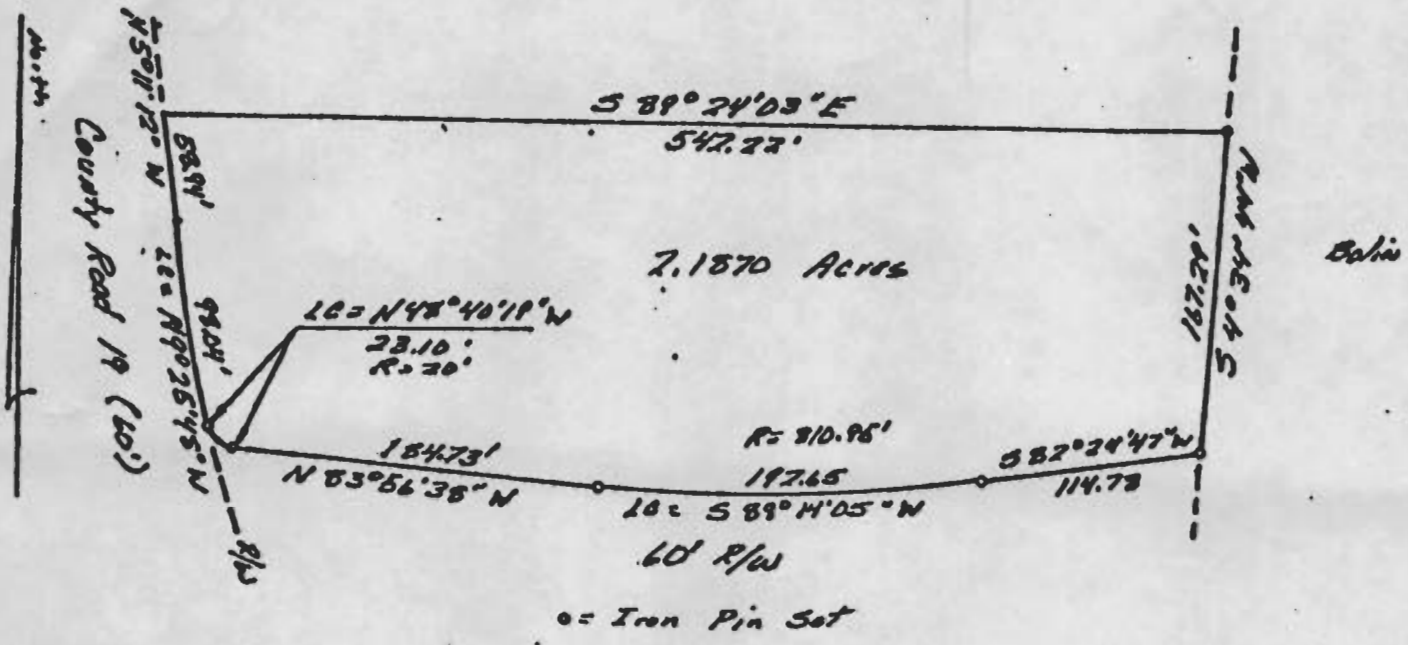
Situated in Sections 25 and 26, Farm Lot 119, Town 9, Range 14, Athens Township, Athens County Ohio and being more particularly described as follows:

Beginning at the northeast corner of Farm Lot 118, said point being on the south line of Farm Lot 119; thence north  $4^{\circ}$  34' 44" east 1419.28 feet, passing an iron pin at 1368.13 feet to an iron pin set at the point of beginning of the tract herein described; thence south  $82^{\circ}$  24' 47" west 114.78 feet to an iron pin set; thence along a curve to the right, having a radius of 810.95 feet, the long chord of which bears south  $89^{\circ}$  14' 05" west 192.65 feet to an iron pin set; thence north  $83^{\circ}$  56' 38" west 184.73 feet to an iron pin set; thence along a curve to the right having a radius of 20.00 feet the long chord of which bears north  $48^{\circ}$  40' 19" west 23.10 feet to an iron pin set on the east right of way line of County Road 19; thence along the right of way line and along a curve to the right having a radius of 686.24 feet, the long chord of which bears north  $9^{\circ}$  25' 48" west 98.04 feet; thence north  $5^{\circ}$  11' 12" west 58.94 feet; thence leaving the right of way line south  $89^{\circ}$  24' 03" east 542.22 feet to an iron pin found; thence south  $4^{\circ}$  34' 44" west 167.29 feet to the point of beginning and containing 2.1870 acres.

Prepared by: Evans, Mechwart, Hambleton & Tilton, Inc.

*Alvin K. Wright*  
\_\_\_\_\_  
Registered Surveyor #6535

*25*



PLAT OF SURVEY  
2.1870 ACRES

LOCATED IN FARM LOT 119, SECTIONS 25 & 26,  
TOWN 9, RANGE 14, ATHENS TOWNSHIP, ATHENS  
COUNTY OHIO  
SCALE 1" = 100'                      September, 1981

FOR GOFF DUNFEE

PREPARED BY

EVANS, MECHWART, HAMBLETON & TILTON, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
GAHANNA, OHIO                      ATHENS, OHIO

*Gregory K. Wright*  
Registered Surveyor #6535





# Know all Men by these Presents

**That** Goff R. Dunfee and Nancy S. Dunfee, husband and wife, Marlene C. Dunfee, single, and James Ingraham Clark and Sinikka Marja-Liisa Clark, husband and wife,

*in consideration of* One Dollar and other valuable consideration

to them *paid by* Shelton Dennis Baker and Shirley Ross Baker, husband and wife,

*Whose address is:* Baker Road, Athens, Ohio

*the receipt whereof is hereby acknowledged, do* *hereby Grant, Bargain,*  
**Sell and Convey to the said** Shelton Dennis Baker and Shirley Ross Baker, husband and wife,

*their heirs and assigns forever,*

the following described real estate, situate in the Township of Athens, Athens County, Ohio, and the State of Ohio.

Situated in Sections 25 and 26, Farm Lot 119, Town 9, Range 14, Athens Township, and being more particularly described as follows:

Beginning at the northeast corner of Farm Lot 118, said point being on the south line of Farm Lot 119; thence North  $4^{\circ} 34' 44''$  east 1419.28 feet, passing an iron pin at 1368.13 feet to an iron pin set at the point of beginning of the tract herein described; thence south  $82^{\circ} 24' 47''$  west 114.78 feet to an iron pin set; thence along a curve to the right, having a radius of 810.95 feet, the long chord of which bears south  $89^{\circ} 14' 05''$  west 192.65 feet to an iron pin set; thence north  $83^{\circ} 56' 38''$  west 184.73 feet to an iron pin set; thence along a curve to the right having a radius of 20.00 feet the long chord of which bears north  $48^{\circ} 40' 19''$  west 23.10 feet to an iron pin set on the east right of way line of County Road 19; thence along the right of way line and along a curve to the right having a radius of 686.24 feet, the long chord of which bears north  $9^{\circ} 25' 48''$  west 98.04 feet; thence north  $5^{\circ} 11' 12''$  west 58.94 feet; thence leaving the right of way south  $89^{\circ} 24' 03''$  east 542.22 feet to an iron pin found; thence south  $4^{\circ} 34' 44''$  west 167.29 feet to the point of beginning and containing 2.1870 acres.

Prepared by Evans, Mechwart, Hambleton & Tilton, Inc., Gregory K. Wright, Registered Surveyor #6535.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: Bob Eidenberg

DATE: 6-2-86

**In Witness Whereof**, *The said* Goff R. Dunfee and Nancy S. Dunfee, husband and wife; Marlene G. Dunfee, single, and James Ingraham Clark and Sinikka Marja-Liisa Clark, husband and wife,

~~who hereby release all right and expectancy of power in the said~~

~~premises~~ have hereunto set their hands this

TWELFTH (12<sup>TH</sup>) <sup>17th and 21st</sup> day of MAY in the year of our Lord

one thousand nine hundred EIGHTY SIX

Signed and acknowledged in presence of

<u>Cathryn Scott</u>	AS TO 1	1	<u>Goff R. Dunfee</u>
<u>Robert R. Zimm</u>	2	2	<u>Nancy S. Dunfee</u>
<u>Patricia Cleary</u>	3	3	<u>Marlene G. Dunfee</u>
<u>Mary Beth Singh</u>	3	4	<u>Marlene G. Dunfee (single)</u>
<u>James Emmel</u>	4	5	<u>James Ingraham Clark</u>
<u>Kristi Livingston</u>	5		<u>Sinikka Marja-Liisa Clark</u>
			Sinikka Marja-Liisa Clark

State of OHIO, County of Franklin, ss.

Be it Remembered, That on this TWELFTH (12<sup>TH</sup>) day of MAY, in the year of our Lord one thousand nine hundred EIGHTY SIX, before me, the subscriber, a Notary Public

in and for said county, personally came Goff R. Dunfee and Nancy S. Dunfee, husband and wife,

the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed

**In Testimony Whereof**, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

Patricia S. Dado

PATRICIA S. DADO  
 Notary Public, State of Ohio  
 My Commission Expires 01/01/1987

This instrument prepared by Garry E. Hunter, Attorney at Law

*and all the **Estate, Title and Interest** of the said Goff R. Dunfee,  
Nancy S. Dunfee, husband and wife, Marlene C. Dunfee, single, and  
James Ingraham Clark and Sinikka Marja-Liisa Clark, husband and wife*

*either in Law or in Equity of, in and to the said premises; **Together** with all the  
privileges and appurtenances to the same belonging, and all the rents, issues, and  
profits thereof. **To have and to hold** the same to the only proper use of the said*

Shelton Dennis Baker and Shirley Rose Baker, husband and wife

their *heirs, and assigns forever,*

**And the said** Goff R. Dunfee and Nancy S. Dunfee, husband and wife, Marlene  
C. Dunfee, single, James Ingraham Clark and Sinikka-Liisa Clark, husband and wife,

*for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said Shelton Dennis Baker and  
Shirley Ross Baker, husband and wife,*

their *heirs, and assigns,*

*that they are the true and lawful owners of the said premises,  
and have full power to convey the same; and that the title so conveyed is  
**Clear, Free and Unincumbered; And Further,** That they do  
**Warrant and will Defend** the same against all claim or claims, of all persons  
whomsoever;*

STATE OF FLORIDA, PINELLAS COUNTY, ss:

On this 17<sup>th</sup> day of May 1986, before me, a notary public in and for said County, personally came Marlene C. Dunfee, single, the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

*Mary Beth Smith*  
Notary Public

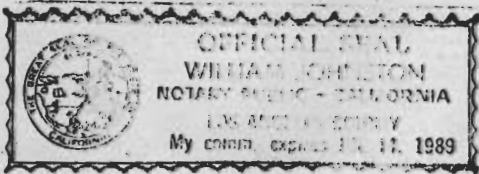
Notary Public, State of Florida  
My Commission Expires Oct. 23, 1989  
Bonded Thru Troy Fain Insurance Inc.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, ss:

On this 21st day of May, 1986, before me, a notary public in and for said County, personally came James Ingraham Clark and Sinikka Marja-Liisa Clark, husband and wife, 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.

*William Johnston*  
Notary Public



# Warranty Deed

Goff R. & Nancy S. Dunfee, husband & wife; Marlene C. Dunfee, single, and James Ingraham and Sinikka Marja-Liisa Clark, husband and wife

TO

Shelton Dennis Baker and Shirley Ross Baker, husband and wife

Transferred \_\_\_\_\_ 19\_\_

COUNTY AUDITOR

GARRY E. HUNTER  
ATTORNEY AT LAW  
14 CLINE BUILDING  
ATHENS, OHIO 45701

30