

Give All Men by These Presents

That RICHARD GRIM and GLENNA H. GRIM, husband and wife
of Athens County, Ohio,
in consideration of one dollar (\$1) and other good and valuable considerations
to them in hand paid by IVAN MARTIN
whose address is Grand Park Blvd., Athens, Ohio 45701
do hereby **Grant, Bargain Sell and Convey**
to the said IVAN MARTIN

his heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾ Situate in F.L. 34, Section 7
Town 9, Range 14, partially in the City of Athens, Athens Township, Athens
County, State of Ohio and being more particularly described as follows:

Commencing at the Southeast corner of F.L. 34 (Section 7); thence N 04°51'
E along the East line of said F.L. 34 (Section 7) and the West line of
F.L. 6 (Section 1), 1,296.9 feet to a 3/4" square iron bar found in the
Grantor's Southeast corner, said 3/4" square iron bar found also being the
real point of beginning of the parcel herein described:

Thence N 62°03'00" W along the Grantor's South line, 744.70 feet to a rail-
road spike set in the Grantor's Southwest corner in the centerline of Long-
view Heights (Athens County Road No. 83 -- Tick Ridge Road), passing through
the Easterly corporation line of Athens City at 548.60 feet and passing
through an iron pin set for reference at 719.70 feet; thence N 09°08'00" E
along the Grantor's West line and the said centerline of Longview Heights
(Athens County Road No. 83 -- Tick Ridge Road), 95.35 feet to a railroad
spike set; thence S 73°31'34" E along a random line, 692.06 feet to an iron
pin set in the Grantor's East line, the East line of said F.L. 34 (Section
7) and the West line of said F.L. 6 (Section 1), passing through an iron
pin set for reference at 25.00 feet and passing through the Easterly corp-
oration line of Athens City at 203.96 feet; thence S 04°51'00" W along said
Grantor's Eastline, the East line of said F.L. 34 (Section 7) and the West
line of said F.L. 6 (Section 1), 247.81 feet to the point of beginning and
containing a total of 2.6996 acres, of which, 0.5158 acre lies in the City
of Athens and 2.1838 acres lie in Athens Township.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 250, Page
277 as recorded in the Athens County Recorder's Office, Athens, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered
Professional Surveyor No. S-6139 (Job No. 178-02), completed on 3 Feb., 1978.

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

IVAN MARTIN, his
heirs and assigns forever. And the said RICHARD GRIM and GLENNA H. GRIM, husband and
wife,
do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unin-
cumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Notary Public for
Athens County, Ohio
I, _____
do hereby certify that
the above is a true and correct
copy of the original as
presented to me.

Notary Public
Athens, Ohio
Feb. 6, 1978

ATHENS COUNTY

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

Know All Men by These Presents

That RICHARD GRIM and GLENNA H. GRIM, husband and wife,
of Athens County, Ohio,
in consideration of one dollar (\$1) and other good and valuable considerations
to them in hand paid by IVAN MARTIN
whose address is Grand Park Blvd., Athens, Ohio 45701
do hereby **Grant, Bargain Sell and Convey**
to the said IVAN MARTIN

his heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾ situate in F.L. 34, Section 7, Town 9, Range 14, partially in the City of Athens, Athens Township, Athens County, State of Ohio, and being more particularly described as follows, to-wit:

Commencing at the Southeast corner of F.L. 34 (Section 7); thence N 04° 51' E along the East line of said F.L. 34 (Section 7) and the West line of F.L. 6 (Section 1), 1,296.9 feet to a 3/4" square iron bar found in the Grantor's Southeast corner; thence continuing N 04° 51' 00" E along a previously described line and the Grantor's East line, 247.81 feet to an iron pin set, said iron pin set also being the real point of beginning of the parcel here- in described:

Thence N 73° 31' 34" W along a random line, 692.06 feet to a railroad spike set in the centerline of Longview Heights (Athens County Road No. 83 - Tick Ridge Road) and also being in the Grantor's West line, (said railroad spike set bearing N 09° 08' 00" E, 95.35 feet from a railroad spike set in the Grantor's Southwest corner) passing through the Easterly corporation line of Athens City at 488.10 feet and passing through an iron pin set for reference at 667.06 feet; thence N 09° 08' 00" E along said Grantor's West line and the centerline of said Longview Heights (Athens County Road No. 83 - Tick Ridge Road), 95.35 feet to a railroad spike set in the Grantor's Northwest corner; thence S 86° 17' 06" E along the Grantor's North line, 670.88 feet to an iron pin set in the Grantor's Northeast corner, the East line of F.L. 34 (Section 7) and the West line of F.L. 6 (Section 1), passing through an iron pin set for reference at 25.00 feet and passing through the Easterly corporation line of Athens City at 221.18 feet; thence S 04° 51' 00" W along the said Grantor's East line, the East line of F.L. 34 (Section 7) and the West line of F.L. 6 (Section 1), 247.82 feet to the point of beginning, and containing a total of 2.6593 acres, of which, 0.5767 acre lies in the City of Athens and 2.0826 acres lie in Athens Town- ship.

Subject to all legal highways and easements of record.

(CONTINUED ON BACK HEREOF)

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

IVAN MARTIN, his

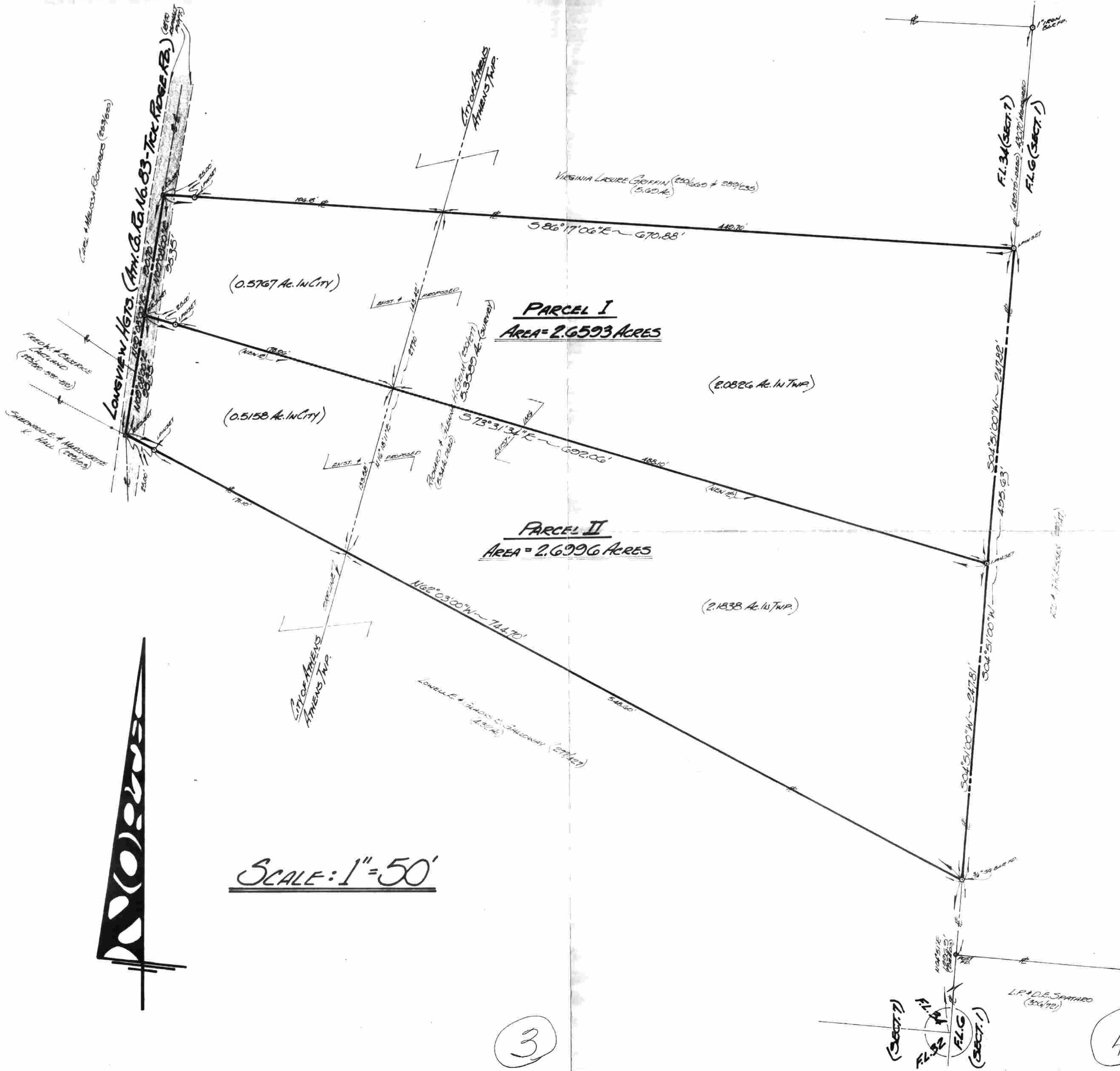
heirs and assigns forever. And the said RICHARD GRIM and GLENNA H. GRIM, husband and wife,

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unin- cumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Intelligence checked for
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 119.20)

2



SCALE: 1" = 50'

3

4

PLAT OF SURVEY

DATE	BY	REVISIONS	DATE	BY
2 FEB 78	GB			

OF TWO (2) PARCELS SITUATE IN F.L. 34 - SECT. 7 -
 TOWNSHIP 9 - RANGE 14 - (PARTIALLY IN CITY OF ATHENS) -
 ATHENS TOWNSHIP - ATHENS CO. - OHIO - U.S.A.

IVAN MARTIN
 17 GRAND PRAIRIE BLVD.
 ATHENS, OHIO - 45701

GERALD W. BAYHA, P.S.
 REGISTERED PROFESSIONAL SURVEYOR NO. 5-G-139
 ROUTE 165 - Box 16, 204
 (Rensselaer Hill) ATHENS, OHIO - 45701 - (C.A. 5903-4306)



Gerald W. Bayha