

DEED OF CORRECTION
SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS That GLEN KNUDSON, divorced and not remarried, of Athens, Ohio, for valuable consideration paid, grant, with general warranty covenants, to KENT KNUDSON AND DIADRA KNUDSON, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 35 Mulligan Avenue, Athens County, the following described Real Estate:

PARCEL ONE: Situated in the City of Athens and in lease Lot 40, Section 8, Town 9, Range 14, Athens Township, Athens County, Ohio and being more particularly described as follows: to-wit: Commencing at the southwest corner of Lot 3554 of the Linscott Subdivision in the City of Athens; thence north $52^{\circ} 18' 15''$ west 80.31 feet to an iron pin set at the point of beginning of the tract herein described; thence north $52^{\circ} 32' 59''$ west 129.22 feet to an iron pin set; thence north $40^{\circ} 34' 45''$ east 157.33 feet to a point in Mulligan Road, passing an iron pin set at 127.67 feet; thence along Mulligan Road south $60^{\circ} 54' 04''$ east 131.66 feet; thence leaving the road south $40^{\circ} 34' 44''$ west 176.48 feet to the point of beginning passing an iron pin set at 29.66 feet and containing 0.4944 acres.

PARCEL TWO: Situated in the City of Athens, Lease Lot 40, Section 8, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southwest corner of Lot 3557 of the Linscott Subdivision of the City of Athens; thence along the north line of said Lot 3557 on an assumed bearing North $44^{\circ} 36' 55''$ East 122.93 feet to a point at the northwest corner of said Lot 3557, THE TRUE POINT OF BEGINNING; thence on a random line South $89^{\circ} 25' 16''$ West 127.17 feet to an iron pin set in a ravine; thence along said ravine the following five bearings and distances:

- 1) South $89^{\circ} 37' 49''$ West 109.50 feet to a set iron pin; thence
- 2) South $65^{\circ} 10' 13''$ West 55.75 feet to a point; thence
- 3) South $51^{\circ} 31' 14''$ West 51.82 feet to a point; thence
- 4) South $69^{\circ} 20' 14''$ West 119.69 feet to a point; thence
- 5) South $78^{\circ} 45' 21''$ West 121.23 feet to a point on the west line of parcel three of the parcels of lands described in Volume 52, Page 311 of the Athens County Official Deed Records; thence along the west line of said parcel three North $10^{\circ} 00' 25''$ East 380.47 feet to a point at the southwest corner of parcel two of the parcels of land described in Volume 52 Page 311 of the Athens County Official Deed Records; thence along the westerly line of said parcel two of the following three bearings and distances:

- 1) North $72^{\circ} 13' 14''$ East 185.33 feet to a point; thence
- 2) North $40^{\circ} 34' 44''$ East 160.06 feet to a point; thence
- 3) North $57^{\circ} 35' 14''$ East 33.07 feet to a point on the south right of way of Mulligan Road; thence along said south right of way line and along the north line of parcel two South $60^{\circ} 54' 04''$ East 41.14 feet to a point at the northwest corner of parcel one of the parcels of lands described in Volume 52 Page 311 of the Athens County Official Deed Records; thence along the west line of said parcel one South $40^{\circ} 34' 56''$ West 157.33 feet to a point at the southwest corner of said parcel one; thence along the northerly line of aforesaid parcel two the following three bearings and distances:

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY *Christy Dedger*
DATE: *07/12/20*

Volume # 8

- 1) South 52°32'59" East 129.22 feet to a point; thence
- 2) South 52°18'15" East 80.31 feet to a point; thence
- 3) South 25°07'42" East 198.67 feet to the point of beginning and containing 3.561 acres and consisting of 1.95 acres of parcel two, and 1.611 acres of parcel three of the parcels of land described in Volume 52, Page 311 of the Athens County Official Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated June 23, 1992.

Subject to all easements and right of ways of record.

Prior Instrument Reference: Volume 52, Page 317, of the Records of Athens County.

This deed given to correct an erroneous description contained in a deed dated July 31, 1992 and recorded at Volume 125, Page 202 of the Official Records of Athens County wherein the separate descriptions for the above two parcels were erroneously merged into one parcel containing 4.055 acres, of which 0.49 acres is contained in the first parcel above and the remainder is included in the second parcel above.

IN WITNESS WHEREOF, I, GLEN KNUDSON, Grantor, hereunto have set my hand, this _____ day of _____, 1993.

Signed and Acknowledged
in the presence of:

GLEN KNUDSON

STATE OF OHIO)
) ss:
ATHENS COUNTY)

On this _____ day of _____, 1993, before me, a Notary Public in and for said County, personally came GLEN KNUDSON, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

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

NOTARY PUBLIC

This instrument was prepared by Herman A. Carson, Attorney at Law, SOWASH, CARSON & SHOSTAK, A Legal Professional Association, 39 N. College Street, Athens, Ohio 45701.



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701

Situated in the City of Athens, Lease Lot 40, Section 8, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southwest corner of Lot 3557 of the Linscott Subdivision of the City of Athens; thence along the north line^{of} said Lot 3557 on an assumed bearing North 44°36'55" East 122.93 feet to a point at the northwest corner of said Lot 3557, THE TRUE POINT OF BEGINNING; thence on a random line South 89°25'16" West 127.17 feet to an iron pin set in a ravine; thence along said ravine the following five bearings and distances:

- 1) South 89°37'49" West 109.50 feet to a set iron pin; thence
- 2) South 65°10'13" West 55.75 feet to a point; thence
- 3) South 51°31'14" West 51.82 feet to a point; thence
- 4) South 69°20'14" West 119.69 feet to a point; thence
- 5) South 78°45'21" West 121.23 feet to a point on the west line of parcel three of the parcels of lands described in Volume 52 Page 311 of the Athens County Official Deed Records; thence along the west line of said parcel three North 10°00'25" East 380.47 feet to a point at the southwest corner of parcel two of the parcels of land described in Volume 52 Page 311 of the Athens County Official Deed Records; thence along the westerly line of said parcel two the following three bearings and distances:

- 1) North 72°13'14" East 185.33 feet to a point; thence
- 2) North 40°34'44" East 160.06 feet to a point; thence
- 3) North 57°35'14" East 33.07 feet to a point on the south right of way of Mulligan Road; thence along said south right of way line and along the north line of parcel two South 60°54'04" East 41.14 feet to a point at the northwest corner of parcel one of the parcels of lands described in Volume 52 Page 311 of the Athens County Official Deed Records; thence along the west line of said parcel one South 40°34'56" West 157.33 feet to a point at the southwest corner of said parcel one; thence along the northerly line of aforesaid parcel two the following three bearings and distances:

- 1) South 52°32'59" East 129.22 feet to a point

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: R. Blanton
 DATE: 7-22-93

75



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701

- 2) South $52^{\circ}18'15''$ East 80.31 feet to a point; thence
- 3) South $25^{\circ}07'42''$ East 198.67 feet to the point of beginning and containing 3.561 acres and consisting of 1.95 acres of parcel two, and 1.611 acres of parcel three of the parcels of land described in Volume 52 Page 311 of the Athens County Official Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated June 23, 1992.

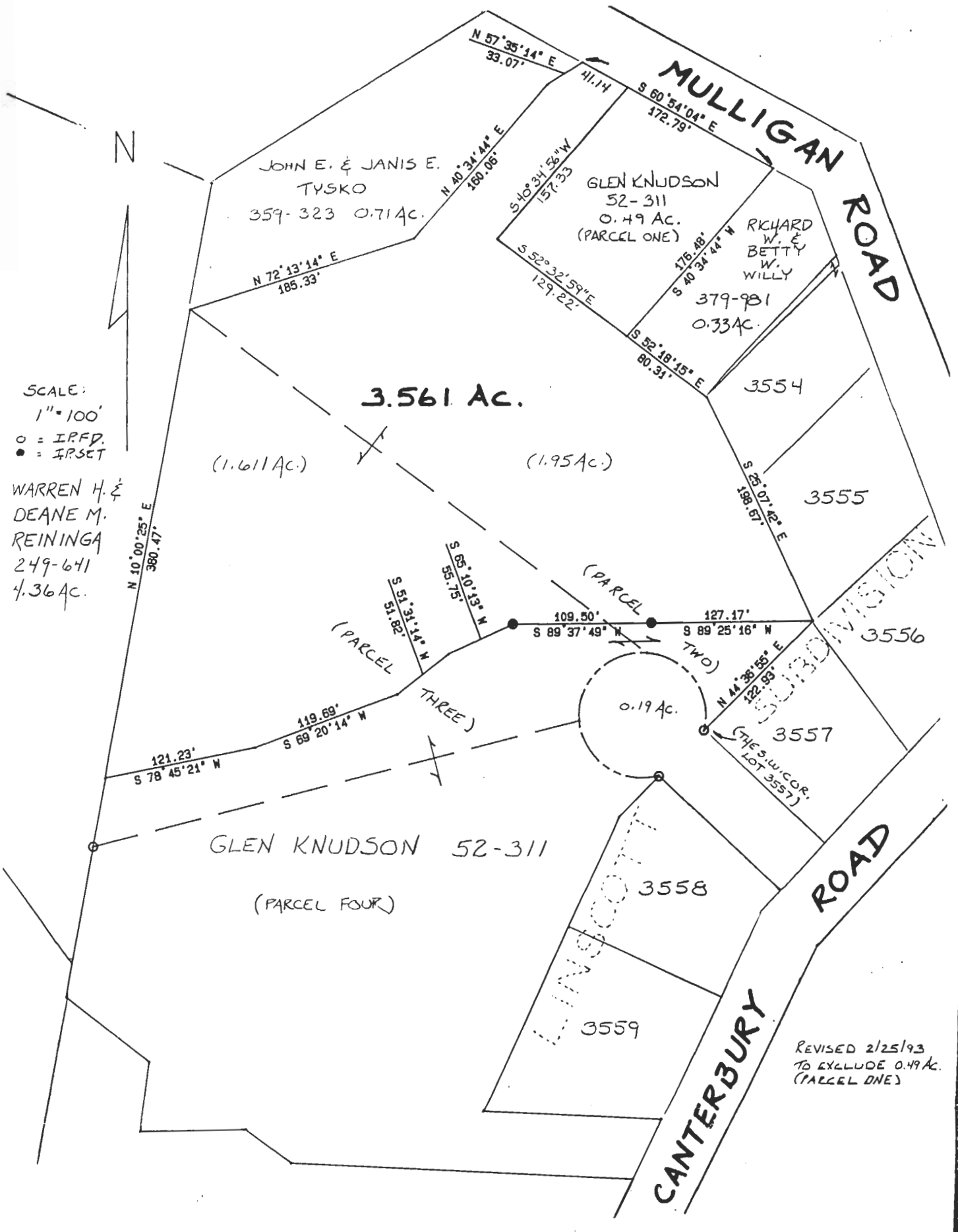
Subject to all easements and right of ways of record.



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701



SCALE:
1" = 100'
○ = IRPD.
● = IRSET

WARREN H. &
DEANE M.
REINGA
249-641
4.36 AC.

Plat of Survey of a 4.055 Acre Tract Scale 1" = 100'

Surveyed for Glen Knudson Date 6/23/92

Subdivision Lease Lot 40

Township Athens Section 8 Town 9 Range 14

Corporation Athens City County Athens State Ohio

Leonard F. Swoyer Jr.
Leonard F. Swoyer Jr. Reg. Prof. Land Surveyor No. 6765