

SURVIVORSHIP DEED

Statutory Form
(RC 5302.17)

MARY ANN McCLURE, an unmarried woman, of Athens County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to JASON C. WEBER and MARY R. SCHOENHOFF, husband and wife, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 272 Highland Avenue, Athens, OH 45701, the following real property:

*** SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. ***

Subject to all legal highways, zoning ordinances, restrictions, easements, reservations, and conditions of record.

Deed Reference: Volume 336, Page 1913, Athens County Official Records.

Parcel ID#: _____ (Surveyed from Parent Parcel ID#: A02-82500143-00)

EXECUTED this 15th day of August, 2008.

200800005095
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS
08-21-2008 At 02:10 pm.
DEED 44.00
OR Book 427 Page 832 - 835

Mary Ann McClure
MARY ANN McCLURE

STATE OF OHIO:

The foregoing instrument was acknowledged before me this 15th day of August, 2008 by Mary Ann McClure.

Christian S. Gerig
Notary Public

My Commission Expires:
(seal)



CHRISTIAN S. GERIG
Notary Public, State of Ohio
Indefinite Term, Ohio R.C. 147.03

200800005095
GERIG AND GERIG
ATHENS OH 45701

PREPARED BY: CHRISTIAN S. GERIG, ATTORNEY AT LAW, ATHENS, OHIO

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code

No EX Transfer Fee Paid \$ 0-
Jill A. Thompson, Athens County Auditor

By JK Deputy Auditor
50¢ transferred 8/21/08

EXHIBIT "A"

"0.0093 Acre (403.3 S.F.) ADJOINING PROPERTY OWNER TRANSFER PARCEL"

"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.

1) Being part of Lot No. 1860 in the "Sycamore Heights Addition to Athens" (Envelopes 199B & 200A) owned by Mary Ann McClure as recorded in Official Record 336 at page 1913 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in Section 10, Athens City, Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap stamped "PS-6805" found in the Grantor's Northeast property corner, the Northeast corner of said Lot No. 1860, the Grantees' Southeast property corner, the Southeast corner of Lot No. 1862 in said "Sycamore Heights Addition to Athens" (Envelopes 199B & 200A), and, the West Right-of-Way line of an improved Alley (10.0' R/W), said iron pin w/cap stamped "PS-6805" found also being the real **POINT OF BEGINNING** of the **"0.0093 Acre (403.3 S.F.) ADJOINING PROPERTY OWNER TRANSFER PARCEL"** herein described:

3) Thence the following six (6) NEW courses through the Grantor's land and Lot No. 1860;

- 1) S 78°20'59" W, 6.77 feet to an iron pin w/cap set;
- 2) S 83°14'28" W, 12.28 feet to an iron pin w/cap set;
- 3) S 88°13'16" W, 20.29 feet to an iron pin w/cap set at the Northeast corner of an existing brick driveway;
Thence the remaining three (3) courses along the North edge of said existing brick driveway;
- 4) N 88°20'03" W, 63.26 feet to an iron pin w/cap set;
- 5) N 89°07'57" W, 10.81 feet to an iron pin w/cap set, and;
- 6) N 86°52'30" W, 16.97 feet to an iron pin w/cap set in the Grantor's West property line, the West line of said Lot No. 1860, and, the East Right-of-Way line of Highland Blvd. (65.0' R/W) (AKA: Highland Ave.):

4) Thence N 01°47'46" E along the Grantor's West property line, the West line of said Lot No. 1860, and, the said East Right-of-Way line of Highland Blvd.(65.0' R/W) (AKA: Highland Ave.), 2.32 feet to an iron pin w/cap stamped "PS-6805" found in the Grantor's Northwest property corner, the Northwest corner of said Lot No. 1860, the Grantees' Southwest property corner, and, the Southwest corner of said Lot No. 1862:

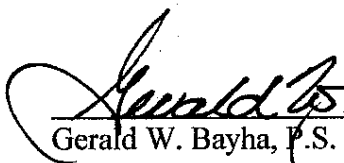
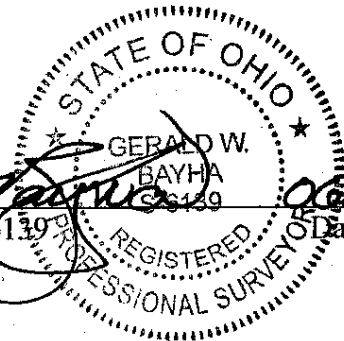
5) Thence S 89°12'17" E along the Grantor's North property line, the North line of said Lot No. 1860, the Grantees' South property line, and, the South line of said Lot No. 1862, 130.03 feet to the point of beginning, and, containing 0.0093 acre, or, 403.3 S.F.

7) **The above described "0.0093 Acre (403.3 SF) ADJOINING PROPERTY OWNER TRANSFER PARCEL" IS TO BE HELD IN CONTIGUOUS AND CONTINUOUS OWNERSHIP WITH PROPERTY OWNED BY THE GRANTEES' (Jason C. Weber & Mary R. Schoenhoff - OR.408/Pg.1918) HEREIN, THAT ADJOINS THE HEREIN DESCRIBED "0.0093 Acre (403.3 SF) ADJOINING PROPERTY OWNER TRANSFER PARCEL" ON THE NORTH SIDE.**

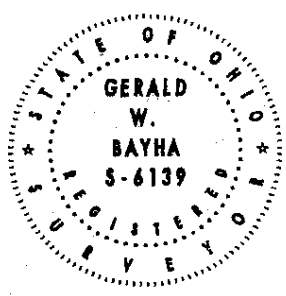
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 6-2-08

"0.0093 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL" Cont'd.

- 8) The above described **"0.0093 Acre (403.3 S.F.) ADJOINING PROPERTY OWNER TRANSFER PARCEL"** comes ENTIRELY out of said Lot No. 1860, and is currently (June 06, 2008) known as ***Auditor's Parcel No. A028250014300*** .
- 9) The bearings used in the above description are based on the North line of said Lot No. 1860 as bearing: S 89°12'17" E and are only for the determination of angles.
- 10) Subject to all legal highways and easements.
- 11) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter flourescent pink plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 - 740-593-5686 ".
- 12) The above described **"0.0093 Acre (403.3 S.F.) ADJOINING PROPERTY OWNER TRANSFER PARCEL"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0508-01*), with the field work being completed on May 29, 2008, the "Plat of Survey" (Exhibit "B") being last revised on June 03, 2008, and, the "Legal Description" (Exhibit "A") being completed on June 03, 2008.


Gerald W. Bayha, P.S. 6139

Date Signed 06.03.08

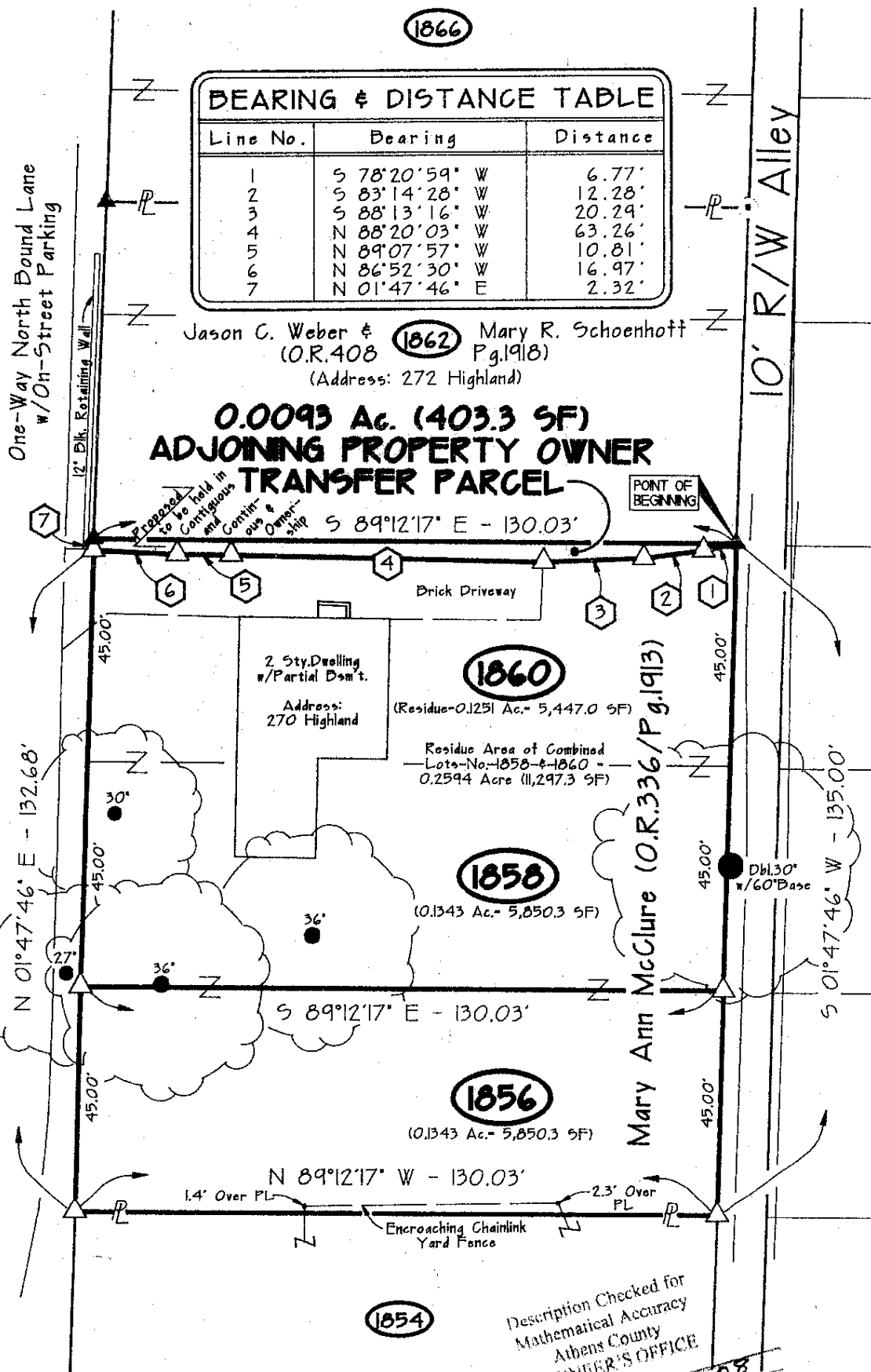
Gerald W. Dayha, P.S.
Registered Professional
Surveyor No. S-6139
10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361
E-mail: jbayha@hughes.net



Plat Date:
06.03.08
Job No:
0508-01
By: **GD** Chk'd: **GD**
Rev:

PLAT OF SURVEY
Being Lots No. 1856, 1858 & 1860
of 'Sycamore Hgts. Addn.' to the
City of Athens (Env. 199B & 200A),
Sect. 10, T. 9 N., R. 14 W., Ath. Twp.,
Athens County, Ohio, U.S.A.
EXHIBIT 'B'

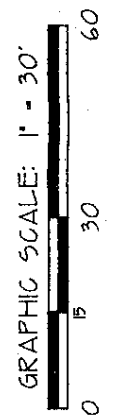
Highland Blvd. (65.0' R/W) (AKA: Highland Ave.)



BEARING & DISTANCE TABLE		
Line No.	Bearing	Distance
1	S 78°20'59" W	6.77'
2	S 83°14'28" W	12.28'
3	S 88°13'16" W	20.29'
4	N 88°20'03" W	63.26'
5	N 89°07'57" W	10.81'
6	N 86°52'30" W	16.97'
7	N 01°47'46" E	2.32'

Jason C. Weber & **1862** Mary R. Schoenhoff
(O.R. 408 Pg. 1918)
(Address: 272 Highland)

0.0093 Ac. (403.3 SF)
ADJOINING PROPERTY OWNER
TRANSFER PARCEL



NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND DEEDS AS NOTED ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE NORTH LINE OF LOT NO. 1860 AS BEARING: S 89°12'17" E.

REFERENCES DEEDS AS NOTED COUNTY TAX MAPS PREVIOUS SURVEYS EXISTING MONUMENTS

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blaus* 62-081
DATE:

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a survey made by me, in the State of Ohio, on May 1, 2008.

By: *Gerald W. Dayha* 060308
Gerald W. Dayha, P.S. S-6139
Ohio Registered Professional Surveyor No. S-6139
Date Signed

FIELD WORK COMPLETED ON 06/03/08

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID. CAP. STAMPED "G.W. DAYHA - P.S. 6139"
- ▲ — 3/4" ID x 5" Long Sched. 40 PVC Post Set
- ▲ — IRON PIN w/GAP FD. MARKED "PS-6805"
- — IRON PIPE FD. ○ — DRILL HOLE SET
- — IRON PIN FD. ● — POINT