

MMSA '94 MAR 25 PM 2 51

RECORD OF OR
VOL. 169 PAGE 76
JULIA MICHAEL SCOTT
RECORDER ATHENS CO. OHIO

001980

30⁰⁰

SURVIVORSHIP DEED
(ORC §5302.17)

ROGER L. WATSON and CONNIE K. WATSON, husband and wife, of Athens County, Ohio, for valuable consideration paid, grant with general warranty covenants as set forth in ORC §5302.06, to WILLIAM Y. SMITH and CHARLENE E. SMITH, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 5 Ridgeview Drive, Athens, OH 45701, the following described real property:

Situated in Lease Lot 119 of Section 26, Town 9, Range 14, Athens Township, Athens County, Ohio, and more particularly described as follows:

Commencing at a set iron pin at the northwest corner of Lease Lot 120 of said Section 26; thence on an assumed bearing of South 84° 25' 32" East 2,154.58 feet to a set iron pin on the north property line of a 71.06 acre tract (deed) described in Volume 42, Page 380, Athens County Official Records, said set iron pin is also THE TRUE POINT OF BEGINNING; thence along the north property line of said 71.06 acre tract North 87° 30' 45" East (passing a set iron pin at 260.00 feet) for a total distance of 300.00 feet to a point in the center of Athens County Road 19; thence along the center of Athens County Road 19 South 09° 44' 37" East 150.00 feet to a point; thence leaving the center of said Athens County Road 19, South 88° 13' 21" West (passing a set iron pin at 40.00 feet) for a total distance of 301.38 feet to a set iron pin; thence North 09° 24' 20" West 146.13 feet to the point of beginning, containing 1.0134 acres and being a part of a 71.06 acre tract described in Volume 42, Page 380 of the Athens County Official Records.

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

The above description was written by Leonard F. Swoyer, Registered Professional Land Surveyor Number 6765, and based on a survey prepared by Southeastern Land Surveys dated February 13, 1989.

Subject to all easements and rights of way of record.

Reference: Volume 55, Page 703, Athens County Official Records.

EXCEPTING AND RESERVING the following restrictions and covenants to hereafter run with the land.

The above described parcel of real estate shall hereafter be subject to the following restrictions:

VOL 169 PAGE 76

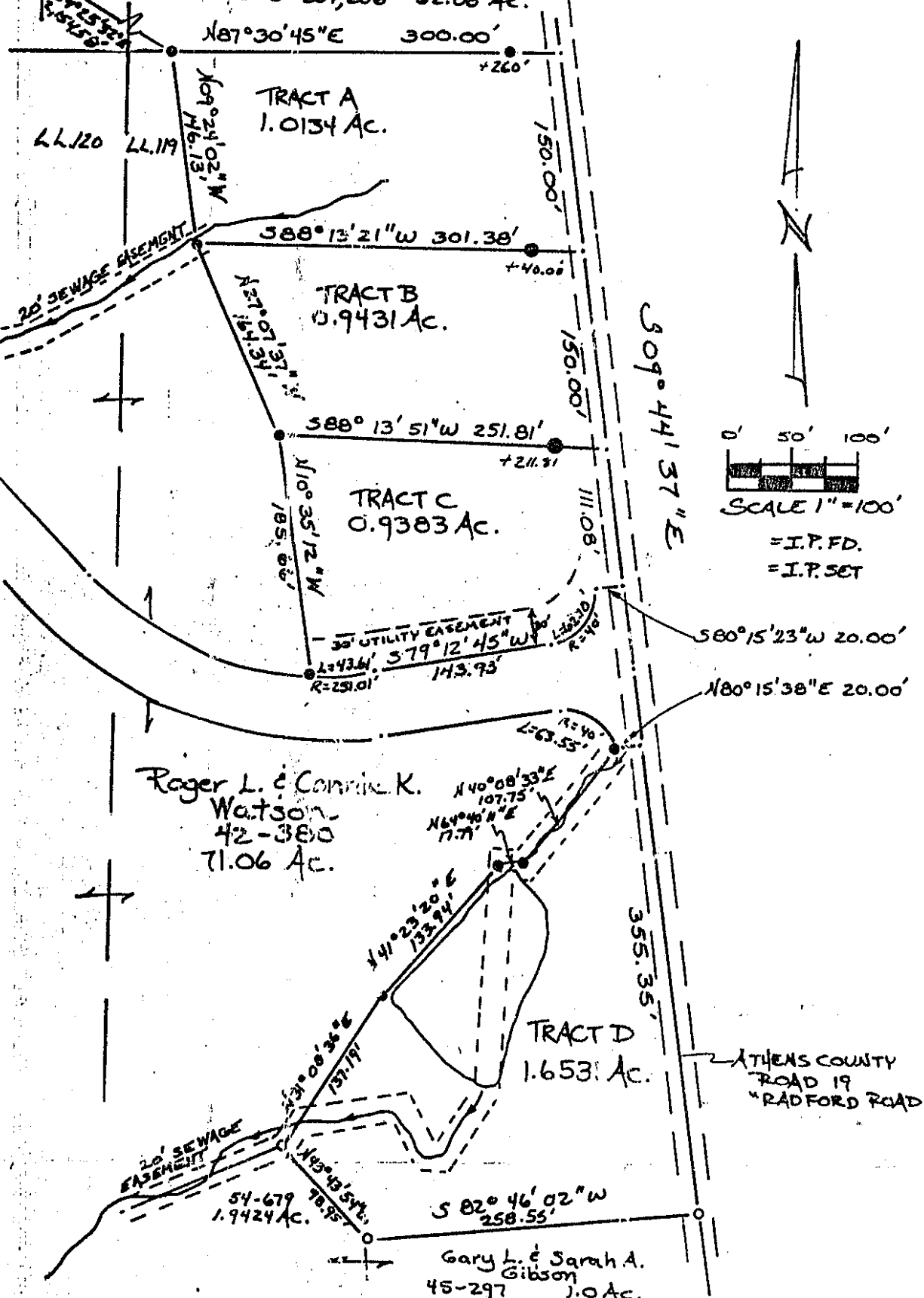


SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Box 208A
Route Five
Athens, Ohio 45701
614/593-8701

The Athens Country Club
205-204, 206 62.08 Ac.



Plat of 4 TRACTS Containing 4.5479 Acres Scale 1" = 100'
 Surveyed for Roger L. and Connie K. Watson Date Feb. 13, 1989
 Subdivision Lease Lot 119
 Township Athens Section 26 Town 9 Range 14
 Corporation _____ County Athens State Ohio

Leonard F. Swoyer II
 Leonard F. Swoyer II Reg. Prof. Land Surveyor No. 6765 001980
 EVOL 169 81