

# Know all Men by these Presents

That

Robert M. Nice  
Box 94  
Overbrook, Kansas

(insert marital status) *unmarried*

Former Resident of *Athens* County, Ohio,

for valuable consideration paid, Grant(s), with general warranty covenants, to  
Claude W. and Janis B. Cunningham

whose tax mailing address is  
P.O. Box 27  
Millfield, OH 45761

Description checked

Mathematical Accuracy

ATHENS COUNTY,

ENGINEER'S OFFICE

BY: *Chir Cotton*

DATE: *3-8-89*

the following described Real Property: Situated in the Township of Canaan, in the County of Athens and State of Ohio and further located in the South half of Section No. 25 Tract No. 5 Range No 13 of the Ohio Company's Purchase.

Commencing at a Railroad Spike set in the middle of Canaan Twp. Rd. No. 91 which is South 85 deg. 0 Min. East 3305 Feet and South 5 deg. and 0 Min. West 042 feet from the Northwest corner of the South West Quarter of Said Section No. 25. Thence Westerly along Township Road 91 the following courses and distances: North 76 deg. 45 min. West 142 Feet, North 60 deg. 30 min West 151 Feet; South 77 deg. 15 min. West 108 Feet to a railroad Spike in the northwest corner of a 1.69 Acre Parcel of Land Deeded to Fred W. and Rose A. Kittle; thence continuing along the center of Township Road Number 91 South 85° 00' West 197.00 feet to a point; thence South 87° 0' West 498.6 Feet to a Railroad Spike in the center of said Road and the Principle Place of beginning.

Thence South 39 deg. 0 min. East 277.4 Feet to a point in the South line of Land owned by Grantor Robert M. Nice as Recorded in Volume 204 Page 253 Athens County Recorder's office.

Thence along said South line of Robert M. Nice South 31 deg. 0 min. West 284 Feet to a point. Thence South 32 deg. 0 min. West 501.0 Feet to a fence post in the Northeast Corner of land owned by Harry W. & Eudora E. Williams and Recorded in Volume 187 Page 469 at the Athens County Recorder's office.

Thence South 85 deg. 30 min. West along Williams North line 264.6 Feet to the Center of Athens County Road No. 25. Thence northerly along the center of said road The following Courses and distances: North 27 deg. 15 min. West 204.2 Feet; North 53 deg. 50 min. West 182.2 Feet; North 33 deg. 0 min. West 26.3 Feet; North 71 deg. 0 min. East 138.7 Feet to its intersection with said Township Road No. 91.

Thence along the center of Twp. Road No. 91 North 71 deg. 0 min. East 380.7 Feet; North 50° 59' 49" East 410.04 ' to a Railroad Spike and the Principle Place of Beginning and containing 9.9558 Ac. of land more or less but subject to all legal Highways.

The above description was written by and prepared from a field survey done by Edward L. McCormack Registered Surveyor No. 6617 and dated February 1989.

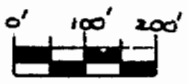
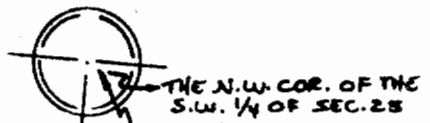
<b>Prior Instrument Reference:</b>	<i>Vol. 205</i>	<i>Page 253</i>	<i>of the Deed</i>
	<i>Fred W. &amp; Rose A. Kittle 29</i>	<i>176</i>	
	<i>Harry W. &amp; Eudora E. Williams 187</i>	<i>469</i>	

Records of County Recorder Athens County, Ohio.

This is a General Warranty Deed—Ohio Statutory Form

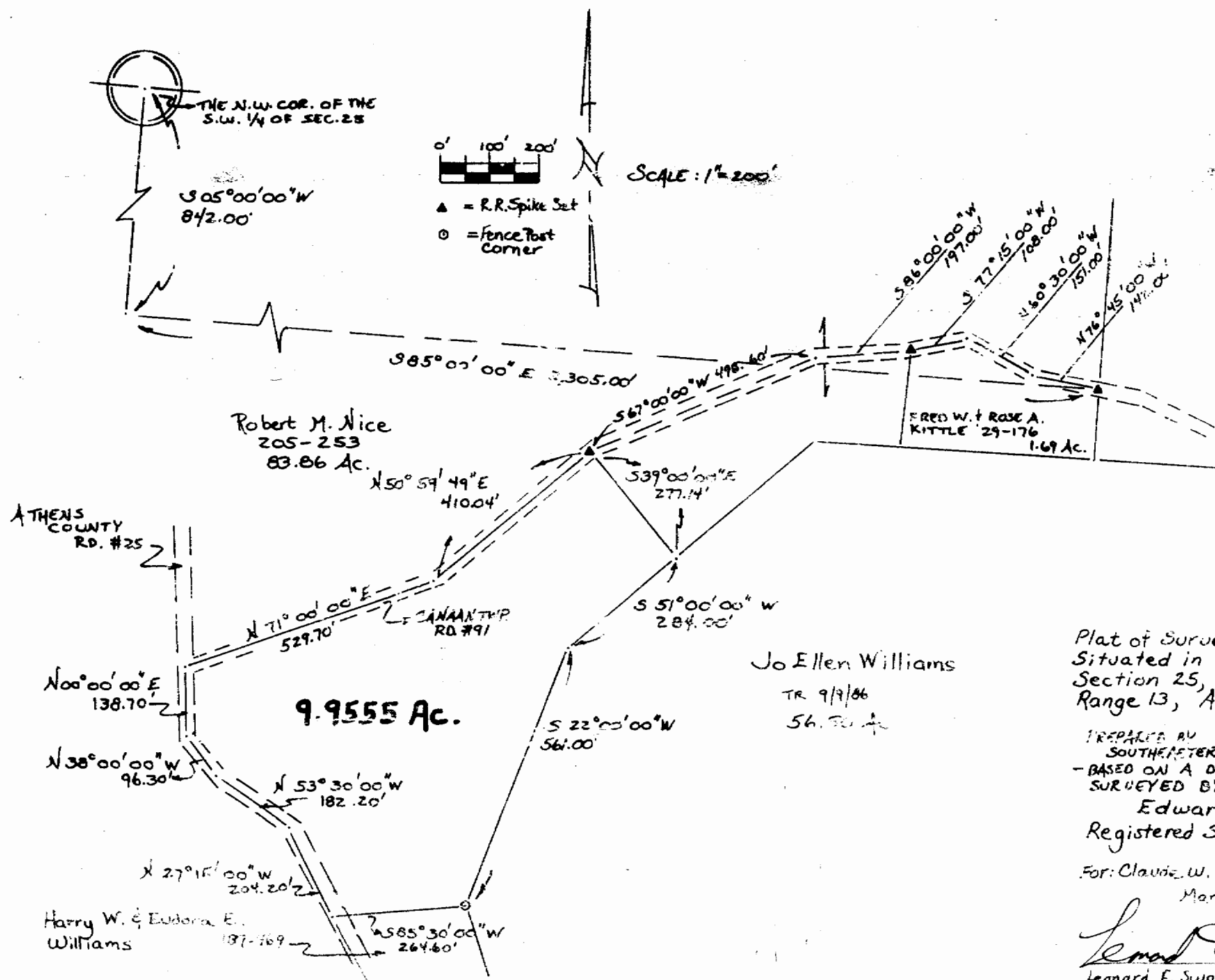
\* See Sections 5302.05 and 5302.06 of the Revised Code of Ohio as to covenants made and the warranties given by the Statutory Form of General Warranty Deed.

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CAN # 25



SCALE: 1" = 200'

▲ = R.R. Spike Set  
○ = Fence Post Corner



Plat of Survey of 9.9555 Acres  
Situating in the South 1/2 of  
Section 25, Canaan Twp., Town 5,  
Range 13, Athens County, Ohio.

PREPARED BY  
SOUTHEASTERN LAND SURVEYS - ATHENS, OHIO  
- BASED ON A DESCRIPTION WRITTEN AND  
SURVEYED BY:

Edward I. McCormack  
Registered Surveyor Number 6617

For: Claude W. & Janis B. Cunningham  
March 7, 1989

*Leonard F. Sawyer II*  
Leonard F. Sawyer II Reg. Prof. Land Surv. No. 6765

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