



Know all Men by these Presents

That Francis R. Gura and Adeline Gura, husband and wife,

in consideration of One Dollar and other good and valuable considerations of Athens = County, Ohio,

to them in hand paid by Glen E. Downey and Mildred Jean Downey

whose address is Rt. #4, Hickory Hills, Athens, Ohio 45701

do hereby Grant, Bargain, Sell and Convey to the said Glen E. Downey and Mildred Jean Downey

assigns forever, the following described Real Estate, situate in the their heirs and Township of Canaan in the County of Athens and State of Ohio.

Beginning at an iron pipe in the East line of Gura Road, said iron pin being East 318.69 feet and South 702.68 feet from the southeast corner of Lot 14 of Hickory Hills Subdivision (also northwest corner of Downey's 2.86 acres); thence N. 28° 11' E. 154.55 feet to an iron pipe in the East line of Gura Road; thence 32.21 feet with a curve to the right (R=21.49' Angle= 85°53' Chord= N. 71°08' E.- 29.98') to an iron pipe in the south line of Byron Circle; thence S. 65° 56' E. 278.68 feet to an iron pipe in the South line of Byron Circle; thence S. 28° 11' W. 174.55 feet to an iron pipe (corner with Downey 2.86 acres); thence N. 65° 56' W. 298.68 feet to the place of beginning; containing 1.19 acres, more or less.

The above acreage is subject to the same restrictions as those applicable to Hickory Hills Subdivision and as recorded in Plat Book #9, Page 48 and a supplement of said restrictions as recorded in Deed Book 300, Page 155, Athens County Deed Records.

Premises surveyed and description prepared by Chet Waterman, registered Surveyor #5319 June 8, 1975.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Brian D. McPherson

DATE: July 8, 1975

Last Transfer: Deed Record Volume 222 , Page 548, Athens County Deed Records.

and all the Estate, Right, Title and Interest of the said grantors, in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their heirs and assigns forever.

And the said Francis R. Gura and Adeline Gura

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.

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CANAN
SEC. #31

PROPERTY DESCRIPTION

LOT TO DOWNEY

SITUATE IN

SECTION 31 TOWN 5 RANGE 13 CANAAN TOWNSHIP, ATHENS COUNTY, OHIO.

BEGINNING AT AN IRON PIPE IN THE EAST LINE OF GURA ROAD, SAID IRON PIPE BEING EAST 318.69' AND SOUTH 702.68' FROM THE SOUTHEAST CORNER OF LOT 14 OF HICKORY HILLS SUBDIVISION (ALSO NORTHWEST CORNER OF DOWNEY'S 2.86 ACRES);

THENCE N 28° 11' E - 154.55' TO AN IRON PIPE IN THE EAST LINE OF GURA ROAD;
THENCE 32.21' WITH A CURVE TO THE RIGHT (R=21.49' ANGLE= 85° 53' CHORD= N 71° 08' E - 29.28') TO AN IRON PIPE IN THE SOUTH LINE OF BYRON CIRCLE;
THENCE S 65° 56' E - 278.68' TO AN IRON PIPE IN THE SOUTH LINE OF BYRON CIRCLE;
THENCE S 28° 11' W - 174.55' TO AN IRON PIPE (CORNER WITH DOWNEY 2.86 ACRES);
THENCE N 65° 56' W - 298.68' TO THE PLACE OF BEGINNING;

CONTAINING 1.19 ACRES

REFERENCES

Description checked for
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ATHENS COUNTY
ENGINEER'S OFFICE

BY Brian J. McPherson

DATE: July 8, 1975

CHET WATERMAN,
Registered Surveyor No. 5319, Ohio
Registered Engineer No. 3788, W. Va.
Registered Engineer No. 26389, Ohio
Registered Surveyor No. 12, W. Va.

Glenn E + ... Hickory Hills ...

INVOICE No. 75003-257

S P 3 2 0 1

543/641 3

316/111

318.69' WEST TO
THE SOUTHEAST CORNER OF
LOT 14 OF HICKORY HILLS S/D

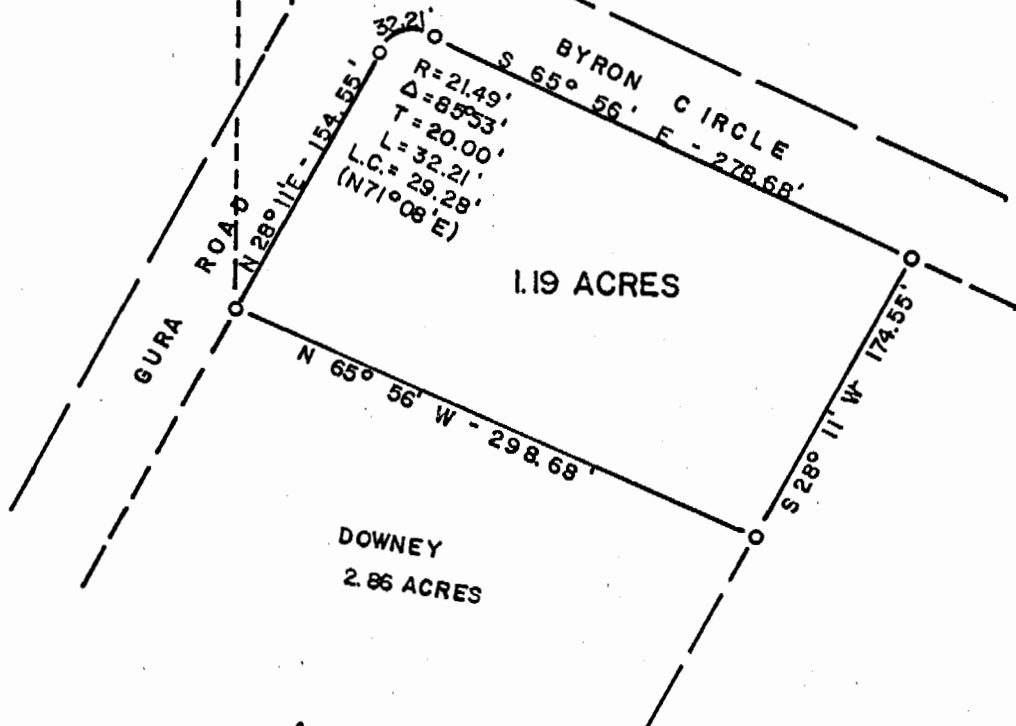
702.68'
NORTH

GURA ROAD

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o = IRON PIPE

DATE SURVEYED: 6/8/75

SCALE: 1" = 100'

PLAT OF 1.19 ACRES

Surveyed For FRANCIS R. & ADELIN GURA

Subdivision _____

Township CANAAN Section 31, Town 5, Range 13

Corporation _____

County ATHENS State OHIO

Chet Waterman
CHET WATERMAN, P.E.
Registered Surveyor #5319 (Ohio)
Registered Engineer #26289 (Ohio)
Registered Engineer #3788 (W. Va.)
Licensed Surveyor #12 (W. Va.)
Invoice No. 75003-257

References:
DEED: VOLUME 222, PAGE 548

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