

Thomas Hall

Reserving to Him

For Lyne

Athens, Ohio
May 16, 1975

DEED DESCRIPTION

Starting at the Southwest corner of Section 31, Town No. 5
 Range No. 13 of the Ohio Company's Purchase and thence running
 South 85 degrees 30 minutes East along the South line of the
 section, 2,915 feet to the center of the road; ^{CR 98} thence along ~~the said~~
 road North 8 degrees 45 minutes West 484.44 feet; thence continu-
 ing along ^{road} ~~the~~ road North 30 degrees 30 minutes West 240.72 feet
 to the place of beginning of this description: thence continuing
 North 30 degrees 30 minutes West 150 feet to a point common with
 land owned by Charles R. and Bertha M. France; ^{DR 291/430} thence North 4
 degrees 30 minutes East 151.14 feet to an iron pin; thence
 North 64 degrees 30 minutes East 203 feet to an iron pin; thence
 South 67 degrees 30 minutes West 243 feet to the place of
 beginning containing 1.62 acres more or less, excepting therefrom
 all rights of way here-to-fore granted for highways.

S 21° E
 294.00'

DATE: *June 11, 1975*
 BY: *Donald M. Johnson*
 ENGINEER'S OFFICE
 ATHENS COUNTY
 Mathematical Accuracy
 Description checked for

115

CADAPAD SECTION

MEMO-LETTER

WALKER, MOLICA & GALL CO., LPA.

Attorneys at Law

35 NORTH COLLEGE STREET, BOX 200, WASHINGTON, D.C. 20044

Phone 202-331-1100

MESSAGE FILE

TO

Jerry Hann
 County Engineer
 East of
 Richmond, Ohio

DATE

E-11-75

Wormy

DATE

6/5/75 Ref Robert Smith

I should have
 copy of the O & G opinion,
 I spoke of, in a few
 days. I will send a
 copy for your info. it
 is No. 020-75.

Jerry -
 Enclosed is survey, plat &
 proposed deed, as well as self
 addressed stamped envelope for return.
 Smith is not conveying the 1.62 acre
 but is retaining this on which is located
 a house already existing, & which is
 adjacent to .41 acre which Smith owns
 by separate deed. The closing is to be
 July 1, so will appreciate your checking as
 soon as possible. Thank you.

Jerry Hann

SIGNED

Hann Gall

SIGNED

Know all Men by these Presents

That Robert C. Smith and Julia J. Smith, husband and wife,

of Athens County, Ohio,
in consideration of One Dollar (\$1.00) and Other Good and Valuable Considerations

to them in hand paid by Roger R. Grueser and Patricia A. Grueser whose address is Route #4, Athens, Ohio 45701

do hereby Grant, Bargain, Sell and Convey to the said Roger R. Grueser and Patricia A. Grueser, husband and wife, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever, ~~assigns forever~~ the following described Real Estate, situate in the Township of Canaan in the County of Athens and State of Ohio., and described as follows, to-wit:

Beginning at the southeast corner of Section 31, Town 5, Range 13, of Ohio Company's Purchase; thence north with the east line of said Section, 13.14 chains to the southeast corner of forty acres belonging to Maggie Sheridan; thence west 12.93 chains to the southwest corner of said forty acres; thence north 13.86 chains to a stone set for a corner; thence west 32.30 chains to the east line of Joseph Mulligan's land; thence south 15.50 chains to the center of the road; thence following said road south 33 1/4 degrees east 5.95 chains, south 12 degrees east 7.25 chains to the south line of Section 31; thence east 40 chains to the place of beginning, containing one hundred (100) acres more or less.

EXCEPTING AND RESERVING UNTO THE GRANTORS the following:

Starting at the Southwest corner of Section 31, Town No. 5, Range No. 13 of the Ohio Company's Purchase; and thence running South 85 degrees 30 minutes East along the South line of the section, 2,915 feet to the center of the road (County Road 98); thence along said road North 8 degrees 45 minutes West 484.44 feet; thence continuing along said road North 30 degrees 30 minutes West 240.72 feet to the place of beginning of this description; thence continuing North 30 degrees 30 minutes West 150 feet to a point common with land owned by Charles R. and Bertha M. France (Deed Book 291, Page 430); thence North 4 degrees 30 minutes East 151.14 feet to an iron pin; thence North 64 degrees 30 minutes East 203 feet to an iron pin; thence South 21 degrees East 294.00 feet; thence South 67 degrees 30 minutes West 243 feet to the place of beginning containing 1.62 acres more or less, excepting therefrom all rights of way heretofore granted for highways. Surveyed checked, for 1975 by John D. Dowler, S. #5003.

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: *Brian D. McPherson*
Athens County Deed Records

DATE: *June 11, 1975*

Last Transfer: Deed Record Volume 253, Page 621,

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, husband and wife, for their ~~and the said~~ joint lives, remainder to the survivor of them, his or her heirs and assigns.

AND THE SAID Robert C. Smith and Julia J. Smith, husband and wife, do hereby Covenant and Warrant 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; EXCEPTING, however, all restrictions, reservations, easements and rights of way of record.

Horny Hall

For Lyman

LAND SURVEY
FOR
ROBERT C. SMITH
LOCATED IN
SECTION 31, TOWN 5, RANGE 13

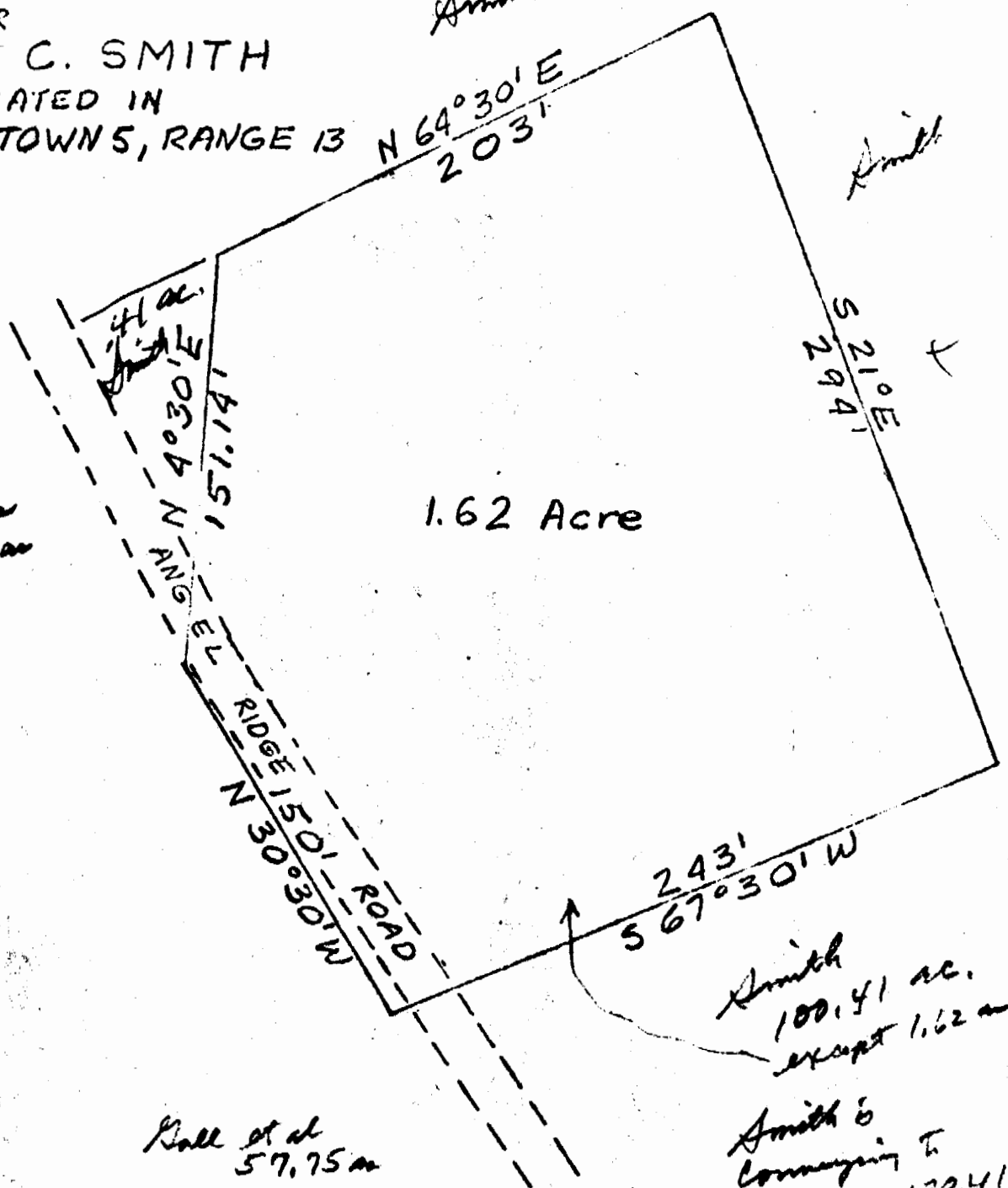
Smith

Smith

*Frame
2,34 ac*



1.62 Acre



*Ball et al
57.75 ac*

*Smith
100.41 ac.
except 1.62 ac.*

*Smith is conveying to
Kramer 100.41
acres but
excepting +
reserving the
1.62 acres*

CERTIFIED BY
John D Dowler S#5003
MAY 15, 1975