

GENERAL WARRANTY DEED

SECTIONS 5302.05 and 5302.06, Ohio Revised Code

ADAH R. SUTTON, a single person, of

Franklin County Ohio for valuable consideration paid, grant

with general warranty covenants, to HEBER L. CHANNELL and Hazel Channell, husband & wife, for their joint lives, remainder to the survivor of them. whose tax mailing address is 817 Davis Street, Akron, Ohio, 44310

the following Real Property: Situated in the County of Athens in the State of Ohio, and in the

Township of Canaan: Beginning at the northeast corner of the south one-half of the southwest one-quarter of Section 4, Town 5, Range 14; thence S. 5° 38' W. 522.66 feet; thence S. 84° 37' E. 571.37 feet to a stone with a notch; thence S. 5° 23' W. 842.90 feet; thence N. 85° 08' W. 579.45 feet to the center of Buckley Run Road; thence N. 8° 29' W. 218.02 feet; thence N. 33° 03' W. 334.68 feet; thence N. 43° 36' W. 194.32 feet; thence N. 55° 39' W. 371.84 feet; thence N. 38° 14' W. 188.25 feet; thence N. 5° 36' W. 166.88 feet; thence N 9° 23' E. 101.78 feet; thence N. 8° 29' E. 184.10 feet; thence S. 84° 52' E. 887.17 feet passing an iron pin at 20 feet to the place of beginning, containing 27.39 acres, more or less.

This deed is executed and delivered by Grantor(s) and accepted by Grantee(s) subject to all legal highways and subject to, and with the benefit of all restrictions, easements, conditions, limitations and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any.

Free and clear from all incumbrances whatsoever, excepting taxes and assessments due at the December 1975 collection and thereafter. Grantee assumes and agrees to pay taxes and assessments, if any, now due or to become due hereafter.

Prior Instrument Reference: Volume Page

ADAH R. SUTTON Grantor(s) release all

respective rights of dower therein.

Witness my hand(s) this 17th day of September, 1976.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Marie E. Beatty
Witness

Adah R. Sutton
ADAH R. SUTTON

Robert H. Hammons
Witness

State of OHIO, FRANKLIN County, SS:

BE IT REMEMBERED that on this 17th day of September, 1976, before me, the subscriber, a Notary Public, in and for said County, personally came

ADAH R. SUTTON

the Grantor(s) in the foregoing deed and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on this day and year as aforesaid

Marie E. Beatty
NOTARY PUBLIC

Prepared by CHARLES W. GAYTON
ATTORNEY AT LAW

MARIE E. BEATTY
NOTARY PUBLIC, FRANKLIN COUNTY, OHIO
MY COMMISSION EXPIRES DEC. 9, 1977.

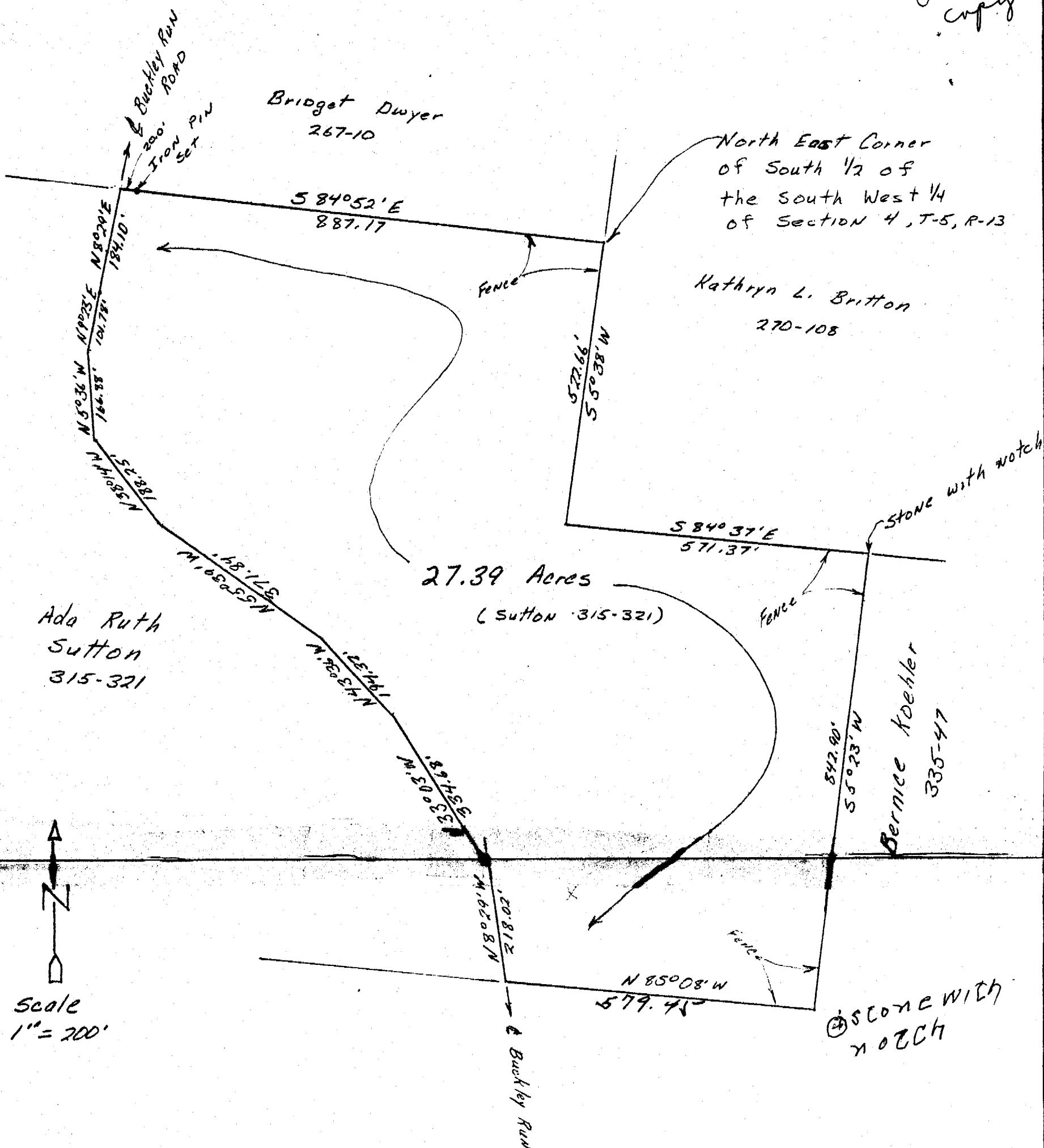
For Auditor's and Recorder's use.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: [Signature]
DATE: Oct 13 - 1976

Sett
Lorraine
10

own copy



27.39 Acres
(Sutton 315-321)

Ada Ruth
Sutton
315-321

Bridget Dwyer
267-10

Kathryn L. Britton
270-108

Bernice Koehler
335-47



Scale
1" = 200'

A survey of a 27.39 Acre tract in
Section 4 Canaan Twp. T-5 R-13
Athens County, Ohio for
H. B. Chonnell

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

B: [Signature]
DATE: Oct 13-76

Paul Still (2)