

Know All Men by These Presents

That Dwight W. Davis and Loretta R. Davis, husband and wife,
 of Washington County, Ohio,
 in consideration of One Dollar (\$1.00) and other good and valuable considerations
 to them in hand paid by Darrell L. Cogar and Barbara A. Cogar
 whose address is Route #1, Box 24, Guysville, Ohio 45735
 do hereby **Grant, Bargain Sell and Convey**
 to the said Darrell L. Cogar and Barbara A. Cogar, husband and wife, for their joint lives
 and the remainder in fee simple to the survivor of them their heirs
 and assigns forever, the following described **Real Estate**,⁽¹⁾

Situated in the East half of Fraction 31, Section 21, T. 5, R. 12, Carthage Town-
 ship, Athens County, Ohio; and being a part of a 139.39 acre tract described in
 Volume 355, Page 685, Athens County Deed Records and being more particularly
 described as follows:

Beginning at a stone found at the Northwest corner of the East half of Fraction 31,
 Section 21, T.5, R. 12, Carthage Township, Athens County, Ohio; Thence S 3° 15'
 W, 1089.00' to an iron pin set; Thence S 87° 33' 15" E 400.00' to an iron pin set
 Thence, N 3° 15' E, 1089.20' to an iron pin set; Thence N 87° 35' W, 400.00' to
 a stone; said stone being the point of beginning and containing 10.000 acres.

Subject to all easements and rights of way of record.

Also reserving for grantor a 20 ft. easement for ingress and egress. Centerline of
 said easement being described as follows: Beginning S 87° 35' E, 37.40' from a
 stone at the Northwest corner of the East half of Fraction 31, Section 21, T. 5, R. 12,
 Thence along an existing road, S 7° 27' E, 288.12', to a point; Thence S 2° 08' E,
 100.34' to a point; Thence S 70° 33' E, 210.86' to a stake; Thence S 33° 22' E,
 162.93' to a point on the East line of said 10.000 acre tract; Also from said stake a
 20 ft. easement centerline running N 30° 46' E, 210.34' to a point in the East line
 of said 10.000 acre tract.

Survey and description by Robert J. Badger, Registered Surveyor No. 6623.

Prior Instrument Reference: Volume 355, Page 685, deed records of Athens County,
 Ohio.

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

Darrell L. Cogar and Barbara A. Cogar

heirs and assigns forever. And the said Dwight W. Davis and Loretta R. Davis, husband & wife,

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unin-
 cumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE

BY: *Charles M. [Signature]*

DATE: 6-14-82

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

CAR# 21
 5

N.W. COR.
of E 1/2 FR. 31
SEC. 21, T. 5, R. 12

NEIL & MARY
NIGGEMEYER
261/219
41.66 AC

N 87° 35' W
400.00'

FRACTION 30
FRACTION 31

STONE
FOUND

S 88 1/2° E
(DEED)

STONE
FOUND

S 7° 21' E
288.12'

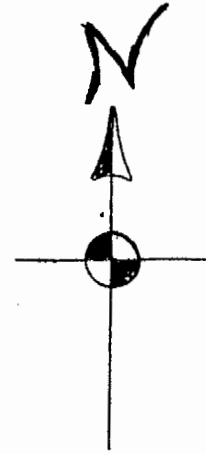
20 Ft. EASEMENT

S 2° 08' E
100.34'

N 30° 46' E
210.34'

S 70° 33' E
210.86'

S 33° 22' E
162.93'



SCALE 1" = 100'
⊙ = IRON PIN SET

RALPH P. BERNARD
246/133
136.72 AC.

10.000 Ac.

DWIGHT W. & LORETTA R.
DAVIS
355/685

S 3° 15' W
1089.00'

1089.20'
N 3° 15' E

400.00
S 87° 33' 15" E

SURVEY OF A 10.000 AC TRACT
AND A 20 FT. EASEMENT IN
FR. 31, SEC 21, T. 5, R. 12,
CARTHAGE TWP., ATHENS Co. O.
FOR D. COGAR

SURVEYED MAY, 1982

Ralph J. Bailey
RLS 6623

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