

HIGHLAND SURVEYING
80 FAYETTE STREET
NELSONVILLE OHIO 45764
614-753-1264

Description of a 1.555 Acre Tract

Situate in the Township of Carthage and in the County of Athens and the State of Ohio and being a part of a 11.204 acre tract (OR 60-152) situated in fraction 12 section 9 , T-5, R12 Ohio River Survey, Athens County Ohio and being more particularly described as follows:

Commencing at the Northeast Corner of Fraction 12, thence North $84^{\circ}35'$ West 132.00 feet, thence South $24^{\circ}36'$ West 454.60 feet, thence South $72^{\circ}15'$ West 1010.50 feet to an iron pin found at the Point of Beginning of this tract

thence South $22^{\circ}53'00''$ West 355.30 feet along grantors West line to an iron pin found

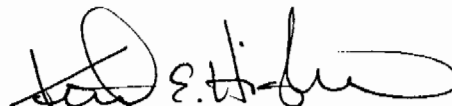
thence continuing along grantors West line South $6^{\circ}55'34''$ East 195.15 feet to an iron pin found in Tick Ridge road

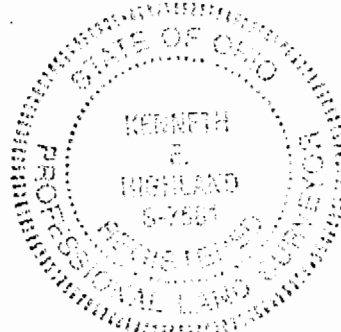
thence along grantors South line and with said road North $73^{\circ}26'26''$ East 216.35 feet to a railroad spike set

thence leaving said road North $11^{\circ}24'52''$ West 468.67 feet, passing an iron pin set at 14.81 feet to the place of beginning and containing 1.555 acres.

Subject to all Easements and Rights of Way of Record

Bearings used are for determining angular relationships only


Kenneth E. Highland S-7581



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *A. Blawie*
DATE: 2-14-96

L-1 = N 84° 35' W 132.00'
 L-2 = S 24° 36' W 454.60'
 L-3 = S 72° 15' W 1010.50'

SURVEY PLAT

FOR: BILL BOND
 OF A 1.555 ACRE TRACT
 SITUATED IN CARTHAGE TWP.
 SECTION 9 TOWN 5 RANGE 12
 ATHENS COUNTY OHIO

SCALE 1" = 60'

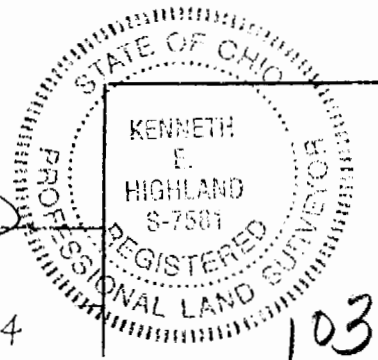
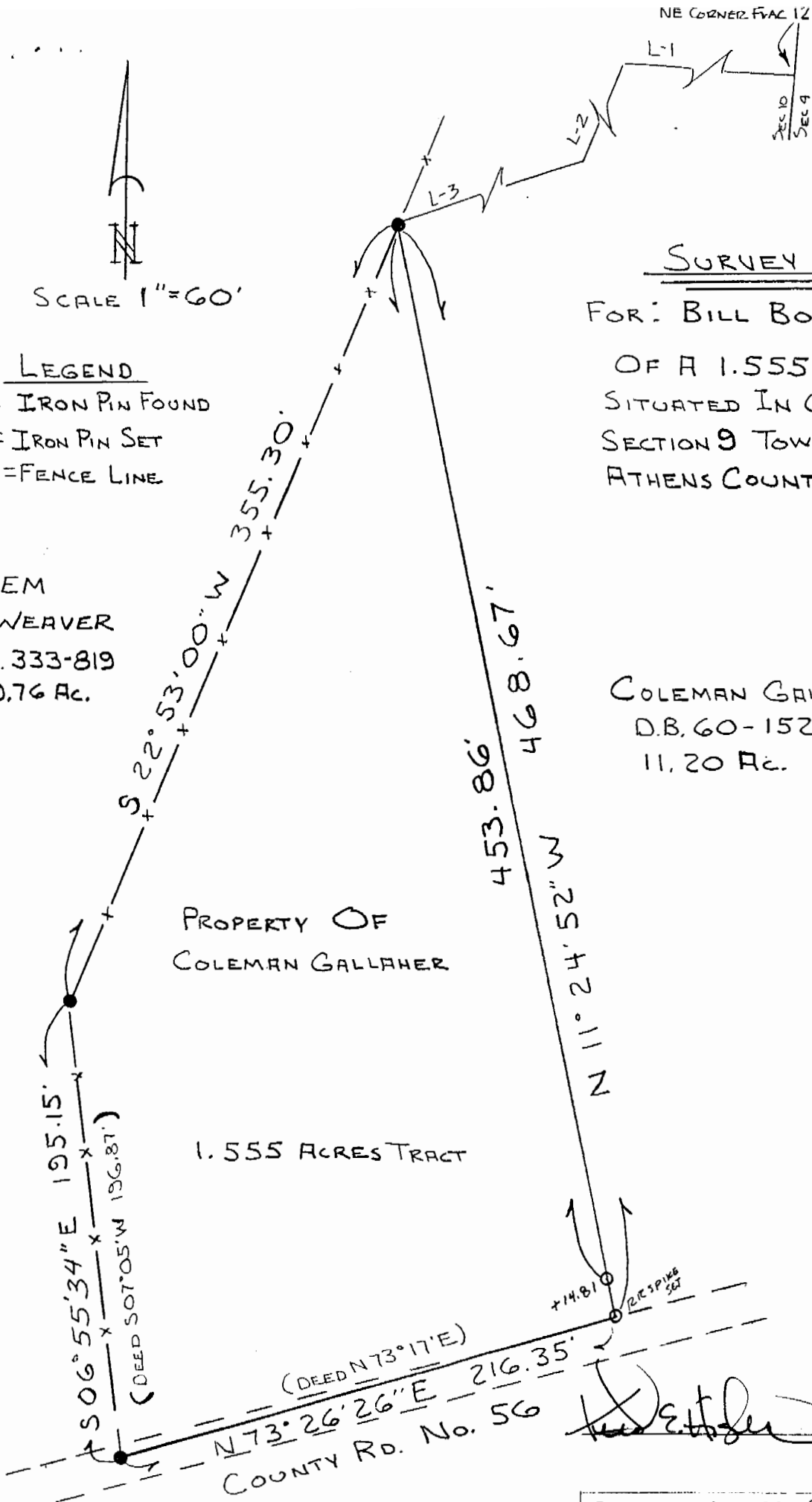
- LEGEND
 ● = IRON PIN FOUND
 ○ = IRON PIN SET
 -x- = FENCE LINE

CLEM
 WEAVER
 D.B. 333-819
 19.76 AC.

COLEMAN GALLAHER
 D.B. 60-152
 11.20 AC.

PROPERTY OF
 COLEMAN GALLAHER

1.555 ACRES TRACT



[Signature]

DATE 10-15-94



Know All Men By These Presents.

That Coleman J. Gallaher and Marilyn Gallaher, his wife

, the Grantors,
who claim title by or through instrument, recorded in Volume 60, Page 152 of
County Recorder's Office, for the diverse good causes and considerations thereunto
moving, and especially for the sum of

One and No/100----- Dollars (\$1.00)
received to the full satisfaction of

William Bond and Gladys L. Barker the Grantees,
whose TAX MAILING ADDRESS will be

P.O. Box 133, Guysville, Ohio 45735 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees,

William Bond, unmarried, and Gladys L. Barker, unmarried
a joint life estate with remainder over in fee simple to the survivor of them,
and their heirs and assigns, the following described premises, situated in the
Township of Carthage, County of Athens and State of Ohio:

Situate in the Township of Carthage and in the County of Athens
and the State of Ohio and being part of a 11.204 acre tract (OR
60-152) situated in fraction 12 section 9, T-5, R12 Ohio River
Survey, Athens County, Ohio and being more particularly described
as follows:

Commencing at the Northeast Corner of Fraction 12, thence North
84° 35' West 132.00 feet, thence South 24°36' West 454.60 feet,
thence South 72° 15' West 1010.50 feet to an iron pin found at
the Point of Beginning of this tract

thence South 22° 53' 00" West 355.30 feet along grantors West
line to an iron pin found

thence continuing along grantors West line South 6° 55' 34" East
195.15 feet to an iron pin found in Tick Ridge road

thence along grantors South line and with said road North 73° 26'
26" East 216.35 feet to a railroad spike set

thence leaving said road North 11° 24' 54" West 468.67 feet,
passing an iron pin set at 14.81 feet to the place of beginning
and containing 1.555 acres.

Subject to all Easements and Rights of Way of Record

Bearings are for determining angular relationships only

Kenneth E. Highland S-7581

Prior Reference: Volume 60, Page 152 Official Record of Athens County, Ohio.

be the same more or less, but subject to all legal highways.

105

CAR #9

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, a joint life estate with remainder over in fee simple to the survivor of them, and their heirs and assigns forever.

And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in FEE SIMPLE, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances,

and further, that said Grantors will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration Coleman J. Gallaher and Marilyn Gallaher,

who does hereby remise, release and forever quit-claim unto the said Grantee, and their heirs and assigns, all her right and expectancy of Power in the above described premises.

In Witness Whereof, they have hereunto set their hands, the day of _____, in the year of our Lord one thousand nine hundred and ninety-five.

Signed and acknowledged in presence of

Coleman J. Gallaher

Marilyn Gallaher

State of Ohio } ss. Before me, a notary public
Athens County, } in and for said County and State, personally appeared
the above named Coleman J. Gallaher and Marilyn Gallaher

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Athens, Ohio this _____ day of _____ A. D. 1995.

This instrument prepared by Susan L. Gwinn, GWINN & WALLACE, 77 N. Court St., P.O. Box 337, Athens, Ohio 45701 (614) 592-4463

Warranty Deed

Coleman J. Gallaher and Marilyn Gallaher, his wife

TO

William Bond and Gladys L. Barker

Transferred _____ 19 _____

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF _____ SS

RECEIVED FOR RECORD ON THE

_____ day of _____ 19 _____

at _____ o'clock _____ M.

and RECORDED _____ 19 _____ in

DEED BOOK _____ PAGE _____

COUNTY RECORDER

RECORDERS FEE \$ _____

106



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who claim title by or through instrument, recorded in Volume 60, Page 152 of
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moving, and especially for the sum of

One and No/100----- Dollars (\$1.00)
received to the full satisfaction of

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whose TAX MAILING ADDRESS will be
P.O. Box 133, Guysville, Ohio 45735 do

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William Bond, unmarried, and Gladys L. Barker, unmarried
a joint life estate with remainder over in fee simple to the survivor of them,
and their heirs and assigns, the following described premises, situated in the
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and the State of Ohio and being part of a 11.204 acre tract (OR
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And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in FEE SIMPLE, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances,

and further, that said Grantors will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration Coleman J. Gallaher and Marilyn Gallaher,

who does hereby remise, release and forever quit-claim unto the said Grantees, and their heirs and assigns, all her right and expectancy of Part in the above described premises.

In Witness Whereof, they have hereunto set their hands, the day of _____, in the year of our Lord one thousand nine hundred and ninety-five.

Signed and acknowledged in presence of

Coleman J. Gallaher

Marilyn Gallaher

State of Ohio } ss. Before me, a notary public
Athens County, } in and for said County and State, personally appeared
the above named Coleman J. Gallaher and Marilyn Gallaher

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Athens, Ohio this _____ day of _____ A. D. 19 95.

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Coleman J. Gallaher and Marilyn Gallaher, his wife
TO

William Bond and Gladys L. Barker

Transferred _____ 19 _____

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STATE OF OHIO

COUNTY OF _____ ss

RECEIVED FOR RECORD ON THE

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at _____ o'clock _____ M.

and RECORDED _____ 19 _____ in

DEED BOOK _____ PAGE _____

COUNTY RECORDER

RECORDERS FEE \$ _____

108