

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Gilbert G. Phillips, single, in consideration of one dollar and other good and valuable consideration to him paid by R. Jeffrey Maiden, whose tax mailing address is: _____ the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said R. Jeffrey Maiden, his heirs and assigns forever, the following described real estate:

PARCEL ONE:

Situate in the Township of Dover, County of Athens and State of Ohio, to-wit: Beginning at a point in the northerly right-of-way line of State Route 13, 150 feet Southwest of Bailey Run Road on said right-of-way line; thence South 41 degrees 30 minutes West 631 feet to the actual point of beginning of the 2.04 acre tract; thence South 41 degrees 30 minutes West 255 feet; thence North 48 degrees 30 minutes West 350 feet; thence North 41 degrees 30 minutes East 255 feet thence South 48 degrees 30 minutes East 350 feet to the point of beginning, containing 2.04 acres.

PARCEL TWO:

An easement for purposes of ingress and egress from State Route 13 to the 2.04 acre tract of land described in Parcel One herein, said easements more particularly described as follows: Beginning at a point in the northerly right-of-way line of State Route 13, 150 feet Southwest of Bailey Run Road on said right-of-way line; thence South 41 degrees 30 minutes West 581 feet to the actual point of beginning of said easement; thence South 41 degrees 30 minutes West 50 feet; thence North 48 degrees 30 minutes West 250 feet; thence North 41 degrees 30 minutes East 50 feet and South 48 degrees 30 minutes East 250 feet to the point of beginning, which yields a 50 foot wide easement for ingress and egress to the 2.04 acre tract of land from State Route 13 on property to be owned by Gilbert Phillips.

DEED REFERENCE: Volume Page Official Records of Athens County, Ohio

and all the Estate, Title and Interest of the said grantor either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said R. Jeffrey Maiden, his heirs and assigns, forever.

And the said the Gilbert G. Phillips for himself, his heirs and assigns, does hereby Covenant with the said R. Jeffrey Maiden, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is clear, Free and Unincumbered; And further, that he will Warrant and Will Defend the same against all claims of all persons whomsoever.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Don Eichenberg
DATE: 9/19/90

5
DONT#11

IN WITNESS WHEREOF, Gilbert G. Phillips has hereunto set his hand this day of , 1990.

Signed and acknowledged in presence of:
Gilbert G. Phillips JR
Ralph E Coe

Gilbert G. Phillips
Gilbert G. Phillips

STATE OF OHIO,
COUNTY OF ATHENS, ss.

Before me, a Notary Public, in and for said County, personally appeared Gilbert G. Phillips, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Nelsonville, Ohio, this 5th day of September, 1990.

Ralph E Coe
Notary Public

RALPH E. COE
Notary Public, State of Ohio
My Commission Expires 12-29-94
Commission Recorded in Athens County

This instrument prepared by:
Frederick L. Oremus
NOLAN AND OREMUS CO., L.P.A.
55 West Washington Street
Nelsonville, Ohio 45764

6

Athens County, Ohio

Date 9/19/90

Application No. _____

The undersigned applies for minor subdivision approval under Section 711.131 of the Ohio Revised Code, and certifies all material submitted with this application is true and correct. Action must be taken within seven (7) working days.

Signature FOR MAIDEN

Address DOVER SEC. 11 Phone _____

Minor Subdivision approval may be granted only under the following conditions.

1. The proposed subdivision is along an existing public road and involves no openings, widening or extension of any street.
2. No more than 5 lots are involved after the original parcel has been completely subdivided.
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variance can only be requested before the entire commission.
4. The property has been surveyed and a sketch and legal description is submitted.
5. Approval is granted, where applicable, by the agencies listed on the reverse side.

CHECKLIST FOR MINOR SUBDIVISION APPROVAL

	<u>Item</u>	
1.	Location Description	
2.	Name and address of owner, subdivider, surveyor, and engineer	
3.	Date and North Point	
4.	Vicinity Map	
5.	Location, width, and names of existing streets, right-of-ways, easements	OK
6.	Corporation, township, range, section lines	
7.	Layout and dimensions of lots	
8.	Survey markers, monuments and pins shown on plat	
9.	Plat Map - 3 copies	

COUNTY BOARD OF HEALTH

Date Received _____

Action _____

Comments _____

Signature _____

COUNTY ENGINEER

Date Received _____

Action _____

Comments _____

Signature _____

PLANNING COMMISSION

Date Received _____

Action _____

Comments: *Health Dept. approval required*

Parcel size(s) _____

Signature _____

Note: This form must be submitted to the County Auditor for transfer and the County Recorder for recording.

Approved By
Athens County Regional Planning Commission

Date 9/19/90

Bob Eisenberg

4

