

Know All Men By These Presents,

That, William A. Miller and Marifrances Miller, husband and wife

The Plains of Athens

(Marital Status)

County, Ohio

WARRANTY COVENANTS)

for valuable consideration paid, grant(s), (WITH GENERAL

to Garland Beckett

and

Barbara Beckett

, husband and wife, for their

joint lives, remainder to the survivor of them, whose tax mailing address is 20 McDonald

The Plains, Ohio 45780

the following real property: Situated in the State of Ohio, County of Athens, and Township of Dover (Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situated in the State of Ohio, County of Athens and Township of Dover, and being part of the Northeast Quarter of Section 3, Township 10, Range 14, of the Ohio Company Purchase, and being a part of the 137.05 acre tract described in deed record from Carl Markle and Lovella Markle to William A. Miller and Marifrances Miller dated September 23, 1965 and recorded in Deed Book 266, Page 396, Record of Deeds, Recorder's Office, Athens County, Ohio.

Said 5.105 acre tract being more particularly described as follows:

Beginning at a stone at the Southwest corner of the Northeast Quarter of Section 3, and the southwest corner of said 137.05 acre tract; thence North along the westerly line of said Northeast Quarter of Section 3 and the westerly line of said 137.05 acre tract a distance of 444.38 feet to a bolt in County Road 28, passing an iron pin at 424.38 feet; thence South 79° 19' 19" East along County Road 28 a distance of 200.30 feet to a bolt; thence South 86° 15' 19" East along County Road 28 a distance of 176.91 feet to a bolt; thence South 87° 41' 19" East along County Road 28 a distance of 172.72 feet to a spike; thence South a distance 388.75 feet to a point in the southerly line of said Northeast Quarter of Section 3 and the southerly line of said 137.05 acre tract, passing iron pins at 18.05 feet, 188.66 feet and 372.15 feet; thence West along the southerly line of said Northeast Quarter of Section 3 and the southerly line of said 137.05 acre tract a distance of 545.94 feet to the point of beginning, containing 5.105 acres. Subject however to all easements and rights of way of record.

The above description based on a field survey by F. A. Dixon, Registered Engr. No. 9786, Reg. Surveyor No. 3060.

Prior instrument reference: Deed Book 266, Page 396, Record, Athens County, Ohio.

Description checked for
Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

By Charles M. Miller

DATE 2-6-81

7
DOV #3

ALFIELD Co. R.D. #28

WALTER & JARETTA KEIRNS
175-296 & #244-149
186.07

NORTH

S.W. COR OF
N.E. 1/4 SEC 3

LINE

S77°-17'-19"E
200.30

S86°-15'-19"E
176.97

S87°-41'-17"E
172.72

294.66

N84°-06'-11"E
138.47

TRACT 1
5.1052 AC.

TRACT 2
5.0009 AC.

SOUTH 388.75

WEST

545.94

516.57

8

FRED W. & RUTH
261-
106.