

# Know all Men by these Presents

That DALLAS TAYLOR, an unmarried widower,

of ATHENS County, Ohio,  
in consideration of One Dollar (\$1.00) and all other good and valuable considerations

to his in hand paid by JAMES M. HOLLAND and JANICE I. HOLLAND,  
husband and wife,  
whose address is 303 Highland Avenue, Athens, Ohio

does hereby Grant, Bargain, Sell and Convey  
to the said JAMES M. HOLLAND and JANICE I. HOLLAND

their heirs and  
assigns forever, the following described Real Estate, situate in the TOWNSHIP  
of DOVER in the County of ATHENS  
and State of Ohio.

Commencing at the northeast corner of the northwest quarter of the northeast quarter of Section No. 7; thence South 7° 15' West 790 feet to a railroad spike in the middle of the public road, the beginning point of this description; thence with the center of said road North 47° 10' West 104.10 feet to a railroad spike; thence continuing with said road North 68° 10' West 93.13 feet to a railroad spike; thence leaving said road South 22° 41' West 212.28 feet to an iron pin on the north side of the creek; thence South 39° 57' 40" East 315.14 feet; thence North 7° 15' East 334.68 feet to the place of beginning, containing 1.3984 acres more or less as surveyed by Harold D. Whaley on October 7 and 8, 1970, Registered Surveyor No. 4986.

RESERVING and excepting therefrom all the coal, iron ore, salt water, petroleum, natural gas and other minerals in and under the same, together with the right to mine and remove the said coal and other minerals with the mining and railroad rights to purchase surface, which reservation and rights were conveyed to Clinton L. Poston and George H. Smith by deeds of record in Volume 86, Pages 295-7, Athens County Deed Records, to which deeds and the record thereof reference is made for a more particular description of the property rights herein reserved.

There is hereby granted to the Buyers, their heirs and assigns, the right to use in conjunction with Sellers, their heirs and assigns, water from a well located on the adjacent lot and said Sellers shall provide the tap for said water line for said Buyers.

This deed is given in compliance with a land contract between the parties. Recorded in Athens County Mortgage Book 183, Page 605, all terms of said contract having been complied with.

Last Transfer: Deed Record Volume 219 , Page 154 , ATHENS COUNTY DEED RE-  
Volume 328 , Page 275 RECORDS

and all the Estate, Right, Title and Interest of the said grantor in and to said premises;  
Do have and in hold the same, with all the privileges and appurtenances thereunto  
belonging, to said grantees, their heirs and assigns forever.

And the said DALLAS TAYLOR, an unmarried widower,

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DOVE 7

