

REAL ESTATE CONTRACT

THIS AGREEMENT made by and between Mildred Cooper, un-
married, (hereinafter called the vendor) and Steve Cooper and Clarice
Shields as tenants in common created by said persons of the undivided joint
piece of property as follows in which each has equal right of possession and
a tenancy in common with a contract right of survivorship, (hereinafter
called the vendees), is as follows:

FIRST: The vendor hereby sells and agrees to convey to the vendees
the following described real estate in the Township of Dover, in the County of
Athens, and in the State of Ohio, to-wit:

Situate in Section 7, Town 10, Range 14, Dover Township, Athens County,
State of Ohio and being more particularly described as follows:

Dover Sec 7

Commencing at the Southeast corner of Section 7; thence N 02° 26'
45" W along the East line of Section 7, 2,485.60 feet to a point; thence S 87°
33' 15" W along a line, 1,165.94 feet to an old iron pipe found in the North-
west corner of a 2.96 acre tract owned by L. & W. Slusher, said old iron
pipe found also being in the Grantor's Northeasterly corner; thence S 87° 57'
05" W along the Grantor's North line, 285.68 feet to an iron pin found in one
of the Grantor's Northwesterly corners, the Northwest corner of a 2.5768
acre parcel surveyed by me on 23 June 1976 and being in the Northeast corner
of a 0.44 (±) acre parcel owned by Larry Cooper as recorded in Deed Book
306, Page 277 in the Athens County Recorder's Office, Athens County, Ohio,
said iron pin found also being the real point of beginning of the parcel herein
described:

Thence S 23° 21' 25" E along the Westerly line of said 2.5768 acre
parcel, 228.90 feet to an iron pipe found; thence S 21° 32' 42" E continuing
along said Westerly line of said 2.5768 acre parcel, 417.34 feet to a railroad
spike found in the existing centerline of State Route No. 550 (old U. S. 50-A),
said railroad spike found also being in the Southwesterly corner of said
2.5768 acre parcel, passing through a 1" iron pipe found at 392.34 feet;
thence S 62° 23' 20" W along said existing centerline of State Route No. 550
(old U. S. 50-A), 319.32 feet to a railroad spike set in the Grantor's Westerly
line and in the Southeast corner of the "Augustine Sub'd. "; thence N 02° 10'
01" W along the Grantor's said Westerly line and the Easterly line of said
"Augustine Sub'd. " (actually being the East line of an alley in said subdivision),
535.32 feet to an iron pipe set in one of the Grantor's Northwesterly corners
and the Southwesterly corner of said 0.44 acre (±) (Larry Cooper) parcel,
passing through a 3/4" iron bar found at 32.26 feet; thence N 87° 49' 59" E
along the South line of said 0.44 acre (±) (Larry Cooper) parcel, 115.34 feet
to an iron pipe set in the Southeasterly corner of said 0.44 acre (±) (Larry
Cooper) parcel; thence N 15° 09' 17" W along the East line of said 0.44 acre
(±) (Larry Cooper) parcel, 214.48 feet to the point of beginning and containing
2.5282 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book
262, Page 66 as recorded in the Athens County Deed Records.

Examination checked for
Mathematical Accuracy

BY: T. W. Driscoll
CLERK OF RECORDS

DATE: Dec 12 1977

48

DOVER SEC 7

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT Mildred Cooper, unmarried, the grantor of Athens County, Ohio, in consideration of One Dollar (\$1.00) and other good and valuable considerations, to her in hand paid by Steve Cooper and Clarice Shields as tenants in common for their joint lives, remainder to the survivor, of Route 3, Athens, Ohio, the grantees, does hereby GRANT, BARGAIN, SELL and CONVEY to the said Steve Cooper and Clarice Shields as tenants in common for their joint lives, remainder to the survivor, the following described REAL ESTATE, situate in the township of Dover, in the County of Athens, and in the State of Ohio, to-wit:

Situate in Section 7, Town 10, Range 14, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Southeast corner of Section 7; thence N 02° 26' 45" W along the East line of Section 7, 2,485.60 feet to a point; thence S 87° 33' 15" W along a line, 1,165.94 feet to an old iron pipe found in the Northwest corner of a 2.96 acre tract owned by L. & W. Slusher, said old iron pipe found also being in the Grantor's Northeasterly corner; thence S 87° 57' 05" W along the Grantor's North line, 285.68 feet to an iron pin found in one of the Grantor's Northwesterly corners, the Northwest corner of a 2.5768 acre parcel surveyed by me on 23 June 1976 and being in the Northeast corner of a 0.44 (±) acre parcel owned by Larry Cooper as recorded in Deed Book 306, Page 277 in the Athens County Recorder's Office, Athens County, Ohio, said iron pin found also being the real point of beginning of the parcel herein described:

Thence S 23° 21' 25" E along the Westerly line of said 2.5768 acre parcel, 228.90 feet to an iron pipe found; thence S 21° 32' 42" E continuing along said Westerly line of said 2.5768 acre parcel, 417.34 feet to a railroad spike found in the existing centerline, of State Route No. 550 (old U. S. 50-A), said railroad spike found also being in the Southwesterly corner of said 2.5768 acre parcel, passing through a 1" iron pipe found at 392.34 feet; thence S 62° 23' 20" W along said existing centerline of State Route No. 550 (old U. S. 50-A), 319.32 feet to a railroad spike set in the Grantor's Westerly line and in the Southeast corner of the "Augustine Sub'd."; thence N 02° 10' 01" W along the Grantor's said Westerly line and the Easterly line of said "Augustine Sub'd." (actually being the East line of an alley in said subdivision), 535.32 feet to an iron pipe set in one of the Grantor's Northwesterly corners and the Southwesterly corner of said 0.44 acre (±) (Larry Cooper) parcel, passing through a 3/4" iron bar found at 32.26 feet; thence N 87° 49' 59" E along the South line of said 0.44 acre (±) (Larry Cooper) parcel, 115.34 feet to an iron pipe set in the Southeasterly corner of said 0.44 acre (±) (Larry Cooper) parcel; thence N 15° 09' 17" W along the East line of said 0.44 acre (±) (Larry Cooper) parcel, 214.48 feet to the point of beginning and containing 2.5282 acres.

Subject to all legal highways and easements of record for

Grantor claims title for the above described parcel by Deed Book 262, Page 66 as recorded in the Athens County Deed Records.

Mathematical Accuracy

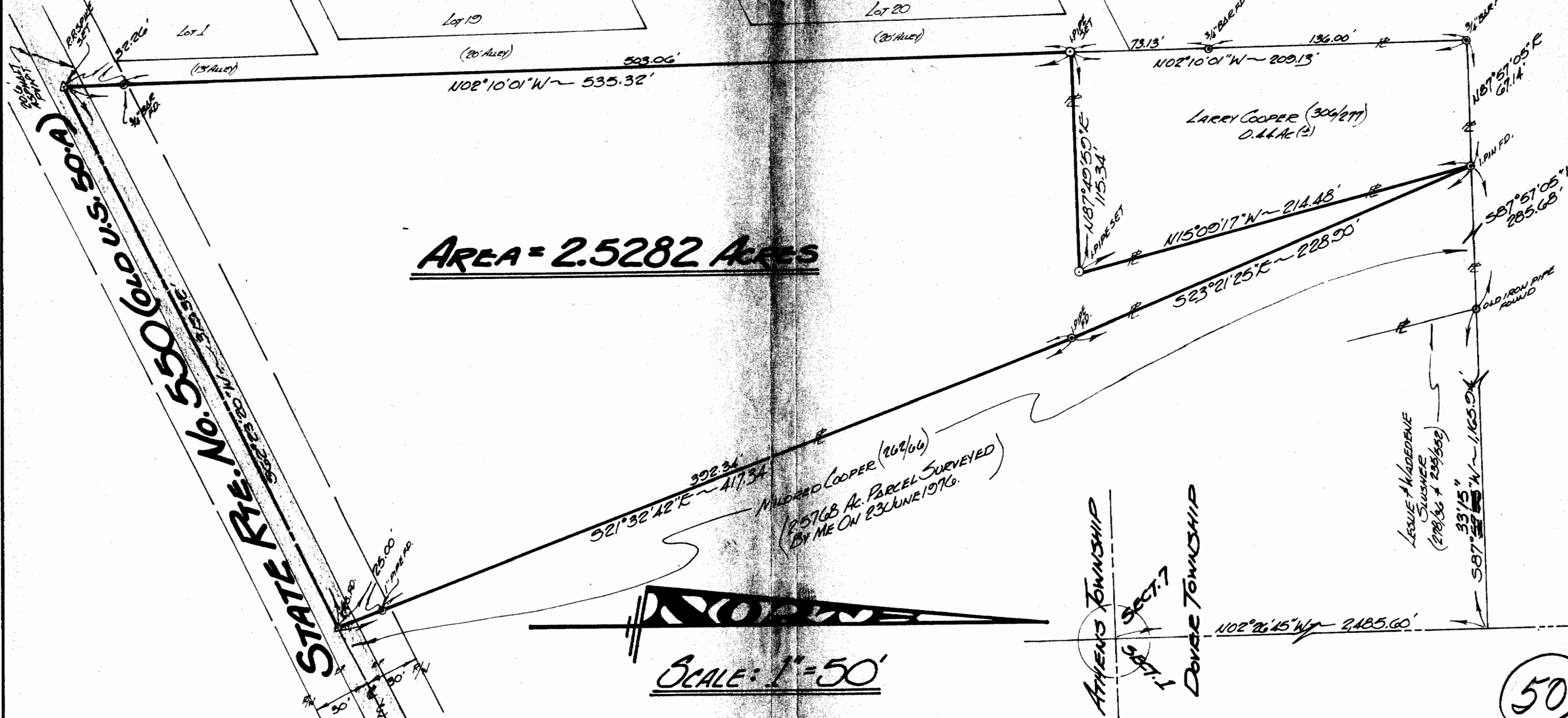
RECORDERS OFFICE

BY T. W. Wilkinson

DATE Dec 12 1977

49

AUGUSTINE SUBD.



AREA = 2.5282 ACRES

SCALE: 1" = 50'

STATE Rte. No. 550 (OLD U.S. 50.A)

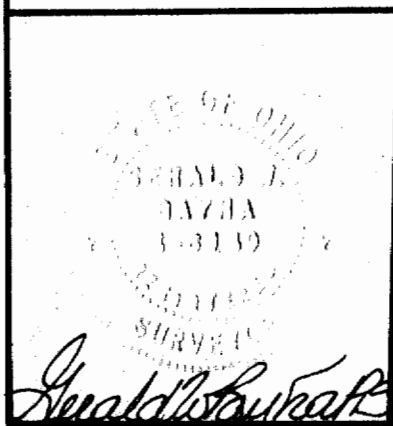
MILDRED COOPER (262/66)
 2.0768 AC. PARCEL SURVEYED
 BY ME ON 23 JUNE 1976.

LARRY COOPER (304/77)
 0.44 AC. (?)

LESLIE MADEBENE
 SLUSHER
 (278/36 + 239/58)

ATHENS TOWNSHIP
 SECTION 7
 DOVER TOWNSHIP

(50)



FOR: **STEVE COOPER**
 Route No. 3
 Athens, Ohio 45701

BY: **GERALD W. BAYHA, P.S.**
 REGISTERED PROFESSIONAL SURVEYOR No. 6139
 Route No. 5 ~ Box No. 204
 (Pleasant Hill) Athens, Ohio ~ 45701 ~ (614) 592-4398

PLAT OF SURVEY

OF A 2.5282 ACRE PARCEL SITUATE IN SECTION 7 - TOWNSHIP 10 - RANGE 14 - DOVER TOWNSHIP - ATHENS CO. - OHIO - U.S.A.				
DRAWN	CHECKED	REVISIONS	DATE	USAB6
GB	GB		16 Nov. 1977	*1077-03

1/1
 SWT. 16