

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, for their joint lives, remainder to the survivor, the grantees, of Route 3, Athens, Ohio, does hereby GRANT, BARGAIN, SELL and CONVEY to the said Steve Cooper and Clarice Shields, 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 the real point of beginning of the parcel herein described:

Thence S 11° 01' 14" E along said 2.96 acre Slusher tract, 385.03 feet to an iron pipe set in the Northeast corner of a 0.35 acre tract owned by L. & W. Slusher, said iron pipe being witnessed by an iron pin found that bears S 11° 01' 14" E, 10.50 feet from said pipe; thence S 64° 20' 15" W along the North line of said 0.35 acre Slusher tract, 112.67 feet to an iron pipe set in the Northwest corner of said 0.35 acre Slusher tract; thence S 19° 45' 52" E along the West line of said 0.35 acre Slusher tract, 155.61 feet to a railroad spike set in the Southwest corner of said 0.35 acre Slusher tract and the centerline of State Route 550 (old U. S. 50-A), passing through hubs and tacks set at: 25.00 feet, 50.00 feet, 75.00 feet and 100.00 feet and passing 0.38 feet left of an iron pin found at 127.32 feet; thence S 61° 51' 55" W along said centerline of State Route 550 (old U. S. 50-A), 75.00 feet to a railroad spike set; thence N 21° 32' 49" W along a random line, 417.34 feet to an iron pipe set in the Southeasterly corner of a 0.44 acre tract owned by Larry Cooper, passing through an iron pipe set at 25.00 feet, a hub and tack set at 176.46 feet and another hub and tack set at 372.91 feet; thence N 23° 21' 25" W along the East line of said 0.44 acre L. Cooper tract, 228.90 feet to an iron pin found in the Northeasterly corner of said 0.44 acre L. Cooper tract, passing through a hub and tack set at 28.72 feet; thence N 87° 57' 05" E along the Grantor's North line, 285.68 feet to the point of beginning and containing 2.5768 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 Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed on June 23, 1976, by Gerald W. Bayha, Registered Professional Surveyor No. S-6139.

and ALL THE ESTATE, RIGHT, TITLE AND INTEREST of said grantor in

44
DON #7

and to said premises.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns forever. And the said grantor does hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE AND UNINCUMBERED, and that she will DEFEND the same against all lawful claims of all persons whomsoever, except taxes and assessments of every kind and description due and payable on and after August 30, 1976, which the grantees assume and agree to pay.

IN WITNESS WHEREOF the said grantor has hereunto set her hand this 15th day of September, 1980.

Signed and acknowledged in presence of us:

Dorothy DeWeese
Betty J. Kneade

Mildred Cooper
Mildred Cooper

THE STATE OF OHIO, ATHENS COUNTY, SS:

On this 15th day of September, 1980, before me, a Notary Public in and for said State, personally came Mildred Cooper, unmarried, the grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.



Betty J. Kneade
Notary Public - Athens County, Ohio
My Commission Expires
October 18, 1983

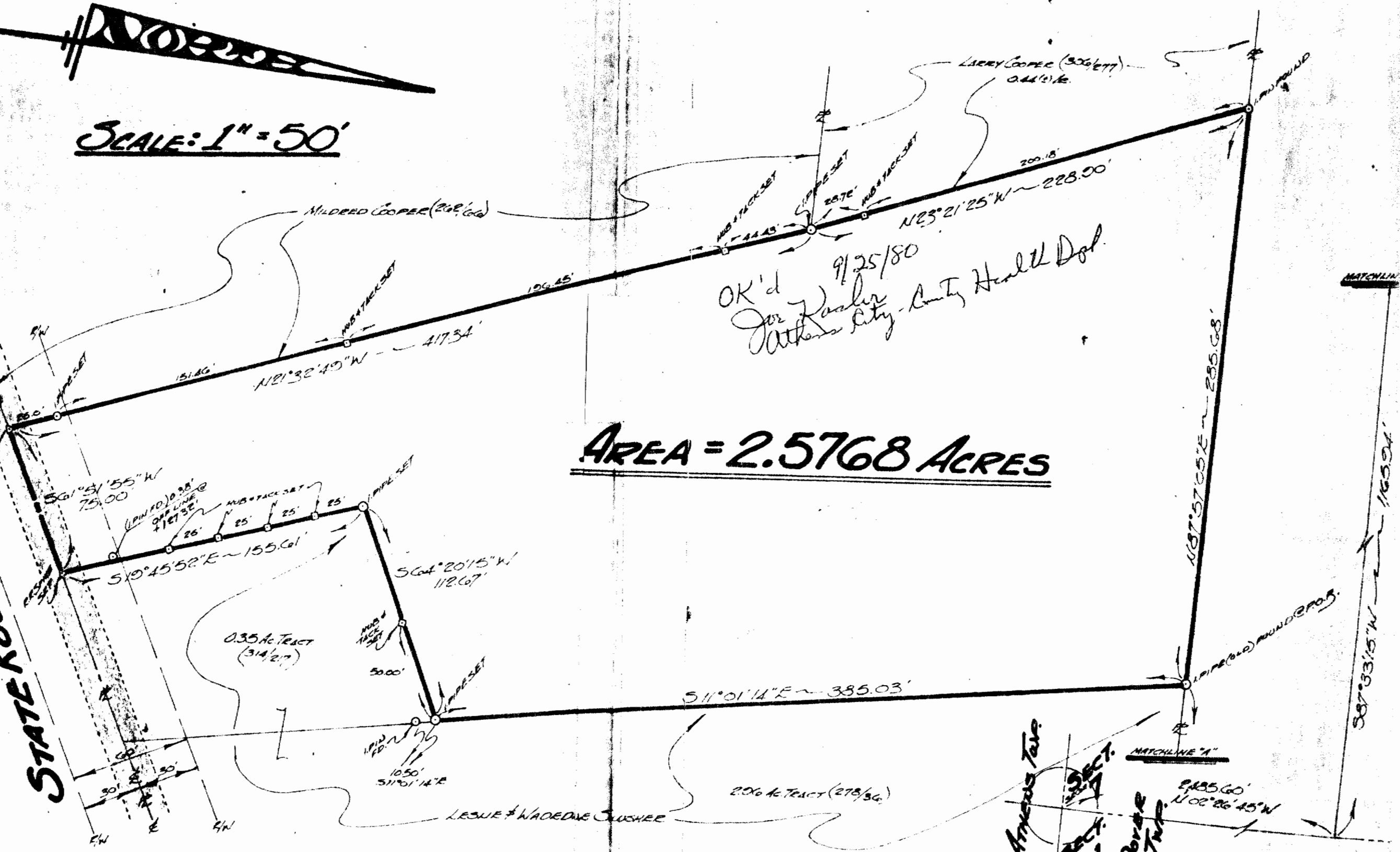
This document prepared by Samuel B. Erskine, Attorney at Law, 8 N. Court Street, Athens, Ohio, 45701.

Description checked for
Mathematical Machinery
ATHENS COUNTY
ENGINEER, SCOTTIE

By Phillip M. Mosey
DATE 1-30-81

SCALE: 1" = 50'

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



OK'd 9/25/80
 for Zoning
 Athens City-County Health Dept.

AREA = 2.5768 ACRES

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
 (Pleasanton) Athens, Ohio - 45701 - (614) 598-5008

PLAT OF SURVEY

OF A 2.5768 ACRE PARCEL
 SITUATE IN SECTION 7 - TOWN 10 - RANGE 14 -
 DOVER TOWNSHIP - ATHENS COUNTY - STATE OF OHIO.

DRAWN	CHK'D.	REVISIONS	DATE	ORD. NO.
GB	GB		23 June 76	1676-02

46