



# Know all Men by these Presents

**That** Ralph and Catherine Keefer, Husband and Wife, Grantors

of Athens County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Phil Depety, an unmarried man, Grantee,

whose tax mailing address is 4900 Lake Road, Athens, Ohio 45701

the following real property:

Situated in Section 11, T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the South-east corner of Section 11, thence, North, 502.63 feet to a point in Township Road 16; thence, along said road, South 87 Degrees 46 Minutes 29 Seconds West, 303.11 feet to a point; thence, South 89 Degrees 23 Minutes West, 608 feet to the POINT OF BEGINNING; thence, continuing along said road, North 89 degrees 51 minutes 18 seconds West, a distance of 228.04 feet; thence, leaving said road, North 0 degrees 48 minutes 32 seconds East, a distance of 476.98 feet to an iron pin set, passing an iron pin set at 38.95 feet; thence North 87 degrees 38 minutes 30 seconds East, a distance of 226.42 feet to an iron pin; thence South 0 degrees 34 minutes 43 seconds West, a distance of 486.85 feet (passing an iron pin at 456.85 feet) to the POINT OF BEGINNING; said described tract containing 2.51 acres.

Subject to all easements and rights of way of record.

Subject to accrued real estate taxes which have been prorated until date of sale which Grantee agrees to assume and pay and to any and all easements and rights of way of record.

No opinion as to the condition of the title has been made by the preparer, John P. Lavelle, Attorney at Law.

Prior Instrument Reference: Volume 376, Page 516, Athens County Deed Records  
wife/husband of the grantor, releases all rights of dower therein.

**Witness** our hand s this 16th day of August

19 93.

Signed and acknowledged in presence of

Diana L. Cooper

Jack L. Sedwick

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Tolson  
DATE: 10-22-93

Ralph Keefer

Ralph Keefer  
Catherine Keefer

Catherine Keefer

State of Ohio, } ss. Before me, a notary public  
Athens County, } in and for said County and State, personally appeared the above named

Ralph Keefer and Catherine Keefer

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

**In Testimony Whereof**, I have hereunto set my hand

**JACK L. SEDWICK**  
Notary Public, State of Ohio.  
My Commission Expires June 23, 1996  
Commission Recorded in Athens County

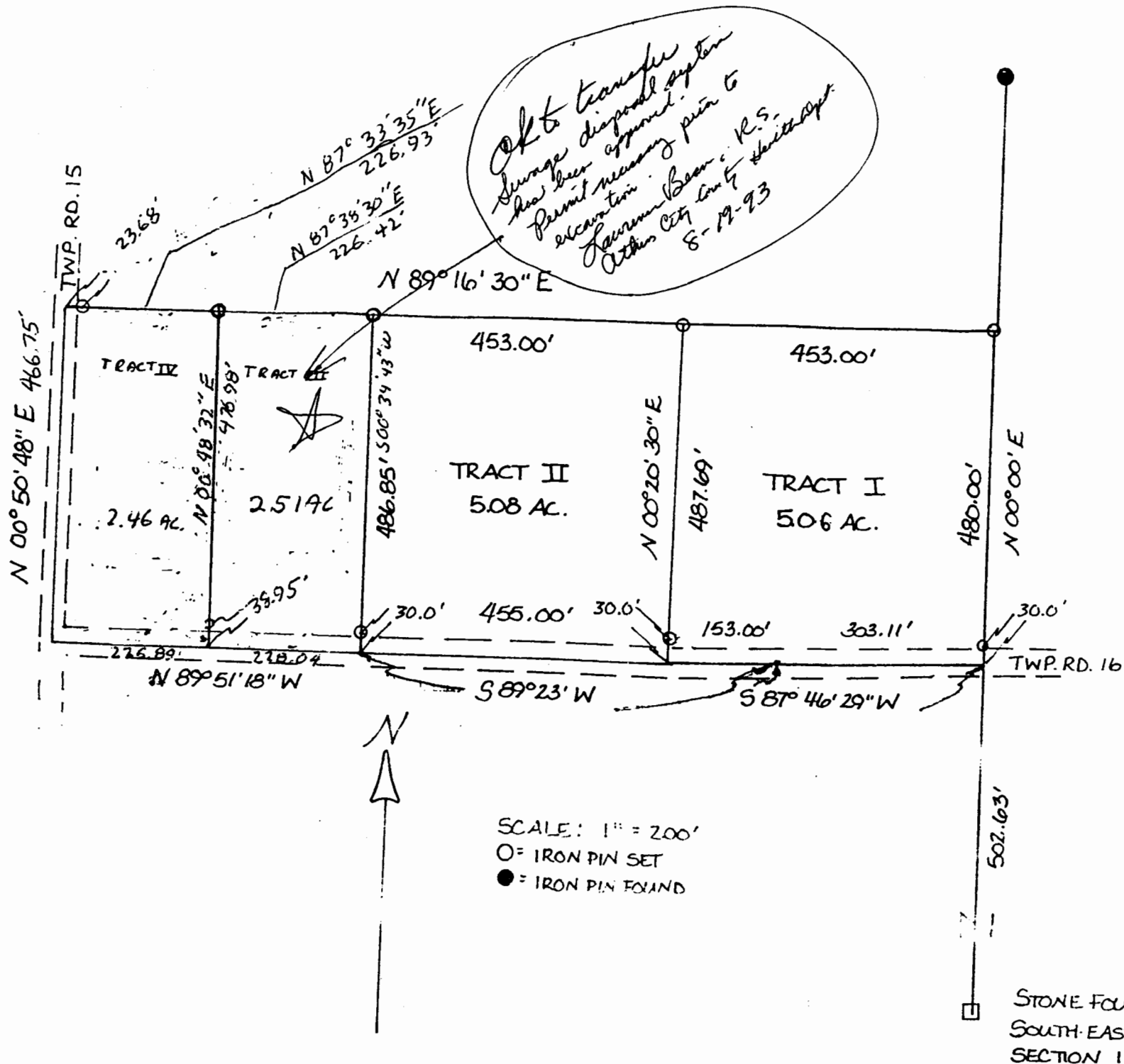
and official seal, at Albany this 16th day of August A. D. 1993.

Jack L. Sedwick

This instrument prepared by John P. Lavelle, Attorney at Law, 8 North Court Street, Third Floor, Athens, OH 45701

See #11

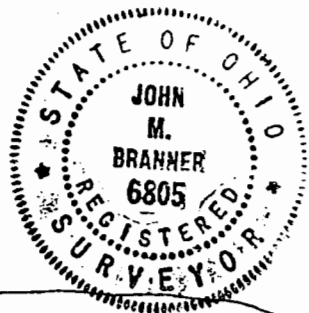
40



SURVEY OF THREE TRACTS  
IN SECTION 11, T. 10, R. 15,  
LEE TWP., ATHENS CO., OHIO

FOR RALPH KEEFER  
SURVEYED APRIL 1987

*John M. Branner*  
JOHN M. BRANNER  
REGISTERED LAND SURVEYOR #6805



REVISED AUG 1993  
FORMER TRACT III  
SPLIT INTO TRACT III  
AND TRACT IV

*John M. Branner*