

Know All Men By These Presents,

That. Ralph C. Keefer & Catherine J. Keefer, Husband and Wife,

the Grantors, who claim title by or through instrument recorded in Volume 288, Page 436, Athens County Recorder's Office, for the consideration of One dollar and other good and valuable considerations, received to their full satisfaction of

Keith Zimmerman and Hazel Zimmerman, Husband and Wife, the Grantees, whose TAX MAILING ADDRESS will be Route 1, Athens, Ohio 45701

do
Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the Township of Lee, County of Athens, and State of Ohio:

Situated in the SE quarter of the SE quarter of Section 11 of Lee Township (R 15-T 10), Athens County, Ohio; described as follows:

Beginning at an iron pin in the east line of Sec. 11, the SE corner of subject tract, and North 140.0 feet from the SE corner of the said Sec. 11; thence N 83°20' W 668.0 feet to an iron pin, passing the south side of a 28" ash tree at 520 feet; thence North 284.8 feet to the center-line of township road No. 16, passing an iron pin at 264.8 feet; thence on the road center-line N 89°10' E 663.55 feet to the east line of Sec. 11; thence on the section line South 372.0 feet to the place of beginning, passing an iron pin at 20.0 feet; containing an area of 5.002 acres, more or less.

Being subject to half the width (20 feet) of the township road right-of-way of 40 feet, along the north side of the subject tract.

Grantor's deed recorded in Vol. 288, p 436, of the Athens County records.

Description checked for
Mathematical Accuracy

ATHENS COUNTY
ENGINEER'S OFFICE

BY: Brian D. McPherson

DATE: April 25, 1975

be the same more or less, but subject to all legal highways.

40

LEE
SEC 11

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And they, Ralph C. Keefer and Catherine J. Keefer, the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that they will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

In Witness Whereof, we have hereunto set our hands, the 26th day of March, in the year of our Lord one thousand nine hundred and seventy-five (1975).

Signed and acknowledged in presence of

Mac Shover
Carolyn W. DeLo

Ralph C. Keefer
Catherine J. 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 C. Keefer and Catherine J. Keefer, Husband and Wife,

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 and official seal, at Athens, Ohio, this 26th day of March, A. D. 1975.

NOTARY PUBLIC, OHIO
1111

Carolyn W. DeLo
Notary Public

This instrument prepared by Michael Nolan, Attorney at Law,
Nelsonville, Ohio.

Warranty Deed

Ralph C. Keefer
and
Catherine J. Keefer, H&W,

TO
Keith Zimmerman
and
Hazel Zimmerman, H&W.

Transferred _____ 19__

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF _____ SS

RECEIVED FOR RECORD ON THE

_____ day of _____ 19__

at _____ o'clock _____ M

and RECORDED _____ 19__ in

DEED Book _____ PAGE _____

COUNTY RECORDER

RECORDEES FEE \$ _____

MICHAEL NOLAN
ATTORNEY AND COUNSELOR AT LAW

78 W. WASHINGTON ST.

NELSONVILLE, OHIO 45764

41

(26.15 A.)

TWP ROAD

TWP. ROAD

16

(10.87 A.)
(15.87 A.)
(11.8 A.)

(4.05 A.)
(5.002 A.)

RALPH KEEFER

SECTION 11

SECTION 10
FR. 5

A.)

195.5'

700.0'

253.4'

(1.00 A.)

BROWN

(3.44 A.)

122.0'

122.0'

54.4' E

N 76° E
462'

(24.12 A.)

F.)

501.5'

3RD TRACT

20.8 ch. (1373.8')

4TH TRACT

(14.52 A.)

20' A.±

0.75 ch. (577.5')

16.60 ch. (1095.6')

41A