

# Know All Men By These Presents,

That, Keith and Hazel Zimmerman, husband and wife,

of Athens

(Marital Status)

County, Ohio  
WARRANTY COVENANTS)

for valuable consideration paid, grant(s), (WITH GENERAL

to James Edgar Pennington

and

Alice Evelyn Pennington

, husband and wife, for their

joint lives, remainder to the survivor of them, whose tax mailing address is P. O. Box 870

Athens, Ohio, 45701,

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situated in the Township of Lee, County of Athens, State of Ohio and being part of the southwest quarter of Section 5, Town 10, Range 15 more particularly described as follows:

TRACT ONE:

Commencing at a stone in the south line of Section 5, South 88° 02' 30" west 901.91 feet from the southeast corner of the southwest quarter of Section 5; thence south 88° 12' 30" west along the south line of the quarter section 102.56 feet to an iron pin; thence north 36° 28' west 1041.01 feet to an iron pin in the center of Lee Township Road 16, said iron pin being the place of beginning for the tract of land herein described; thence north 36° 28' west 632.09 feet to an iron pin; thence north 88° 00' 40" east 728.38 feet to a point in the center of Lee Township Road 16; thence with the center of the Township Road the following courses: south 6° 47' 25" west 26.07 feet to a point; south 15° 25' west 137.48 feet to a point; south 34° 48' 10" west 150.33 feet to a point; south 44° 40' 10" west 163.50 feet to a point; south 39° 33' 10" west 175.67 feet to the place of beginning and containing 4.804 acres, more or less, subject to the right of way of Lee Township Road 16.

TRACT TWO:

Commencing at a stone in the south line of Section 5, south 88° 02' 30" west 901.91 feet from the southeast corner of the southwest quarter of Section 5; thence south 88° 12' 30" west along the south line of the quarter section 102.56 feet to an iron pin; thence north 36° 28' west 825.01 feet to an iron pin, said iron pin being the place of beginning for the tract of land herein described; thence north 36° 28' west 216.00 feet to an iron pin in the center of Lee Township Road 16; thence north 39° 33' 10" east along the center of the Township Road 175.67 feet to a point; thence continuing with the center of the Township Road north 44° 40' 10" east 163.50 feet to a point; thence leaving the Township Road south 76° 03' 45" east 130.03 feet to an iron pin, passing an iron pin at 17.25 feet; thence south 72° 11' east 83.00 feet to an iron pin; thence south 0° 27' 40" west 216.89 feet to an iron pin, passing an iron pin at 89.40 feet; thence south 63° 18' west 337.93 feet to the place of beginning, passing an iron pin at 147.98 feet and containing 2.676 acres, more or less, subject to the right of way of Lee Township Road 16.

TRACT THREE:

Beginning at a stone in the south line of Section 5, south 88° 02' 30" west 901.91 feet from the southeast corner of the southwest quarter of Section 5; thence south 88° 12' 30" west along the south line of the quarter section 102.56 feet to an iron pin; thence north 36° 28' west 825.01 feet to an iron pin; thence north 63° 18' east 337.93 feet to an iron pin, passing an iron pin at 189.95 feet; thence north 0° 27' 40" east 216.89 feet to an iron pin, passing an iron pin at 127.49 feet; thence north 72° 11' west 83.00 feet to an iron pin; thence north 76° 03' 45" west 130.03 feet to a point in Lee Township Road 16, passing an iron pin at 112.78 feet; thence with the Township Road the following courses: North 34° 48' 10" east 150.33 feet; north 15° 25' east 137.48 feet; north 6° 47' 25" east 26.07 feet to a point; thence leaving the Township Road north 88° 00' 40" E 339.62 feet to a stone; thence south 1° 13' 45" east 1379.66 feet to the place of beginning and containing 11.051 acres more or less, subject to the right of way of Lee Township Road 16.

Description checked for

Mathematical Accuracy

ATHENS COUNTY

99

EXCEPTING AND RESERVING to the grantors herein a life interest in the above described property during the natural lifetime of said grantors or the survivor of them in TRACT ONE and TRACT THREE above described.

LEE

GLENN L. & MILDRED E. McDANIEL  
227-282

MAE WOOTEN  
.187-555, 221-59

RALPH M. DAINES  
254-189

PLAT OF SURVEYS  
4.804 ACRES, 2.676 AC., 11.051 AC.  
S.W. 1/4, SECTION 5, TOWN 10, RANGE 15, LEE TWP.  
ATHENS CO., OHIO

SCALE: 1" = 200'

MARCH, 1977

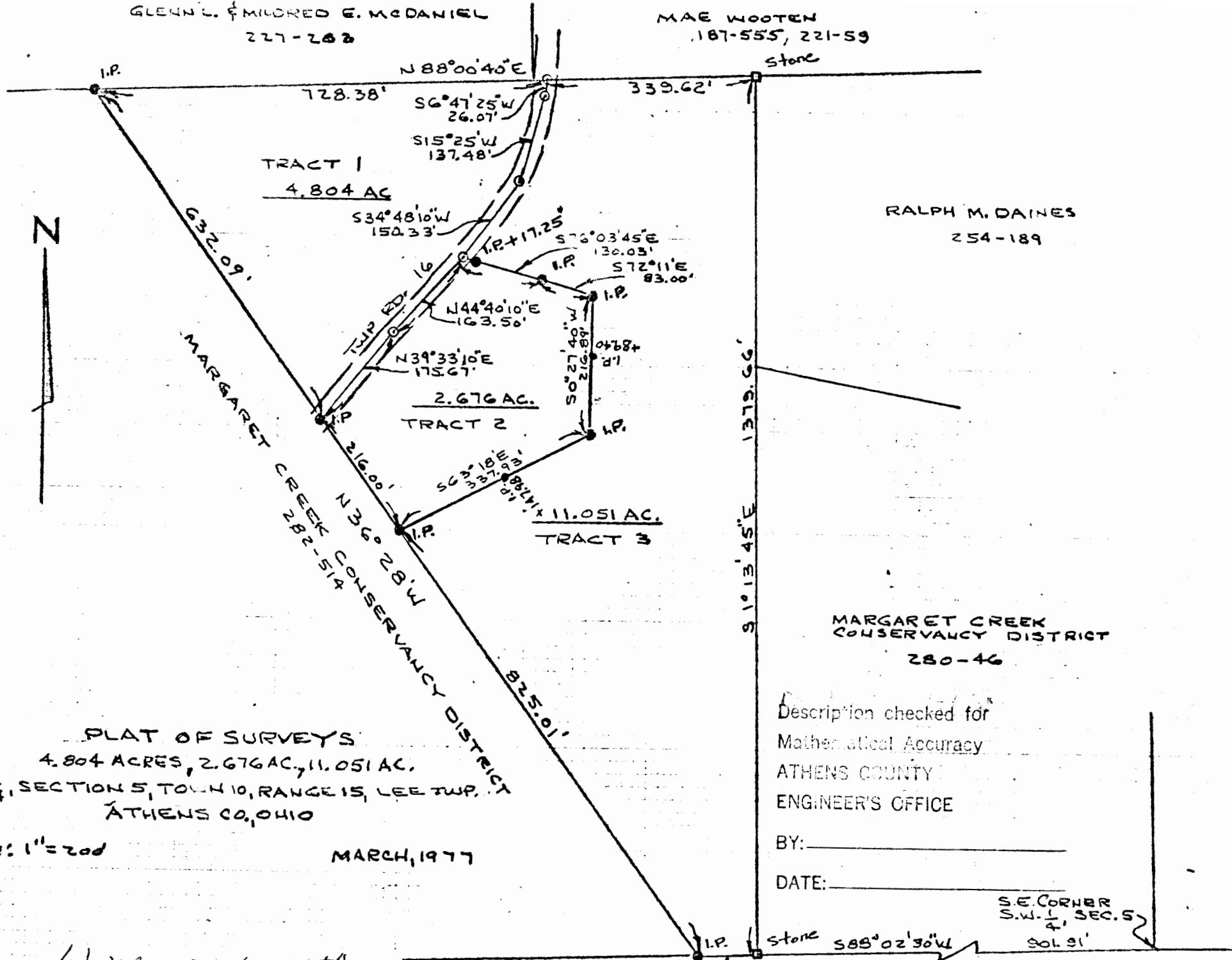
*William M. Watkins*  
REGIS. RED SURVEYOR #5216

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

S.E. CORNER  
S.W. 1/4, SEC. 5  
901.91'



FOR : Jack Claxton  
 DATE: 22 March 1978

Situate in Section 5, Town 10-N, Range 15-W, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a railroad spike set in the Grantor's Northeast corner and the Northeast corner of the Northwest one-quarter ( $\frac{1}{4}$ ) of Section 5, said railroad spike being 1.93 feet West of the actual centerline of Athens County Road No. 80 (40.0' R/W); thence S 00°31'12" E along the Grantor's East line and the East line of the said Northwest one-quarter ( $\frac{1}{4}$ ) of Section 5, 300.00 feet to an iron pipe set, passing through the Westerly Right-Of-Way line of said Athens County Road No. 80 at 79.67 feet and passing through an additional iron pipe set for reference at \_\_\_\_\_ feet; thence N 84°12'20" W along a random line, 203.74 feet to an iron pipe set, said iron pipe set also being the real point of beginning of the parcel herein described:

Thence S 00°00'00" E along a random line, 1,096.40 feet to a railroad spike set in the existing centerline of Lee Township Road No. 17; passing through an additional iron pipe set for reference at 1,081.40 feet; thence N 84°00'00" W along the said centerline of Lee Township Road No. 17, 201.08 feet to a railroad spike set, passing through an additional railroad spike set at 96.39 feet; thence N 00°00'00" E along a random line, 1,095.68 feet to an iron pipe set, passing through an additional iron pipe set for reference at 15.00 feet; thence S 84°12'20" E along a random line, 201.01 feet to the point of beginning and containing 5.0317 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book \_\_\_\_\_, Page \_\_\_\_\_ as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 278-01), completed on 25 March 1978.

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: Charles Hedges  
 DATE: 4/4/91

30-31

18  
 LEE #5



# Survivorship Deed\*

Jack Claxton and  
Sheila Claxton, his wife, of Athens County,  
for valuable consideration paid, grant(s)<sup>2</sup> with general warranty covenants, to  
Ronald White and<sup>3</sup> Christina White, husband and wife  
for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are  
Route 1, Albany, Ohio 45710  
the following **REAL PROPERTY**: Situated in the County of Athens in the State  
of Ohio and in the Township of Lee

Situate in Section 5, Town 10-N, Range 15-W, Lee Township,  
Athens County, State of Ohio and being more particularly described  
as follows:

Commencing at a railroad spike set in the Grantor's Northeast  
corner and the Northeast corner of the Northwest one-quarter (1/4)  
of Section 5, said railroad spike being 1.93 feet West of the  
actual centerline of Athens County Road No. 80 (40.0' R/W); thence  
S 00°31'12" E along the Grantor's East line and the East line of  
the said Northwest one-quarter (1/4) of Section 5, 300.00 feet to an  
iron pipe set, passing through the Westerly Right-Of-Way line of  
said Athens County Road No. 80 at 79.67 feet and passing through  
an additional iron pipe set for reference at feet; thence N  
84°12'20" W along a random line, 203.74 feet to an iron pipe set,  
said iron pipe set also being the real point of beginning of the  
parcel herein described:

(See Continuation on back)

Prior Instrument Reference: Vol. 346, Pgs. 463 & <sup>673</sup> of the Deed Records of Athens County, Ohio  
County, Ohio. Sheila Claxton's wife ~~(husband)~~ of the  
Grantor, releases all rights of dower therein. Witness their hand(s) this day  
of April, 19 91.  
Signed and acknowledged in presence of:

\_\_\_\_\_  
Jack Claxton  
\_\_\_\_\_  
Sheila Claxton

State of Ohio County of Athens ss.  
BE IT REMEMBERED, That on this day of April, 19 91, before me,  
the subscriber, a notary public in and for said state, personally came,  
Jack Claxton and Sheila Claxton the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.  
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal  
on the day and year last aforesaid.

This instrument was prepared by Susan L. Gwinn GWINN & WALLACE, 77 N. Court St., Athens,  
Ohio 45701 (614) 592-4463

- (1) Name of Grantor(s) and marital status.
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
- (3) Name of Grantees and marital status of each.
- (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (5) Delete whichever does not apply.
- (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

\*See Section 5302.17 Ohio Revised Code.

19

# Survivorship Deed

FROM

Jack Claxton and

Sheila Claxton, his wife

TO

Ronald White and  
Christina White, husband and wife

*Please  
take to  
W. Eng.  
00c.*

(Continuation)

Thence S 00°00'00" E along a random line, 1,096.40 feet to a railroad spike set in the existing centerline of Lee Township Road No. 17; passing through an additional iron pipe set for reference at 1,081.40 feet; thence N 84°00'00" W along the said centerline of Lee Township Road N. 17, 201.08 feet to a railroad spike set, passing through an additional railroad spike set at 96.39 feet; thence N 00°00'00" E along a random line, 1,095.68 feet to an iron pipe set, passing through an additional iron pipe set for reference at 15.00 feet; thence S 84°12'20" E along a random line, 201.01 feet to the point of beginning and containing 5.0317 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 346, Pages 463 and 673 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 278-01), completed on 25 March 1978.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Hedges  
DATE: 4/9/88