

FOR : Robert and Mona Sheppard
 DATE: 4 September 1984

Situate in the North one-half ($\frac{1}{2}$) of Section 31, Town 4, Range 13, Lodi Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northwest corner of Section 31; thence S 0° E (South) along the West line of Section 31 and the Lodi-Alexander Township line, 21.70 chains (1,432.2 feet) (by deeds) to a point in the Southwest corner of a 60.50 acre tract; thence N 90° E (East) along the South line of said 60.50 acre tract and a 3.494 acre parcel, 2,508.0 feet to a railroad spike set in the Southeast corner of said 3.494 acre parcel and the survey centerline of Athens County Road No. 69, passing through a 30" Oak Tree in the Southwest corner of said 3.494 acre parcel at 1,824.92 feet (by adjoining survey) and a $\frac{5}{8}$ " iron pin found at 2,481.08 feet (by adjoining survey), said railroad spike set also being in the Grantor's most Southerly Southwest property corner, said railroad spike set also being the real point of beginning of the tract herein described:

Thence N $36^{\circ}15'00''$ W along the said survey centerline of Athens County Road No. 69, the Northeasterly line of said 3.494 acre parcel and one of the Grantor's Southwesterly property lines, 410.07 feet to a railroad spike set, said railroad spike set bearing N $38^{\circ}39'00''$ E, 18.86 feet and S $36^{\circ}15'00''$ E, 142.48 feet from a $\frac{5}{8}$ " iron pin found; thence N $60^{\circ}37'39''$ E along a random line, 212.80 feet to a $\frac{1}{2}$ " iron bar set, passing through an additional $\frac{1}{2}$ " iron bar set for reference at 30.00 feet; thence N 90° E along a random line that is parallel to the Grantor's South property line, 436.23 feet to a $\frac{1}{2}$ " iron bar set; thence S $01^{\circ}45'03''$ W along another random line that generally follows an existing pasture fence, 435.27 feet to a $\frac{1}{2}$ " iron bar set in the Grantor's South property line; thence N 90° W along the Grantor's South property line, 365.90 feet to the point of beginning, passing through a $\frac{1}{2}$ " iron bar set for reference at 335.90 feet, and containing 5.0001 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described tract by Deed Book 368, Page 913 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. 884-06), completed on 4 September 1984.



Lodi # 31

Estate by the Entireties With Survivorship Deed*

THOMAS R. HUDNALL, unmarried, of Athens County,
 for valuable consideration paid, grant(s)² with general warranty covenants, to
 ROBERT SHEPPARD and MONA SHEPPARD, husband and wife,
 for their joint lives, remainder to the survivor of them, whose tax-mailing address is
 the following REAL PROPERTY: Situated in the County of Athens in the State
 of Ohio and in the Township of Lodi, to-wit:.

Situate in the middle north part of Section 31, Town 4, Range 13, and beginning at a point 18.43 chains west by the northeast corner of said Section; thence south 21.70 chains to the south line of 180 acres surveyed to Allen Blackwood in 1850, by John Ackley, County Surveyor; thence west on the south line of said 180 acre lot, 26.55 chains to the center of the road; thence following the said road north 36° west 10.31 chains; north 80° west 7.61 chains, north 9° east 3.50 chains to the north line of said Section No. 31; thence east 38.77 chains to the place of beginning, containing 78.50 acres of land, more or less, and being the same premises conveyed by Henry A. Dixon, et al., to Clinton F. Dixon and Clayton V. Dixon by deed dated February 12, 1891, and recorded in Volume 70, Page 427, Record of Deeds of Athens County, Ohio.

EXCEPTING THEREFROM THIS FOLLOWING DESCRIBED ACREAGE:
 Situate in the North one-half (½) of Section 31, Town 4, Range 13, Lodi Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northwest corner of Section 31; thence S 0° E (South) along the West line of Section 31 and the Lodi-Alexander Township line, 21.70 chains (1,432.2 feet) (by deeds) to a point in the Southwest corner of a 60.50 acre tract; thence N 90° E (East) along the South line of said 60.50 acre tract and a 3.494 acre parcel, 2,508.0 feet to a railroad spike set in the Southeast corner of said 3.494 acre parcel and the survey centerline of

[CONTINUED ON BACK HEREOF]

Prior Instrument Reference: Vol. 368 Page 913 of the Deed Records of Athens County, Ohio.

Grantor, releases all rights of dower therein. Witness his hand (s) this 28th day of September, 19 84

Signed and acknowledged in presence of:
 [Signature of Larry P. Smith]

 Larry P. Smith

x [Signature of Thomas R. Hudnall]
 THOMAS R. HUDNALL

State of Ohio County of Athens ss.

BE IT REMEMBERED, That on this 28th day of September, 19 84, before me, the subscriber, a Notary Public in and for said state, personally came, THOMAS R. HUDNALL the Grantor(s) in the

foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

[Signature of Thomas E. Eslocker]
 THOMAS E. ESLOCKER

This instrument was prepared by William A. Grim, ESLOCKER NOTARY PUBLIC - STATE OF OHIO 16 W. State St., Athens OH 45701 Commission Has No Expiration Date

- (1) Name of Grantor(s) and marital status.
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code. Section 147.03 R. C.
- (3) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (4) Delete whichever does not apply.
- (5) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

*See Section 5302.17 Ohio Revised Code.

[CONTINUATION FROM FRONT HEREOF]

Athens County Road No. 69, passing through a 30" Oak Tree in the Southwest corner of said 3.494 acre parcel at 1.824.92 feet (by adjoining survey) and a 5/8" iron pin found at 2,481.08 feet (by adjoining survey), said railroad spike set also being in the Grantor's most Southerly Southwest property corner, said railroad spike set also being the real point of beginning of the tract herein described:

Thence N 36°15'00" W along the said survey centerline of Athens County Road No. 69, the Northeasterly line of said 3.494 acre parcel and one of the Grantor's Southwesterly property lines, 410.07 feet to a railroad spike set, said railroad spike set bearing N 38°39'00" E, 18.86 feet and S 36°15'00" E, 142.48 feet from a 5/8" iron pin found; thence N 60°37'39" E along a random line, 212.80 feet to a 1/2" iron bar set, passing through an additional 1/2" iron bar set for reference at 30.00 feet; thence N 90° E along a random line that is parallel to the Grantor's South property line, 436.23 feet to a 1/2" iron bar set; thence S 01°45'03" W along another random line that generally follows an existing pasture fence, 435.27 feet to a 1/2" iron bar set in the Grantor's South property line; thence N 90° W along the Grantor's South property line, 365.90 feet to the point of beginning, passing through a 1/2" iron bar set for reference at 335.90 feet, and containing 5.0001 acres.

Subject to all legal highways and easements of record.

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Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERING OFFICE

BY:

DATE: 10-25-84

Survivorship Deed

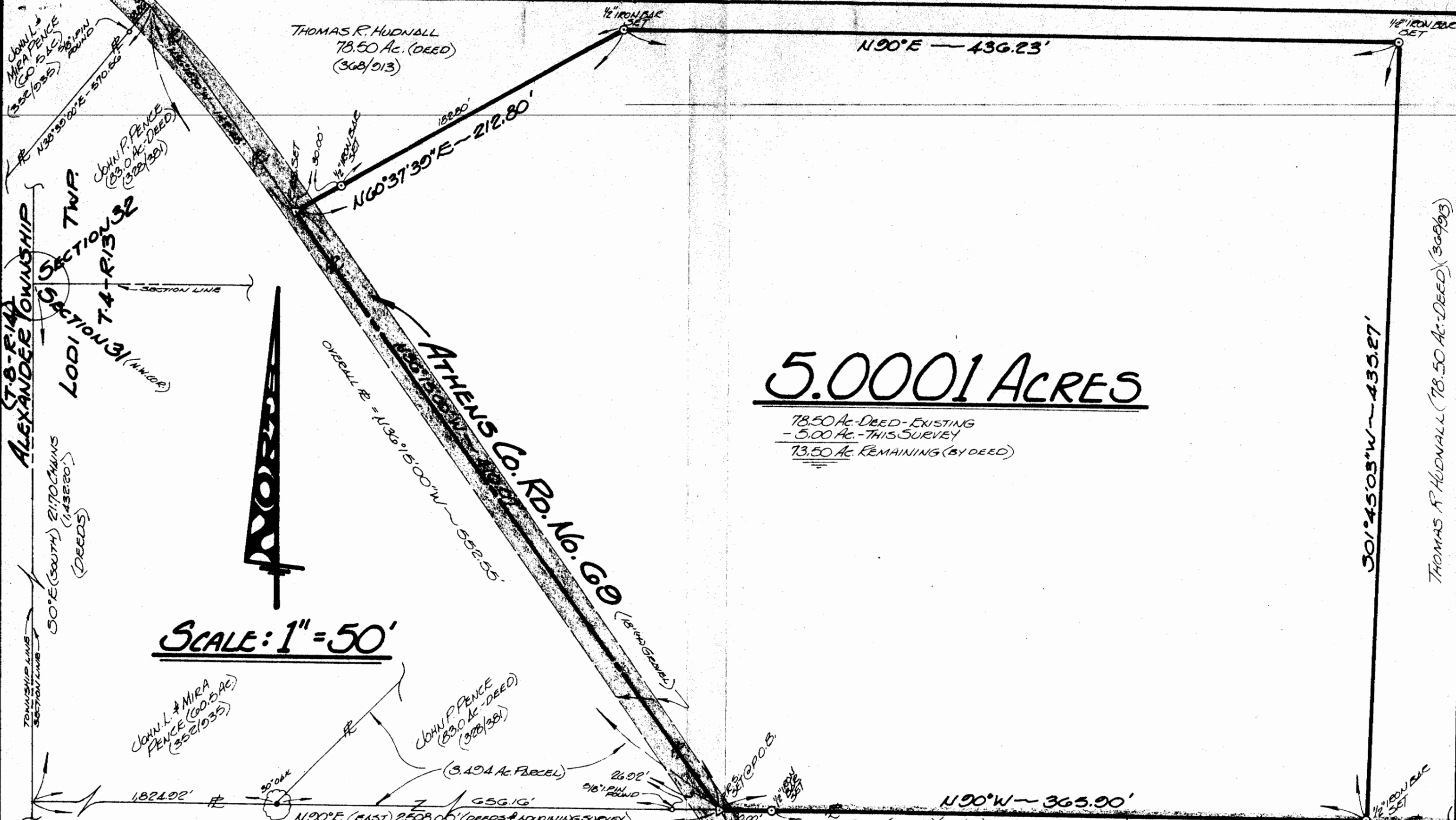
FROM

THOMAS R. HUDNALL, unmarried

TO

ROBERT SHEPPARD and
MONA SHEPPARD

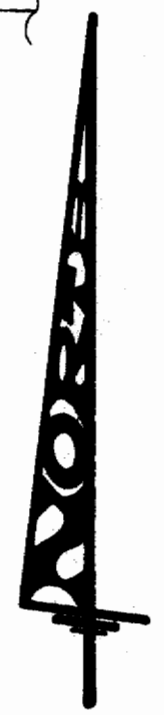
5



5.0001 ACRES

78.50 AC. DEED - EXISTING
 - 5.00 AC. - THIS SURVEY
 73.50 AC. REMAINING (BY DEED)

SCALE: 1" = 50'



FOR:
ROBERT & MONA SHEPPARD
 ROUTE 5 - BOX 227B
 ATHENS, OHIO 45701

BY:
GERALD W. BAYHA, P.S.
 REGISTERED PROFESSIONAL SURVEYOR No. 56139
 ROUTE No. 5 - Box No. 204
 (PLEASANT HILL) ATHENS, OHIO 45701 - (614) 592-4398

PLAT OF SURVEY				
OF A 5.0001 ACRE TRACT SITUATE IN THE NORTH 1/2 OF SECTION 31 - TOWN 4 - RANGE 13 - LODI TOWNSHIP - ATHENS COUNTY - OHIO.				
DRAWN	CHECKED	REVISIONS	DATE	JOB No.
GB	GB	(6)	4 SEPT. 1984	#884-06