

45.58 ACRE PARCEL

Situated in Lodi Township, Athens County, State of Ohio, and being in Sections 34 & 35, Town 4 North, Range 13 West of the Ohio Company's Purchase and being described as follows: beginning at a point, said point being the northwest corner of Section 34, Lodi Township;

Thence N 00° 59' 18" E, a distance of 12.40' along the west line of said Section 35, Lodi Township to a point in the centerline of Township Road 64;

Thence the following eleven (11) calls along the centerline of said Township Road 64

N 82° 53' 43" E, a distance of 46.15'

N 70° 13' 15" E, a distance of 54.22'

N 55° 00' 53" E, a distance of 55.30'

N 46° 08' 45" E, a distance of 95.65'

N 52° 36' 30" E, a distance of 88.85'

N 64° 57' 56" E, a distance of 79.40'

N 73° 42' 04" E, a distance of 148.09'

N 72° 53' 50" E, a distance of 227.43'

N 82° 14' 59" E, a distance of 75.98'

S 83° 18' 41" E, a distance of 58.75'

S 77° 31' 42" E, a distance of 60.47'

thence S 2° 46' 52" E, a distance of 312.10' along a newly created line through the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin set, passing an iron pin set at 44.34' for reference

thence S 06° 10' 46" E, a distance of 638.90' along a newly created line through the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin set, passing an iron pin set at 44.34' for reference;

thence S 09° 27' 16" W, a distance of 409.15' along a newly created line through the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin set;

thence S 39° 20' 26" E, a distance of 585.13' along a newly created line through the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin set;

thence S 52° 55' 20" E, a distance of 319.59' along a newly created line through the thence S 31° 38' 20" E, a distance of 638.90' along a newly created line through the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin set on the south line of the said Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and on the north line of the Walsh parcel as described in the Athens County Official Records Volume 498, Page 1305;

thence N 89° 54' 46" W, a distance of 1577.51' along the south line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the north line of the Walsh parcel as described in the Athens County Official Records Volume 498, Page 1305 to the west line of Section 34 and to the west line of said the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the east line of the Young parcel as described in the Athens County Official Records Volume 149, Page 502 to an iron pin set;

thence N 00° 59' 18" E, a distance of 1672.79' along the west line of said Section 34 and the east line of the Young parcel as described in the Athens County Official Records Volume 149, Page 502 and the east line of the Dicken parcel as described in the Athens County Official Records Volume 73, Page 512 and the east line of the Bobo parcel as described in the Athens County Official Records Volume 435, Page 2484 and the west line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to the POINT OF BEGINNING, passing an iron pin set at 1622.79' for reference, said described tract containing 45.58 Acres Total, more or less, more or less, excepting all legal utility easements and rights of way.

Reference Deeds:

32.29 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 1
4.27 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 5
0.61 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 3
3.84 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 2
41.01 ACRES TOTAL FROM SECTION 34

4.57 ACRES FROM OFFICIAL RECORDS VOLUME 495, PAGE 2501
4.57 ACRES TOTAL FROM SECTION 35

45.58 ACRES TOTAL

Bearings are assumed and are for angle measurement only.

The above description is based on a survey completed in April 2015 by E & E Borderline Surveying, Robert R. Eason, Ohio P.S. No. 7033.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert R. Eason*
DATE: 4/8/15



Robert R. Eason
4/8/15

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code

Instrument 201500003371 OR Book Page 510 2374

No. Ex Transfer Fee Paid \$ 0
Jill A. Thompson, Athens County Auditor

By [Signature] Deputy Auditor

\$ 1.00 transferred
7-23-15

201500003371
Filed for Record in
ATHENS COUNTY, OHIO
JESSICA MARKINS, RECORDER
07-24-2015 At 08:56 am.
DEED 64.00
OR Book 510 Page 2374 - 2377

201500003371
GERIG & GERIG LAW OFFICE

GENERAL WARRANTY DEED

With Survivorship
Statutory Form
(RC 5302.17)

BRADD R. JEFFERS and ELIZABETH V. JEFFERS, husband and wife, of Athens County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **BRADD R. JEFFERS and ELIZABETH V. JEFFERS, for their joint lives, remainder to the survivor of them**, whose tax-mailing address is **8270 Williams Road, Athens, Ohio 45701**, the following real property:

***** SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.*****

SUBJECT to all rights of way, easements, leases, restrictions and reservations of record.

*Deed Reference: Volume 495, Page 2501 and Volume 494, Page 97, Athens County Official Records.
Parcel ID#: _____ Surveyed from Parcel ID#: J01-00100500-00 & J01-00100515-00
Commonly known as: 45.58 Acres located on Hawks Nest Road, Athens, Ohio 45701*

Executed this 21st day of July, 2015.

[Signature]
BRADD R. JEFFERS

[Signature]
ELIZABETH V. JEFFERS

STATE OF OHIO:

The foregoing instrument was acknowledged before me this 21st day of July, 2015 by **BRADD R. JEFFERS and ELIZABETH V. JEFFERS.**

[Signature]
Notary Public

My Commission Expires:
(Seal)



CHRISTIAN S. GERIG
NOTARY PUBLIC - OHIO
INDEFINITE TERM, OHIO R.C. 147.03

PREPARED BY CHRISTIAN S. GERIG, ATTORNEY AT LAW, ATHENS, OHIO

The attorney preparing this instrument makes no warranty as to the title or legal description contained herein.

45.58 ACRE PARCEL

Instrument Book Page
201500003371 DR 510 2375

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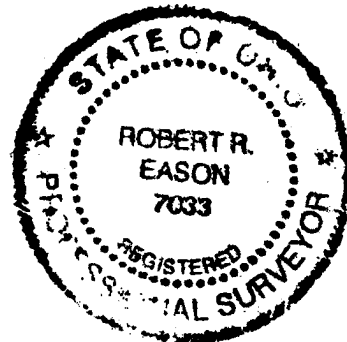
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45.58 ACRES TOTAL

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The above description is based on a survey completed in April 2015 by E & E Borderline Surveying, Robert R. Eason, Ohio P.S. No. 7033.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert R. Eason*
DATE: 4/8/15



Robert R. Eason
4/8/15

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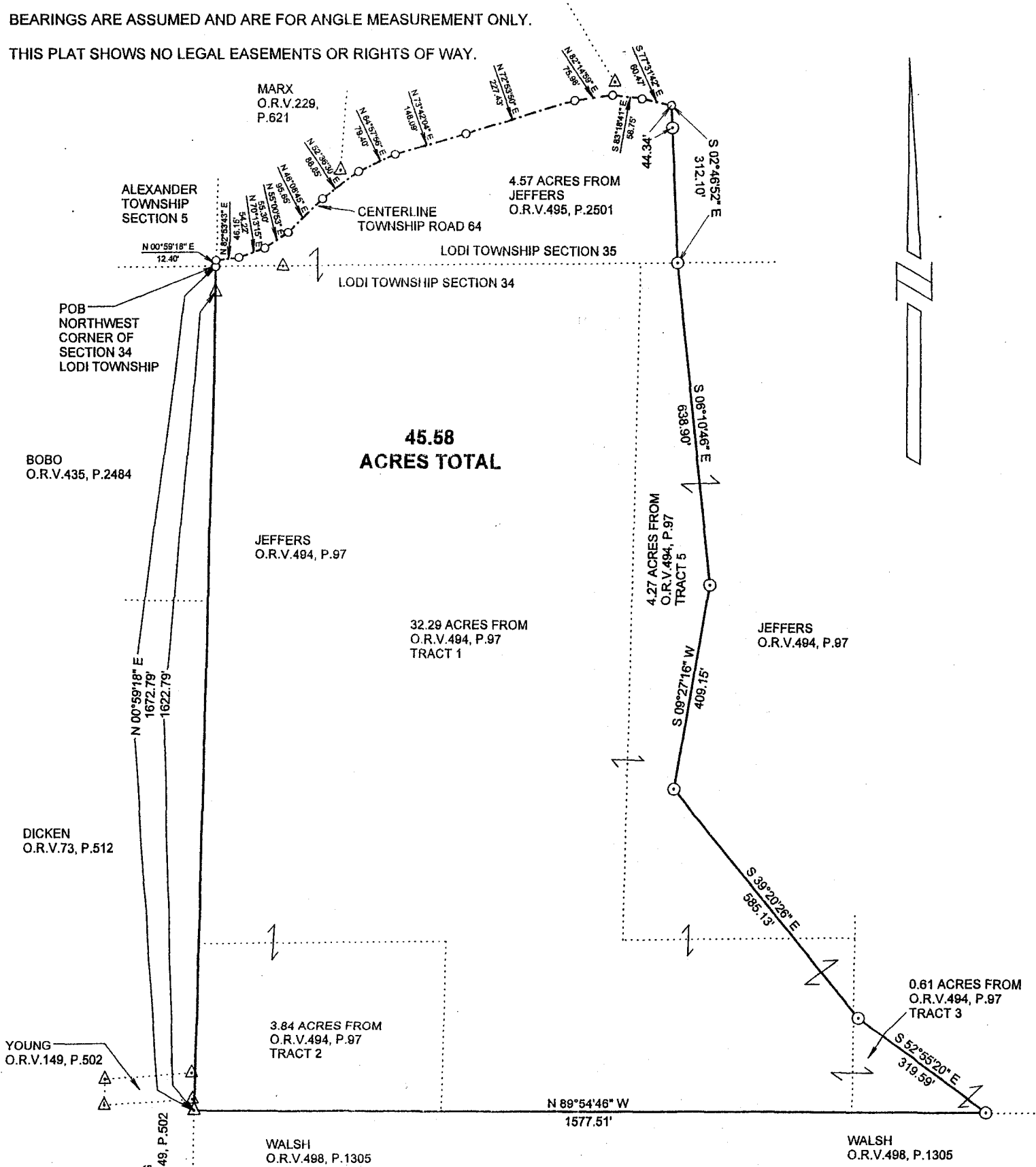
45.58 ACRES TOTAL

BEARINGS ARE ASSUMED AND ARE FOR ANGLE MEASUREMENT ONLY.

THIS PLAT SHOWS NO LEGAL EASEMENTS OR RIGHTS OF WAY.

PLAT OF PARCEL SURVEYED FOR JEFFERS

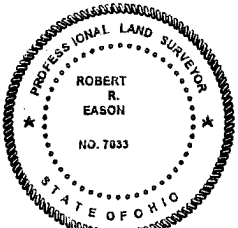
Instrument 201500003371 OR Book Page 510 2377



- SURVEY POINT
- ⊙ IRON PIN SET
- ▲ IRON PIN FOUND
- - - CENTERLINE OF ROAD

NOTE: ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH PLASTIC ID CAP

E & E BORDERLINE SURVEYING
43475 LOVERS LANE



Robert R. Eason

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brenda Walling*
DATE: 4/8/15

1 INCH = 200 FEET

