

Know All Men by These Presents

That Fred Zimmer and Edna Zimmer, husband and wife

of

Athens County, Ohio,

in consideration of One Dollar and other goods and valuable consideration

to them in hand paid by Deborah F. Poches

whose address is P.O. Box 44, Jacksonville, Ohio 45740

do hereby **Grant, Bargain Sell and Convey**

to the said Deborah F. Poches

her heirs

and assigns forever, the following described **Real Estate**,⁽¹⁾

Situate in the Township of Trimble, Section 7, T. 11, R. 14, County of Athens, and State of Ohio, bounded and described as follows:

Being a part of out lot number forty (40) formerly in the village of Jacksonville, now in the Village of Red Town; commencing at the southwest corner of out lot 40; thence along the west line of out lot 40 N 17° W 124 feet to a point; thence continuing along the west line of out lot 40 N 23° W 202.0 feet to a point; thence leaving said west line of out lot 40 N 69° 45' E 342.07 to a railroad spike in the center of State Route 13 and the true point of beginning of the tract herein conveyed; thence with the center line of State Route 13 N 8° 30' E 114.0 feet to a point; thence continuing along the center line of State Route 13 N 29° E 242.0 feet to a point; thence leaving said State Route 13 S 64° 12' 4" W 491.0 feet to a point in the center of a stream; thence following said center line of said stream the following two courses, S 14° 30' 10" W 117.2 feet and S 14° 53' 11" E 114.7 feet; thence leaving said stream N 69° 45' E 328.0 feet to the point of beginning containing 2.074 acres. Reserving therefrom all coal and mining rights as the same are reserved by the Republic Coal Company in its deed of said premises to John Binderbasin reference volume 214 Page 658, Deed of Records of Athens County, Ohio.

The grantee has the right of easement across out lot 40 along the following courses N 1° 42' E 75.0 feet, N 30° 42' E 500. feet, N 55° 40' E 375 feet to the south line of out lot 39 for the purpose of constructing and laying a water line to tap the Sunday Creek Water District system.

Description prepared August 17, 1977 from a survey by Rex E. Maiden, Reg. Surveyor #006296.

Reference: Volume 304, Page 988, Athens County, Ohio Deed Book.

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee

Deborah F. Poches, and her

heirs and assigns forever. And the said Fred Zimmer and Edna Zimmer, husband and wife,

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: [Signature]

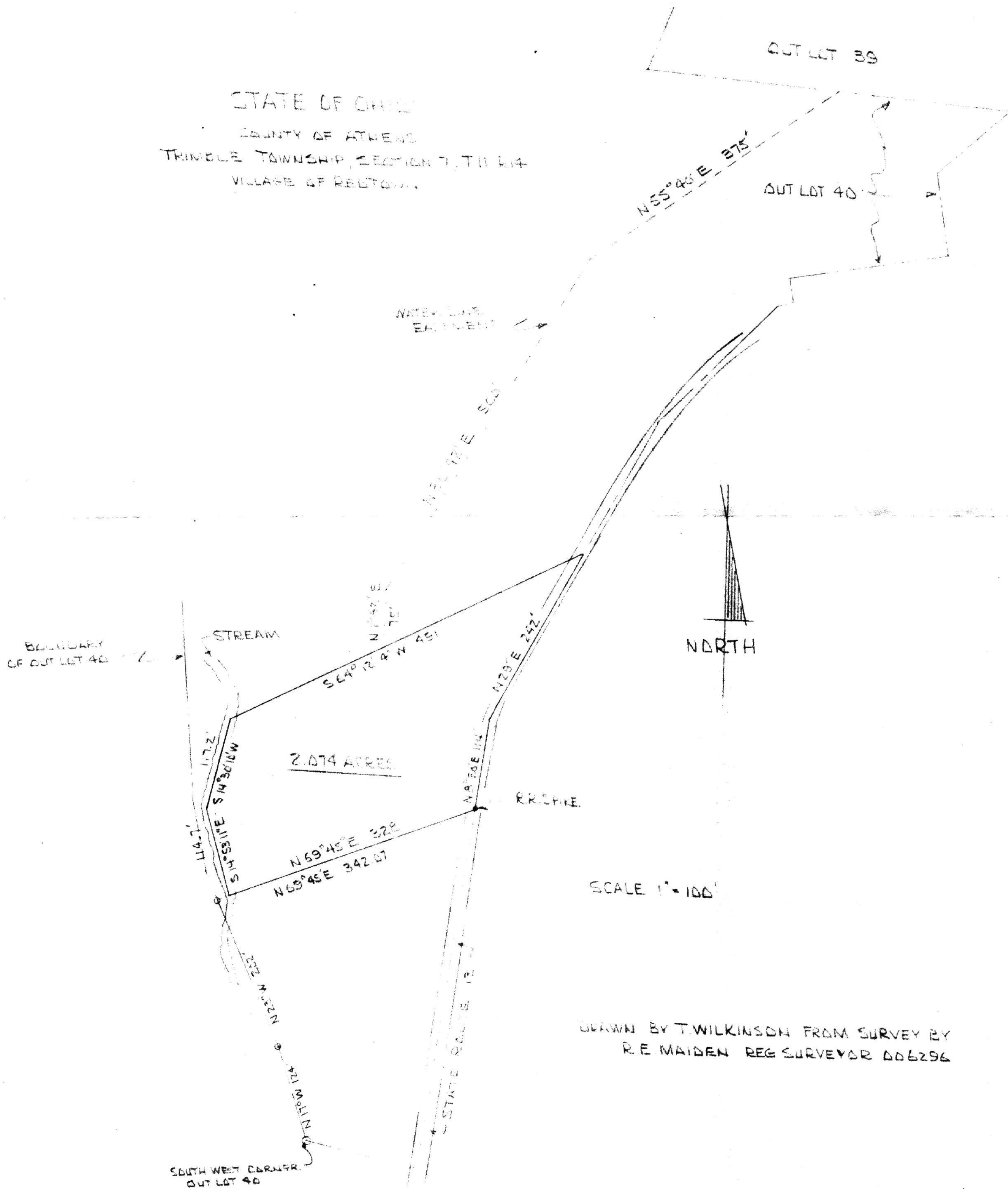
DATE: Aug 19 77

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(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)

RM Dec-7

STATE OF OHIO
COUNTY OF ATHENS
TRIMBLE TOWNSHIP, SECTION 7, T11 R14
VILLAGE OF REBTOVA



DRAWN BY T. WILKINSON FROM SURVEY BY
R. E. MAIDEN REG. SURVEYOR 006296

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