

Atty. Taylor  
ee

# by These Presents

Morris, husband & wife,

of Washington County, Ohio,

for other good and valuable considerations

do hereby sell and convey unto Dennis L. Welsh and Shirley A. Welsh

of the County of Washington, Ohio 45735

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

to the said Dennis L. Welsh and Shirley A. Welsh, husband & wife, for their joint lives, and the remainder in fee simple to the survivor of them and their heirs

and assigns forever, the following described **Real Estate**,<sup>(2)</sup>

Situate in Section 19, Town 5, Range 11, in the Township of Troy, in the County of Athens and State of Ohio, more particularly bounded and described as follows:

Point of beginning a nail in the center of Troy Twp. Rd. 163 in the line of James R. & Gloria A. Morris and W.W. Heiney, where a stone marking the center of Sec. 19 bears S 19° 32' W 893.30 feet; thence with the center of Twp. Rd. 163 and the line of said Morris & Heiney, N 67° 45' E 340.71 feet to a nail; thence N 73° 25' E 151.77 feet to a nail, a corner to said Morris, Heiney and Wm. M. Sparks; thence leaving said Twp. Rd. and the line of said Heiney, and running with the line of said Sparks, S 0° 46' 30" E 593.99 feet to a 5/8" iron pin set in the line of Arnold N. Spencer, passing an iron pipe found at 20.93 feet and an iron roof bolt found at 313.43 feet marking the corner of said Morris, Sparks and Spencer; thence leaving the line of said Spencer, S 89° 13' 30" W 463.09 feet to a 5/8" iron pin set; thence N 0° 46' 30" W 427.92 feet to the place of beginning, passing a 5/8" iron pin set at 404.98 feet.

Containing 5.491 acres more or less, as shown as Lot 2 on the plat of survey attached hereto and made a part hereof by reference. Prior Instrument Ref.: Vol. 372, Pg. 907, deed records of Athens County, Ohio.

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 grantees, their heirs and assigns forever. And the said James R. Morris & Gloria A. Morris

do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free and Unincumbered**, 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

Robert Eichenberg  
DATE 4/3/85

(1) Show marital status.

(2) Description of land or interest therein and encumbrances, reservations, and exceptions, if any; also show reference by volume and page to prior recorded instrument under which grantor claims title.

Troy #19  
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W.W. HEINEY  
(29.0 Ac.)

Wm. M. SPARKS  
(369-259)

W.J. & DORIS  
SINNETT  
(305-873)

ARNOLD N.  
SPENCER  
(362-949)

NW QTR. SEC. 19  
SW QTR. SEC. 19

GEORGE E. HEINEY  
(349-221)

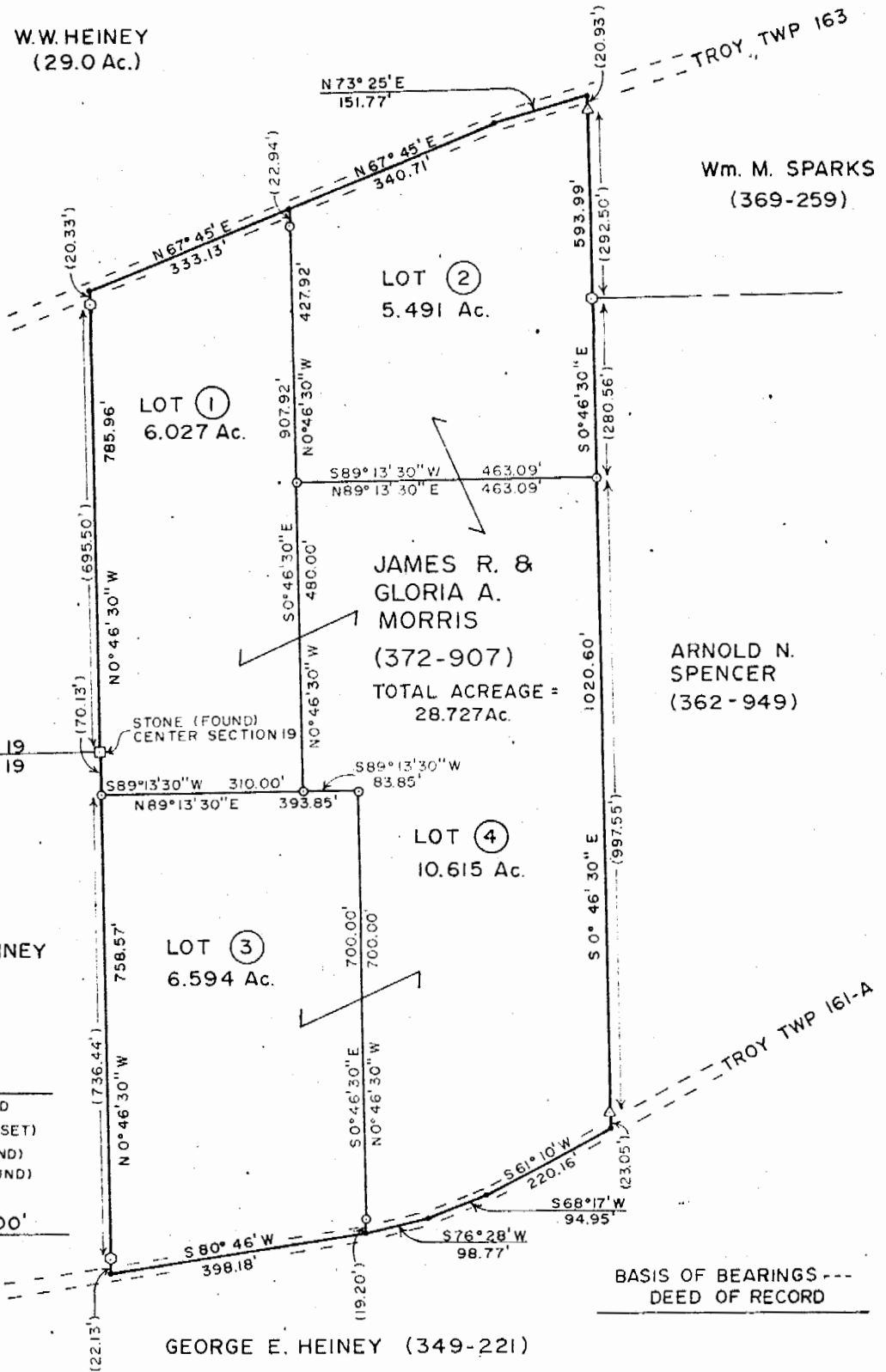
**LEGEND**

- - NAIL IN  $\odot$  ROAD
- $\odot$  - 5/8" IRON PIN (SET)
- $\ominus$  - IRON PIN (FOUND)
- $\triangle$  - IRON PIPE (FOUND)

SCALE 1" = 200'

BASIS OF BEARINGS ---  
DEED OF RECORD

GEORGE E. HEINEY (349-221)



**PLAT OF SURVEY OF**

**JAMES R. & GLORIA A. MORRIS**  
LOTS NO. 1, 2, 3, & 4.

TROY TOWNSHIP, ATHENS COUNTY, OHIO  
SECTION 19, TOWNSHIP 5, RANGE II



SURVEYED APRIL 1983 BY  
TIMOTHY P. ROUSH UNDER  
THE SUPERVISION OF:

*Curtis A. Lucas* L.L.S.  
OHIO REGISTRATION NO. 5930

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