

Description of 5.743 Acre Tract
Surveyed for Greg and Lisa Justus

Situated in the State of Ohio, County of Athens, Township of Troy and being part of the West half of Fraction 25, Section 20, Township 5 North, Range 11 West and part of the Southeast quarter of the Northeast quarter of Section 26, Township 5 North, Range 11 West and being described as follows:

Commencing at a stone found at the Southeast corner of said Southeast quarter of the Northeast quarter of Section 26 and being the true place of beginning for the parcel herein described; thence North 88°22'09" East, 307.35 feet to an iron pin set; thence North 29°25'45" East, 403.70 feet to an iron pin set; thence North 38°10'43" West, 43.76 feet to edge of Four Mile Creek; thence along said edge of Four Mile Creek the following 6 courses:

- 1) South 39°50'11" West, 116.79 feet;
- 2) South 86°35'00" West, 97.23 feet;
- 3) North 45°04'51" West, 98.72 feet;
- 4) North 77°21'03" West, 191.43 feet;
- 5) North 53°48'39" East, 81.11 feet;
- 6) North 70°28'07" West, 514.67 feet to an iron pin set, having passed through the West line of the aforementioned Fraction 25 at 126.58 feet; thence South 28°03'38" East, 476.53 feet to an iron pin set; thence South 34°39'52" East, 255.74 feet to the place of beginning, containing 5.743 acres, more or less, of which 3.484 acres, more or less, is in said Fraction 25 and 2.259 acres, more or less is in Section 26, but being subject to all legal right-of-ways, easements, and restrictions of record.

Also, a right-of-way, 20.00 feet in width, for ingress and egress purposes, the centerline of which is described as follows:

Commencing at a stone found at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 26; thence along the above described 5.743 acre tract the following 2 courses:

- 1) North 88°22'09" East, 307.35 feet to an iron pin set;
- 2) North 29°25'45" East, 333.71 feet to the center of a gravel drive and the true place of beginning for said 20.00 foot right-of-way; thence along the center of said gravel drive the following

9 courses:

- 1) North 45°00'00" East, 59.16 feet;
- 2) North 37°02'49" East, 195.04 feet;
- 3) North 30°47'36" East, 161.12 feet;
- 4) North 31°49'21" East, 122.71 feet;
- 5) North 73°31'37" East, 49.28 feet;
- 6) North 88°55'28" East, 49.62 feet;
- 7) South 73°35'46" East, 52.14 feet;
- 8) South 68°42'51" East, 265.21 feet;
- 9) South 70°36'32" East, 127.98 feet to the center of County Road 59 and the terminus of said 20.00 foot right-of-way.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 3-9-94

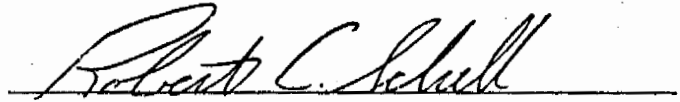
The above described 5.743 acre tract and 20.00 foot right-of-way are part of the property described in Volume 73, Page 479 of the Official Records of Athens County, Ohio, and was prepared from an actual field survey performed February 5, 1994 by Robert

TRV # 20
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C. Schell, R.S. No. 7314.

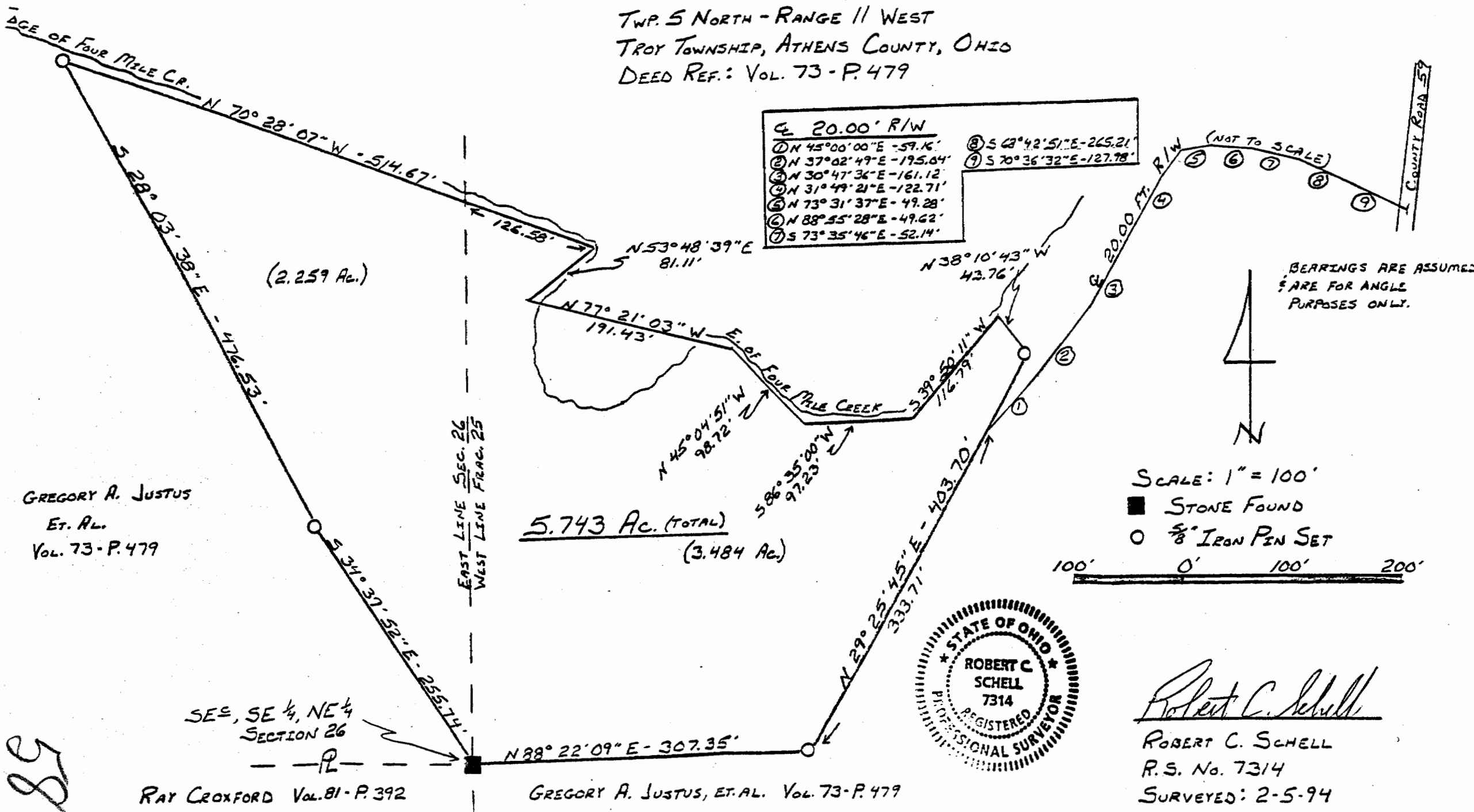
All bearings are assumed and are for angle purposes only.

Deed Ref.: Vol. 73 - P. 479



Robert C. Schell
Reg. Surveyor No. 7314
Surveyed: 2-5-94

5.743 ACRE TRACT SURVEYED FOR GREG & LISA JUSTUS
 PART OF THE WEST 1/2 FRACTION 25, SECTION 20 (3.484 ACRES)
 PART OF THE SE QTR., NE QTR., SECTION 26 (2.259 ACRES)
 TWP. 5 NORTH - RANGE 11 WEST
 TROY TOWNSHIP, ATHENS COUNTY, OHIO
 DEED REF.: VOL. 73 - P. 479



Robert C. Schell
 ROBERT C. SCHELL
 R.S. No. 7314
 SURVEYED: 2-5-94

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Know all Men by these Presents

That, ROBERT D. GWYNN, unmarried

of Athens County, State of Ohio, for valuable consideration paid, grant to

GREGORY A. JUSTUS and LISA A. JUSTUS, husband and wife, for their joint lives, remainder to the survivor thereof,
whose tax-mailing address is 1587 Four Mile Creek Road,
Coolville, Ohio 45723

the following real property:

Situated in the State of Ohio, County of Athens, Township of Troy and being part of the West half of Fraction 25, Section 20, Township 5 North, Range 11 West and part of the Southeast quarter of the Northeast quarter of Section 26, Township 5 North, Range 11 West and being described as follows:

Commencing at a stone found at the Southeast corner of said Southeast quarter of the Northeast quarter of Section 26 and being the true place of beginning for the parcel herein described; thence North 88° 22' 09" East, 307.35 feet to an iron pin set; thence North 29° 25' 45" East, 403.70 feet to an iron pin set; thence North 38° 10' 43" West, 43.76 feet to edge of Four Mile Creek; thence along said edge of Four Mile Creek the following 6 courses:

- 1) South 39° 50' 11" West, 116.79 feet;
- 2) South 86° 35' 00" West, 97.23 feet;
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- 6) North 70° 28' 07" West, 514.67 feet to an iron pin set, having passed through the West line of the aforementioned Fraction 25 at 126.58 feet; thence South 28° 03' 38" East, 476.53 feet to an iron pin set; thence South 34° 39' 52" East, 255.74 feet to the place of beginning, containing 5.743 acres, more or less, of which 3.484 acres, more or less, is in said Fraction 25 and 2.259 acres, more or less, is in Section 26, but being subject to all legal right-of-ways, easements, and restrictions of record.

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- 2) North 29° 25' 45" East, 333.71 feet to the center of a gravel drive and the true place of beginning for said 20.00 foot right-of-way; thence along the center of said gravel drive the following 9 courses:

- 1) North 45° 00' 00" East, 59.16 feet;
- 2) North 37° 02' 49" East, 195.04 feet;
- 3) North 30° 47' 36" East, 161.12 feet;
- 4) North 31° 49' 21" East, 122.71 feet;
- 5) North 73° 31' 37" East, 49.28 feet;
- 6) North 88° 55' 28" East, 49.62 feet;
- 7) South 73° 35' 46" East, 52.14 feet;
- 8) South 68° 42' 51" East, 265.21 feet;
- 9) South 70° 36' 32" East 127.98 feet to the center of County Road 59 and the terminus of said 20.00 foot right-of-way.

The above described 5.743 acre tract and 20.00 foot right-of-way are part of the property described in Volume 73, Page 479 of the Official Records of Athens County, Ohio, and was prepared from an actual field survey performed February 5, 1994, by Robert C. Schell, R.S. No. 7314.

All bearings are assumed and are for angle purposes only.

Prior Instrument Reference: Volume 73, Page 479.

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Prior Instrument Reference: Volume 73 , Page 479
wife/husband of the grantor, releases all rights of dower therein.

Witness my hand this day of

19 .

Signed and acknowledged in presence of

_____	ROBERT D. GWYNN
_____	_____
_____	_____
_____	_____
_____	_____

State of Ohio, } ss. Before me, a Notary Public
County, } in and for said County and State, personally appeared the above named

ROBERT D. GWYNN, unmarried

who acknowledged that free act and deed.

did sign the foregoing instrument and that the same is

In Testimony Whereof, I have hereunto set my hand and official seal, at this day of A. D. 19

State of _____ County, } ss. Before me, a Notary Public
named } in and for said County and State, personally appeared the above

who acknowledged that free act and deed.

did sign the foregoing instrument and that the same is

In Testimony Whereof, I have hereunto set my hand and official seal, at this day of A. D. 19

This instrument prepared by Thomas P. Webster, MCCAULEY, WEBSTER, EMRICK & GARRISON, P.O. Box 196, Belpre, Ohio 45714

Quit-Claim Deed

TO

19

Transferred

COUNTY AUDITOR

60

**CERTIFICATE OF AGREED DIVISION
of
VALUATION IN TRANSFER**
R. C. Sec. 919.20

..... day of 19

To the Auditor of ~~Washington~~ Athens County:

We the undersigned owners of the following described lands and lots to-wit: In the

Corporation or Township of Troy Township

Subdivision or Allotment of

Seller Robert D. Gwynn

Purchaser Gregory A. and Lisa A. Justus

DESCRIPTION

	What Part, etc.	Acres or Dimension	Land Value	Divg. Value
A. R , T , S 20 108 ac. lot No.	W 1/2, Fr. 25, S. 20,	108 Acres	13830	26430
B. R , T , S ac. lot No.				
C. R , T , S ac. lot No.				
D. R , T , S ac. lot No.				
E. Blk. lot				
F. Blk. lot				
G. Blk. lot				
H. Blk. lot				
I.				
J.				

hereby agree that the appraisal value may be divided by the county auditor as follows:

Seller	West 1/2	102.257 acres	13090	25020
Buyer				
Buyer				
Buyer	West 1/2	5.743 acres	740	1410
Seller				
Buyer				
Seller				
Buyer				
Seller				
Buyer				

Signatures of Grantors,
(Sellers)

Signatures of Grantees,
(Buyers)

(Use space below and on back for Note, Remarks, etc.)