

Know all Men by these Presents

That ELMA FAY BAILEY, AKA ELMA FAYE BAILEY, an unmarried widow

of Athens County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to ROBERT G. EDWARDS, JR. AND PEGGY L. EDWARDS, HUSBAND AND WIFE, for their joint lives, remainder to the survivor thereof whose tax mailing address is Coolville, Ohio 45723

the following real property:

Tract I

Situate in Section 31, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at an iron pipe at the Northeast corner of Section 31; Thence S 00° 18' W 1340.52' to a point in the centerline of Township 159 (reference iron pipe setback 21.02'); Thence S 89° 02' W - 487.84' to a nail in the centerline of T-159; Thence N 89° 22' W - 1253.28' to a nail in the centerline of T-468C; Thence N 3° 58' E - 214.46' to a point in the centerline of T-468C; Thence N 1° 39' E - 277.42' to a point in the centerline of T-468C; Thence N 85° 05' E - 167.24' to an iron pipe (passing reference iron pipe at 21.41'); Thence N 6° 35' E - 164.05' to an iron pipe; Thence N 86° 53' W - 180.31' to a point in the centerline of T-468C (passing reference iron pipe at 153.96'); Thence N 1° 39' E - 311.09' to a nail in the centerline of 468C; Thence N 1° 29' E - 135.18' to a point in the centerline of T-468C; Thence N 89° 52' E - 226.40' to an iron pipe (passing reference iron pipe at 15.20'); Thence N 1° 35' E - 199.44' to an iron pipe in the northline of Section 31; Thence N 89° 35' E - 1475.53' to the place of beginning; Containing 50.97 acres.

Survey and description by Chet Waterman Registered Surveyor No. 5319, Ohio.
Prior Instrument Reference: Volume _____, Page _____ (Cont'd. on reverse.)
wife/husband of the grantor, releases all rights of dower therein.

Witness her hand this _____ day of

19 84 .

Signed and acknowledged in presence of

ELMA FAY BAILEY, AKA ELMA FAYE BAILEY

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

ELMA FAY BAILEY, AKA ELMA FAYE BAILEY, an unmarried widow

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

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

45

Troy Sec. 31

EXCEPT:

Situate in Section 31, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at a point in the East line of Section 31, said point being S 00° 18' W - 966.62' from the Northeast corner of Section 31 (an iron pipe for reference is set N 87° 01' E - 4.96'); Thence S 87° 01' W - 791.90' to an iron pipe; Thence S 1° 52' E - 337.88' to a point in Township Road 159 (passing reference iron pipe at 328.98'); Thence S 89° 22' E - 290.11' to a point in T-159; Thence N 89° 02' E - 487.84' to a point in T-159; Thence N 00° 18' E - 373.90' to the place of beginning (passing reference iron pipe at 21.02'). Containing 6.45 acres.

Survey and description by Chet Waterman Registered Surveyor No. 5319, Ohio.

Tract II

Situate in Section 31, Town 5, Range 11, Troy Township, Athens County, Ohio.

Beginning at an iron pipe in the North line of Section 31, said iron pipe being S 89° 35' W - 1475.53' from the northeast corner of Section 31; Thence West - 226.73' to a point in the centerline of Township Road 468C (passing reference iron pipe at 204.71'); S 1° 29' W - 200.04' to a point in the centerline of T-468C; Thence N 89° 52' E - 226.40' to an iron pipe (passing reference iron pipe at 15.20'); Thence N 1° 35' E - 199.44' to the place of beginning. Containing 1.04 acre.

Survey and description by Chet Waterman Registered Surveyor No. 5319, Ohio.

Prior Instrument Reference: Deed Book 225, Page 63.
Deed Book 304, Page 207.

Tract III

Situate in Section 31, Town 5, Range 11, Troy Township, Washington County, Ohio.

Beginning at a point at the intersection of the centerline of Township Road 468C and the North line of Section 31, said point being 1694.22' west of the Northeast corner of Section 31; Thence S 1° 30' W - 335.22' to a railroad spike at the intersection of the centerline of T-468D; Thence S 66° 04' W - 532.61' to a point at the intersection of the centerline of T-468D and the centerline of State Route #7; Thence N 22° 28' E - 596.39' to a point in the centerline of S.R. 7; Thence East - 267.66 to the place of beginning (passing reference iron pipes at 41.70' and 247.66'). Containing 3.54 acres.

Survey and Description by Chet Waterman Registered Surveyor No. 5319, Ohio.

Prior Instrument Reference: Deed Book 225, Page 163.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Archie W. Stull
DATE: 6-20-84

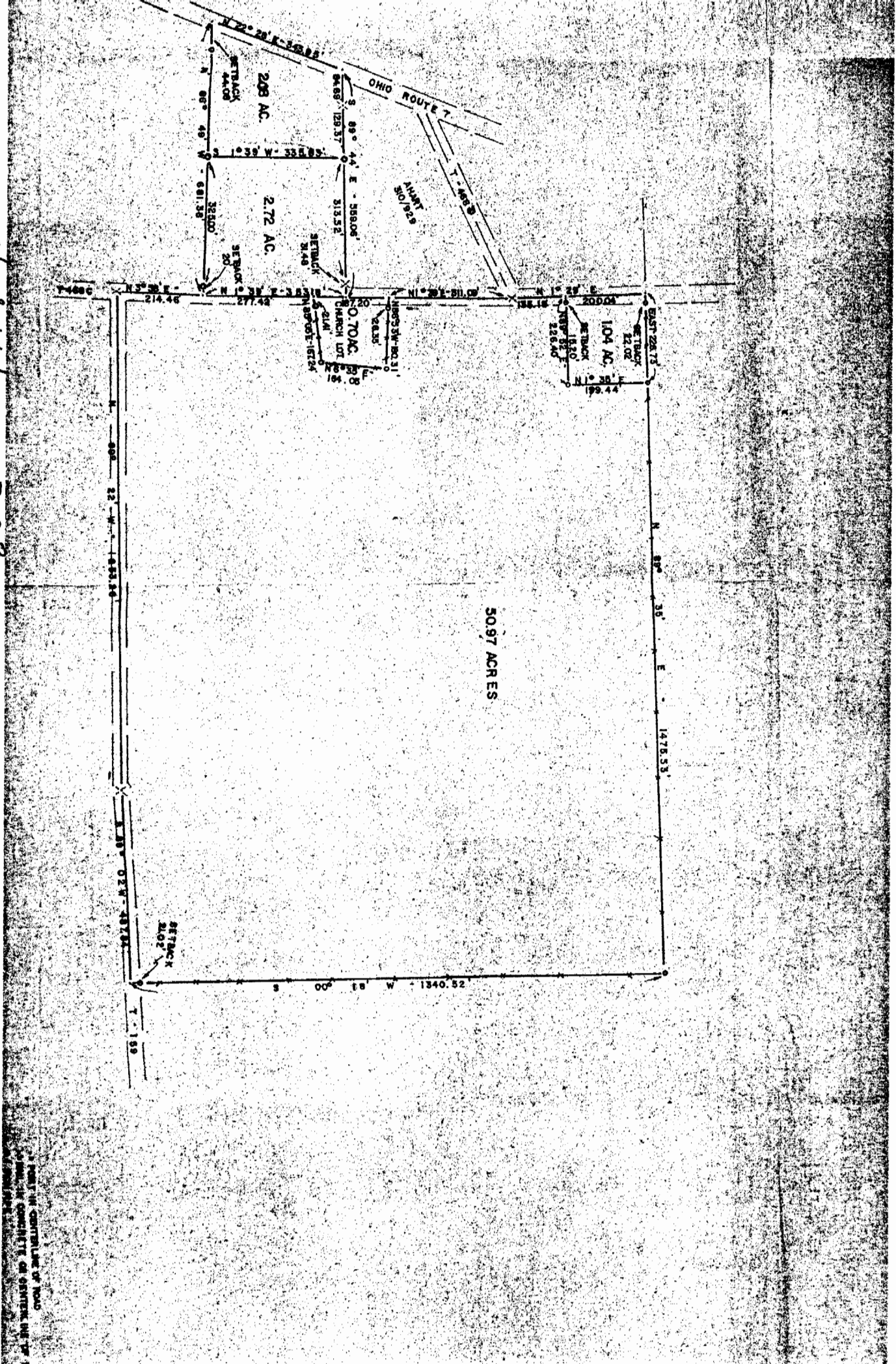
Waterman

TO

Transferred _____ 19____

COUNTY AUDITOR

46

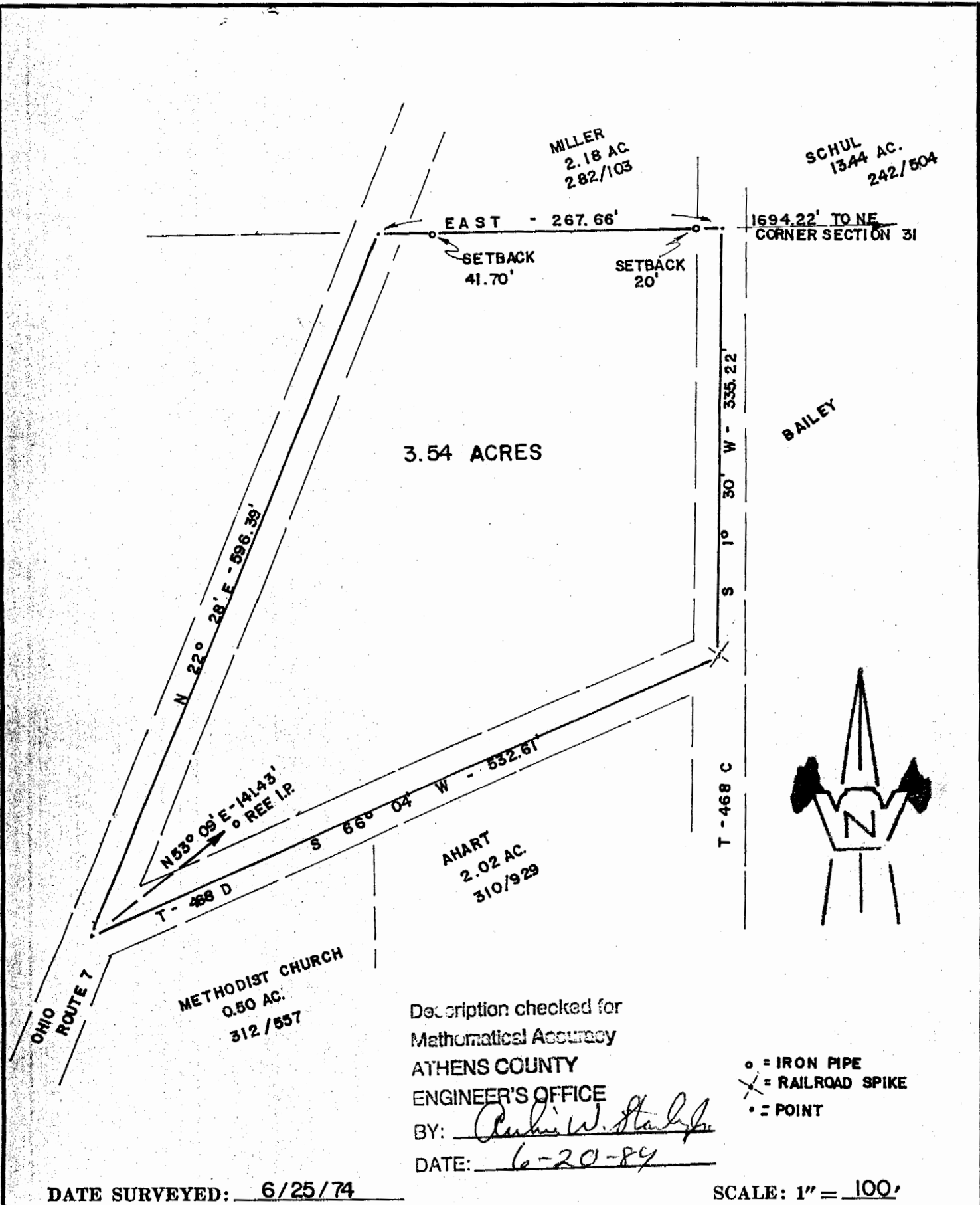


Chat Waterman 3788

POINT IN CENTERLINE OF ROAD
 SHALL BE CONSIDERED AS CENTERLINE OF ROAD

*** Fence
 477

Elma Fay Bailey
 Sec. 31 T-5 R-11
 Troy, Athens Co
 Scale 200' = 1" final
 Sept. 74
 This drawing is final



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Richard W. Staley
DATE: 6-20-84

- o = IRON PIPE
- x = RAILROAD SPIKE
- = POINT

DATE SURVEYED: 6/25/74

SCALE: 1" = 100'

PLAT OF 3.54 ACRES

Surveyed For ELMA FAY BAILEY

Subdivision _____

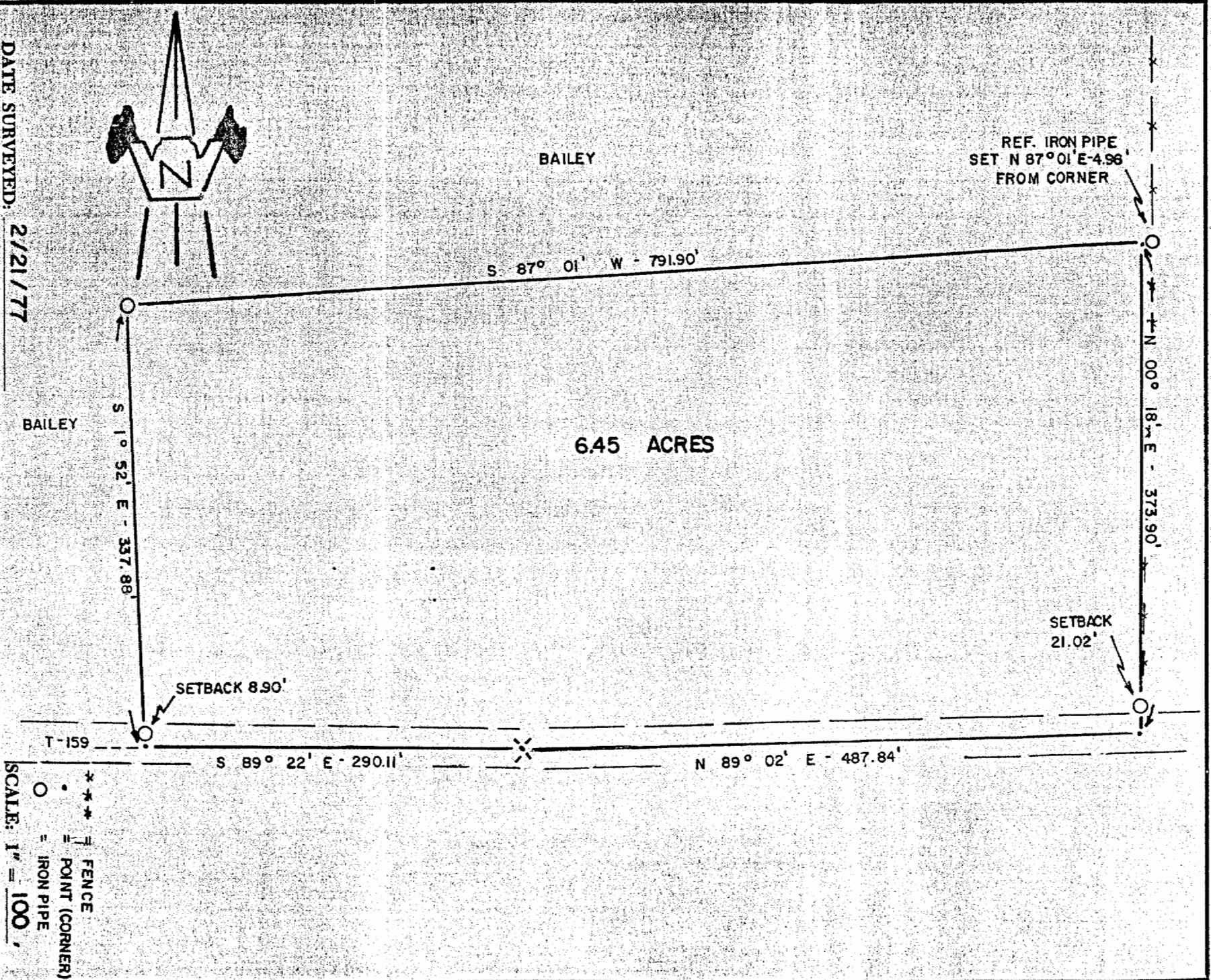
Township TROY Section 31, Town 5, Range 11

Corporation _____

County ATHENS State OHIO

Chet Waterman
CHET WATERMAN, P. E.
Registered Surveyor #5319 (Ohio) 1704 - 16th Street
Registered Engineer #26389 (Ohio) Parkersburg, W. Va.
Registered Engineer #3788 (W. Va.)
Licensed Surveyor #12 (W. Va.)
Invoice No. 74003 - 310

References:
48



DATE SURVEYED: 2/21/77

PLAT OF 6.45 ACRES

Surveyed for ELMA FAY BAILEY

Subdivision _____

Township TROY

County ATHENS

State OHIO

Section 31, Town 5, Range 11

Corporation _____

CHEF WATERMAN, P. E.

Registered Surveyor #5319 (Ohio)

Registered Engineer #26389 (Ohio)

Registered Engineer #3788 (W. Va.)

Registered Surveyor #12 (W. Va.)

Invoice No. 77003-31

Reference description checked for
Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: Chief 8/11/77

DATE: 6-20-84

*** FENCE
• POINT (CORNER)
○ IRON PIPE
SCALE: 1" = 100'