



Know All Men By These Presents.

That Julia Murphy, widowed and not remarried

who claim title by or through instrument, recorded in Volume 257, the Grantor, Pages 538 - 540 County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of

One and no/100 _____ Dollars (\$ 1.00)
received to the full satisfaction of

John Murphy & Shelly Murphy, husband and wife the Grantees,
whose TAX MAILING ADDRESS will be

29520 Murphy Road, Coolville, Ohio 45723 do es

Give, Grant, Bargain, Sell and Convey unto the said Grantees,
John Murphy & Shelly Murphy, husband and wife

a joint life estate with remainder over in fee simple to the survivor of them,
and their heirs and assigns, the following described premises, situated in the
Township of Troy, County of Athens and State of Ohio:

Situated in County of Athens in the State of Ohio, and in the
Township of Troy.

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

Beginning at a point in Township Road #178, said point being 870
feet north of the center of Section 5 and at the intersection of
the northwest quarter with the centerline of Township Road #178,
with said road; thence N 52 37 58 W 163.709 feet to a point the
true point of beginning, with said road; thence N 75 28 14 W
155.28 feet to a point, leaving said road; thence N 02 36 56 W
60.82 feet to a #5 rebar set, passing a #5 rebar set at 20.00
feet; thence N 66 03 58 E 148.824 feet to a #5 rebar set in the
line of John Murphy & Shelly Murphy, Vol. 80, P. 503 with said
line; thence S 06 05 00 E 161.00 feet to point of beginning
passing a #5 rebar set at 141.64 feet containing .364 acre.

Prior instrument of reference Vol. 257 P. 538-540 Julia Murphy

Survey, description, and plat JEH 930324 by J. Edward Huffman PLS
#6850

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Sledge
DATE: 3/17/93

DATE: _____
BY: _____
ATHENS COUNTY
ENGINEER'S OFFICE
Description checked for
Mathematical Accuracy

1
Troy

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, a joint life estate with remainder over in fee simple to the survivor of them, their heirs and assigns forever.

And the said Grantor, for herself and her heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in FEE SIMPLE, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances.

and further, that said Grantor will WARRANT AND DEFEND the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration

do hereby remise, release and forever quit claim unto the said Grantees, their heirs and assigns, all rights and expectations of mine in the above described premises.

In Witness Whereof, she have hereunto set her hand, the 31st day of March, in the year of our Lord one thousand nine hundred and ninety-three.

Signed and acknowledged in presence of

[Signature of Susan L. Gwinn]

[Signature of Julia Murphy]
Julia Murphy

State of Ohio } ss. Before me, a notary public
Athens County, } in and for said County and State, personally appeared
the above named Julia Murphy

who acknowledged that she did 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 Athens, Ohio this 31st day of March A. D. 19 93.

[Signature of Susan L. Gwinn]

SUSAN L. GWINN
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

This instrument prepared by Susan L. Gwinn, GWINN & WALLACE, 77 N. Court St., P.O. Box 337, Athens, Ohio 45701 (614) 592-4463

Warranty Deed

Julia Murphy, widowed and not remarried

TO

John Murphy and Shelly Murphy,
husband and wife

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF ss

RECEIVED FOR RECORD ON THE

day of 19

at o'clock M.

and RECORDED 19 in

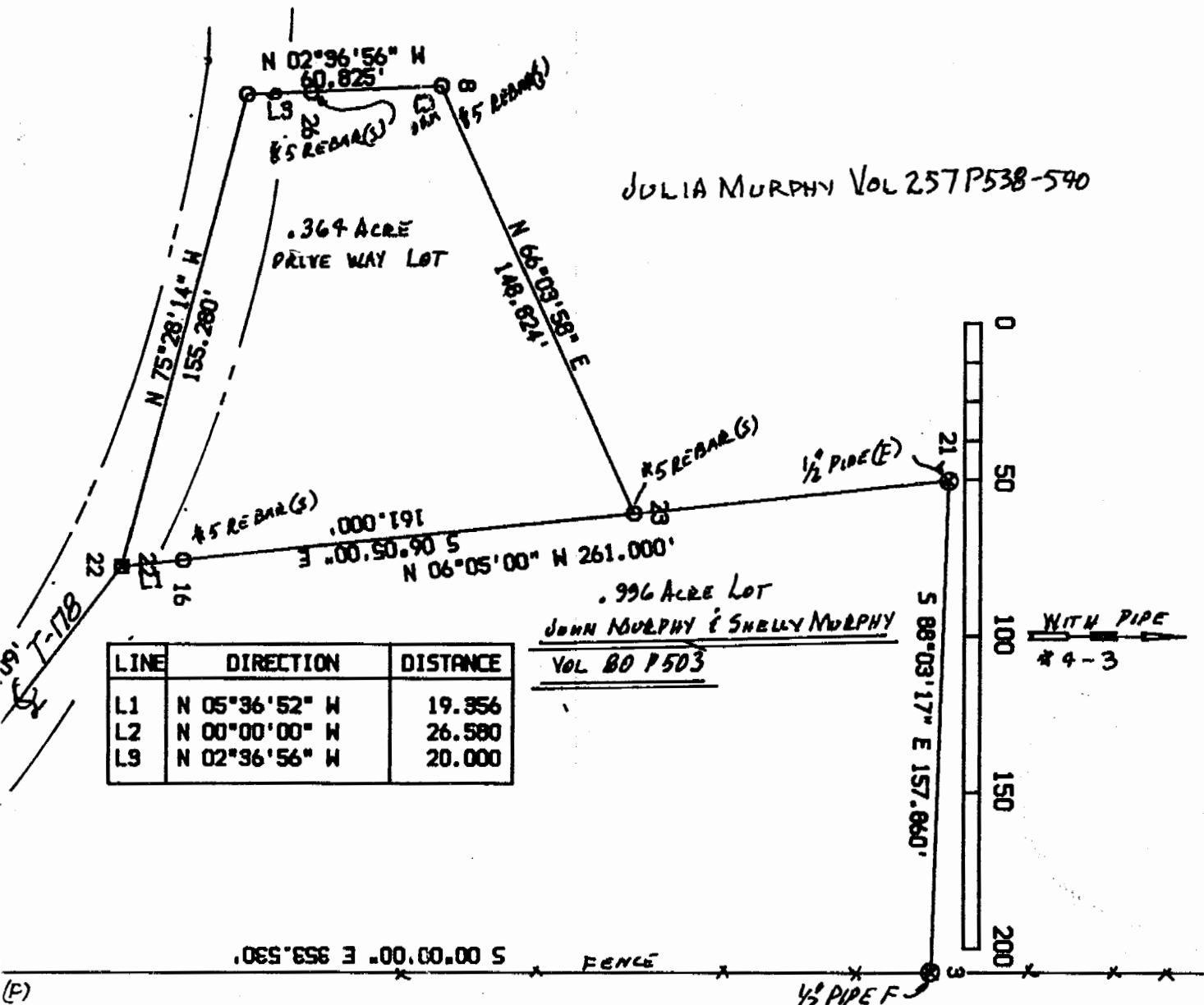
DEED BOOK PAGE

COUNTY RECORDER

RECORDERS FEE \$

2

JULIA MURPHY VOL 257 P 538-540



LINE	DIRECTION	DISTANCE
L1	N 05°36'52" W	19.356
L2	N 00°00'00" W	26.580
L3	N 02°36'56" W	20.000

.996 Acre Lot
JOHN MURPHY & SHELLY MURPHY
VOL 80 P 503

(F)
 SURVEY FOR JOHN MURPHY & SHELLY MURPHY
 .364 Acre Lot LANDS OF JULIA M. MURPHY
 VOL 257 P. 540 TOWN SHIP OF TROY,
 COUNTY OF ATHENS, STATE OF OHIO
 SECT 5, T5N - R.11W

SURVEY BY J. EDWARD HOFFMAN
 OHIO PLS-6850 PH 304-9854707

PLAT JEH-930324

J. Edward Hoffman

3/29/23

4