

copy

L01-00701083-00
Pg 10446
500 Delete
ld 320
IL 9 Part 1
Sec 7 .14Ac

L01-00701089-00
Pg 10446
501 Delete
ld 1730
IL 9 Part
Sec 7 .30Ac

.363Ac
NS
1090-00

L01-00701090-00
Pg 10446
599 Keep
W 2770-510-3280
IL 8 Part sec 7
.478Ac

5/12/14
Pd
\$73,000
#260

GENERAL WARRANTY DEED

Statutory Form
(RC 5302.05)

497/475

HARRY G. REEVES AKA HARRY REEVES and V. KAY REEVES, husband and wife, of Athens County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to GARY W. MILLER and REBECCA A. MILLER, for their joint lives, remainder to the survivor of them, whose tax-mailing address is 5406 2nd Avenue, Vienna, West Virginia 26105, the following real property:

***** SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.*****

Subject to all rights of way, easements, leases, restrictions and reservations of record.

Deed Reference: Volume 396, Page 108, Athens County Official Records.
Parcel ID#: L01-00701083-00, L01-00701089-00 and L01-00701090-00
Commonly known as: Nassau Street, St. Rt. 124, Hockingport, Ohio

Executed this 22nd day of April, 2014.

HARRY G. REEVES
HARRY G. REEVES

V. KAY REEVES
V. KAY REEVES

STATE OF OHIO:

The foregoing instrument was acknowledged before me this 22nd day of April, 2014 by HARRY G. REEVES AKA HARRY REEVES and V. KAY REEVES.

Deborah Williams
Notary Public

My Commission Expires:
(Seal)



Deborah Williams
Notary Public - Ohio
My Commission Expires
March 29, 2019
Filed in Athens County

PREPARED BY CHRISTIAN S. GERIG, ATTORNEY AT LAW, ATHENS, OHIO.

The attorney preparing this instrument makes no warranty as to the title or legal description contained herein.

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7/1/13

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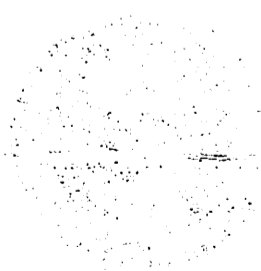
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Handwritten notes and faint text in the bottom section.

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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Berank Hilling*
DATE: 4/21/14

Exhibit A

0.363 Acres

Description of a parcel of land situated in Town 5, Range 11, Troy Township, Section ~~1~~⁷, Village of Hockingport, Athens County, Ohio and being more fully described as follows:

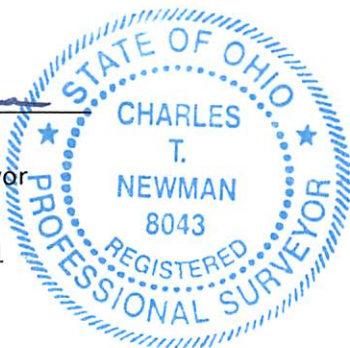
Beginning at an iron pin found at the northwest corner of Lot 10 of the Village of Hockingport;

- 1.) Thence S00°04'00"E along a common line to (Reeves 396-108) and (Allen 489-681) for a total distance of 255.57 feet to the Ohio River, passing iron pins found at 94.79 feet, 132.07 feet, 198.02 feet and 210.74 feet;
- 2.) Thence S55°25'18"W along the Ohio River 69.81 feet to a point;
- 3.) Thence N00°00'09"W along a common line to (Hoskinson 112-277) and (Reeves 396-108) for a total distance of 295.14 feet to an iron pin found, passing iron pins found at 37.86 feet, 50.58 feet, 97.09 feet, 163.06 feet and 171.34 feet;
- 4.) Thence N89°57'12"E along a common line to (Randolph 450-2528) and (Reeves 396-108) 57.20 feet to the place of beginning of the tract herein described and being 0.363 acres and subject to all easements, rights-of-way, covenants, agreements of record and all rights to the lands of Orange Street, Bowery Street and the Ohio River.

Deed Referenced: Official Record Book 396, Page 108

Referenced Tax ID numbers: L010070108300, L010070108900, L010070109000

Charles T. Newman
Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701
April 11, 2014



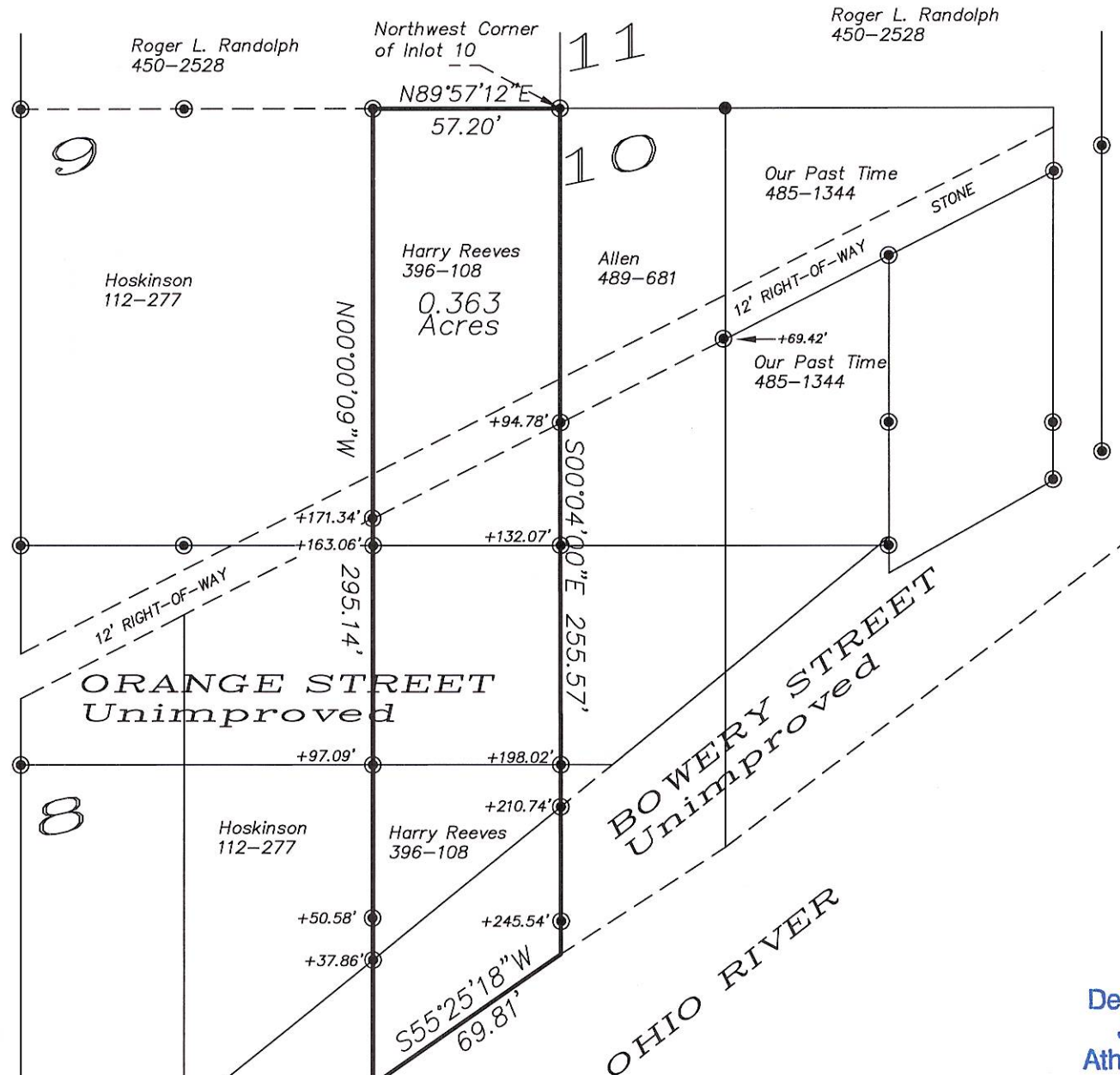
Description Approved
Jill A. Thompson
Athens County Auditor

C. Tim Newman
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

(740) 594-1884
(740) 591-5269

Plat of Survey of 0.363 Acres
Situated in Town 5, Range 11, Troy Township,
Section 7, Village of Hockingport,
Athens County, Ohio.
Surveyed April 2014



Charles T. Newman
Charles T. Newman



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perah Muller*
DATE: 4/21/14

Description Approved
Jill A. Thompson
Athens County Auditor

Deed Reference: Official Record Book 396 Page 108

- ⊙ = Iron Pin Found
- = Iron Pin Set

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NASSAU ST. (RT. 124)

