

Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

MAR 12 2018

*With correction*

Instrument Book Page  
200700004208 GR 412 2185

**GENERAL WARRANTY DEED**

Statutory Form  
(R.C. 5302.05; 5302.06)

Jill Thompson  
Athens County Auditor

David William Winefordner, widowed and not remarried, 9 Whispering Pines, The Plains, OH 45780 of Athens County, Ohio, for valuable consideration paid, grants, with general warranty covenants as set forth in R.C. 5302.06, to Darrell W. Winefordner, Don E. Winefordner, Dennis L. Winefordner and Dean A. Winefordner, whose tax mailing address is 9 Whispering Pines, The Plains, OH 45780, the following real property:

Situated in the County of Athens, in the State of Ohio and in the Township of Dover. Situated in Section No. 19. Being a part of River Lots Numbered 346, 347 and 348 and described as follows:

Beginning at a point in the middle of the Plains Road, said point being North 4 1/2 degrees East 1650.00 feet, South 88 degrees East 635.60 feet, North 6 degrees West 461.30 feet from the Southwest corner of Section 19; thence South 88 degrees East 961.60 feet to an iron pin on the middle line of River Lot No. 346; thence along said middle line, South 4 1/4 degrees West 273.00 feet; thence North 88 degrees West 913.90 feet to the middle of The Plains Road; thence along the middle of said Road, North 6 degrees West 274.80 feet to the place of beginning, containing six (6) acres.

EXCEPTING AND RESERVING, however, from all the said premises the coal and other minerals, with the mining rights, as decided by Andrew W. Connet to Edward Johnson, by deed of record in the Recorder's Office of Athens County, Ohio; and RESERVING also the rights of Buckeye Pipe Line Company to maintain its line as now located across said premises.

EXCEPTING also ~~\*~~ conveyed to State Highway Department as Parcel No. 17-LA (Highway) containing 2.89 acres.

EXCEPTING: Situated in the County of Athens in the State of Ohio and in the Township of Dover.

TRACT #1: Being a part of a 6 acre+ tract transferred to David William Winefordner in Parcel # 1 of a deed recorded in Deed Book 381, Pg. 117, Athens County Recorder's Office, Athens County, Ohio, also being a part of river Lots 346 and 347, Section 19, T. 10 N., R. 14 W., Dover Twp., Athens County, Ohio and more particularly described as follows: Beginning at an existing iron pipe being the Northeast corner of a 1.146 acre+ tract recorded in Parcel #2, Deed Book 381, Pg. 117, which is assumed to bear North 4 degrees 06' 26" East a distance of 1650.00 feet, South 86 degrees 23' 34" East a distance of 635.60 feet, North 06 degrees 23' 34" West a distance of 274.30 feet and South 86 degrees 23' 34" East a distance of 915.40 feet from the Southwest corner of said Sec. 19, T. 10 N., R. 14 W, thence along the North line of said 1.146 acre+ tract North 86 degrees 25' 34" West a distance of 294.48 feet to a 5/8" iron pin set on the assumed Northeasterly right of way line of U.S. Rt 33; thence leaving said North line and said right of way line North 58 degrees 33' 44" East a distance of 161.34 feet to a 5/8" iron pin set; thence North 01 degrees 12' 51" West a distance of 180.73 feet to a point which bears South 01 degrees 12' 51" East a distance of 3.66 feet from a 5/8" iron pin set; thence South 86 degrees 30' 00" East a distance of 184.85 feet to a 5/8" iron pin set; thence South 05 degrees 07' 55" West a distance of 273.00 feet to the principal point of beginning containing 1.211 acres+ subject to all legal easements and rights of way.

Bearings are assumed and are for the determination of angles only. The above description was prepared from an actual survey made on the 7/20/96 by C. Thomas Smith O.P.S. #6844.

TRACT #2: An easement for septic tank drainage over the following described realty:

Being a part of a 6 acre+ tract transferred to David William Winefordner in Parcel # 1 of a deed recorded in Deed Book 381, Pg. 117, Athens County Recorder's Office, Athens County, Ohio also being a part of river Lots 346 and 347, Sec. 19, T. 10 N., R. 14W, Dover Twp., Athens County, Ohio and more particularly described as follows: Beginning at the Southwest corner of the above described 1.211 acre+ tract; thence along the assumed Northeasterly right of way line of U.S. Rt 33 North 47 degrees 29' 53" West a distance of 13.31 feet to a point; thence leaving said right of way line North 62 degrees 59' 42" East a distance of 165.51 feet to a 5/8" iron pin being a corner on the Westerly boundary line South 58 degrees 33' 44" West a distance of 161.34 feet to the principal point of beginning containing 1031.93 square feet+.

Bearings are assumed and are for the determination of angles only. The above description was prepared from an actual survey made on 7/20/96 by C. Thomas Smith, O.P.S. #6844.

Reserving unto David William Winefordner, the grantor herein, an estate in said real property for and during his natural life.

Parcel No.: G01-00100495-00

LAST REFERENCE: Volume 381 Page 117 Athens County Deed Records

*DAN*  
*DW*  
*DSW*

*\*an easement*

*JJ*

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**GENERAL WARRANTY DEED**  
Page 2.

Subject to all conditions and restrictions of record.

WITNESS their hands this 9<sup>th</sup> day of May, 2007.

David William Winefordner  
David William Winefordner

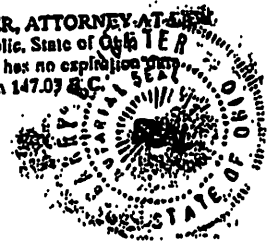
STATE OF OHIO  
COUNTY OF ATHENS, ss.:

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2007, by David William Winefordner.

Garry E. Hunter  
Notary Public

My Commission Expires:  
(seal)

GARRY E. HUNTER, ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 147.07 B.C.



Prepared By: Garry E. Hunter, Attorney at Law  
GARRY E. HUNTER LAW OFFICES INC., LPA  
26 South Congress Street, Athens, Ohio 45701

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code

No. Ex Transfer Fee Paid \$ 0  
Jill A. Thompson, Athens County Auditor

By JH Deputy Auditor

9.50 transferred  
6/28/07

200700004208  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
06-29-2007 At 02:48 PM.  
DEED 28.00  
OR Book 412 Page 2185 - 2186

200700004208  
GARRY HUNTER

JJ

DMW Ddb  
JH JG W