

Know all Men by these Presents

That Eugene R. Edwards and Betty Edwards, husband and wife

of the City of Nelsonville County of Athens
and State of Ohio Grantor, in consideration of the sum of
to be paid by Gary Edwards, Route #2, Box 9, Nelsonville, OHIO

~~with the~~ ~~and State of Ohio~~ ~~acknowledged, do~~ ~~herby~~ ~~grant, bargain, sell and convey~~ ~~to the said Grantee~~
rk County of Athens
Grantee the receipt whereof is hereby

Gary Edwards

following **Real Estate** situated in the County of Athens heirs and assigns forever, the
in the State of Ohio and in the Township of York
York and bounded and described as follows:

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio and being a part of River Lot 646 in Section 24, Town 12, Range 15, more particularly described as follows:

Beginning at an iron pin at the northwest corner of Love Street in the Love-Primrose Addition to the City of Nelsonville recorded in Plat Book 5, Page 66 in the Athens County Recorder's Office, said iron pin also being the most northeast corner of the Nelsonville Board of Education Property recorded in Volume 224, Page 426 of the Athens County Deed Records; thence north 82°30' west 375.0 feet to an iron pin, passing through an iron pin at 105.0 feet, the most northwest corner of the Nelsonville Board of Education Property; thence north 5°36' east 325.0 feet to an iron pin; thence south 82°30' east 375 feet to an iron pin in the west line of the Love-Primrose Addition; thence south 5°36' west along the west line of said Love-Primrose Addition, 325.0 feet to the place of beginning and containing 2.796 acres.

Description prepared by Wm. M. Watkins, registered Surveyor #S5216.

Last Transfer: Deed Record Volume 309 , Page 591

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

Gary Edwards

his heirs and assigns forever

And the said Grantor Eugene R. Edwards and Betty Edwards, Husband and wife

do hereby covenant with the said Grantee for themselves and their heirs,
Gary Edwards

heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever

Description checked for

Mathematical Accuracy

ATHENS COUNTY,

ENGINEER'S OFFICE

BY: *Charles M. Moberg*

DATE: 11-3-...

YRK #24
174

PLANT AND/OR WARRANT DEED TUTBLANK REGISTERED U. S. PAT. OFFICE TITLE LAW PRINT PUBLISHERS WILMINGTON, OHIO

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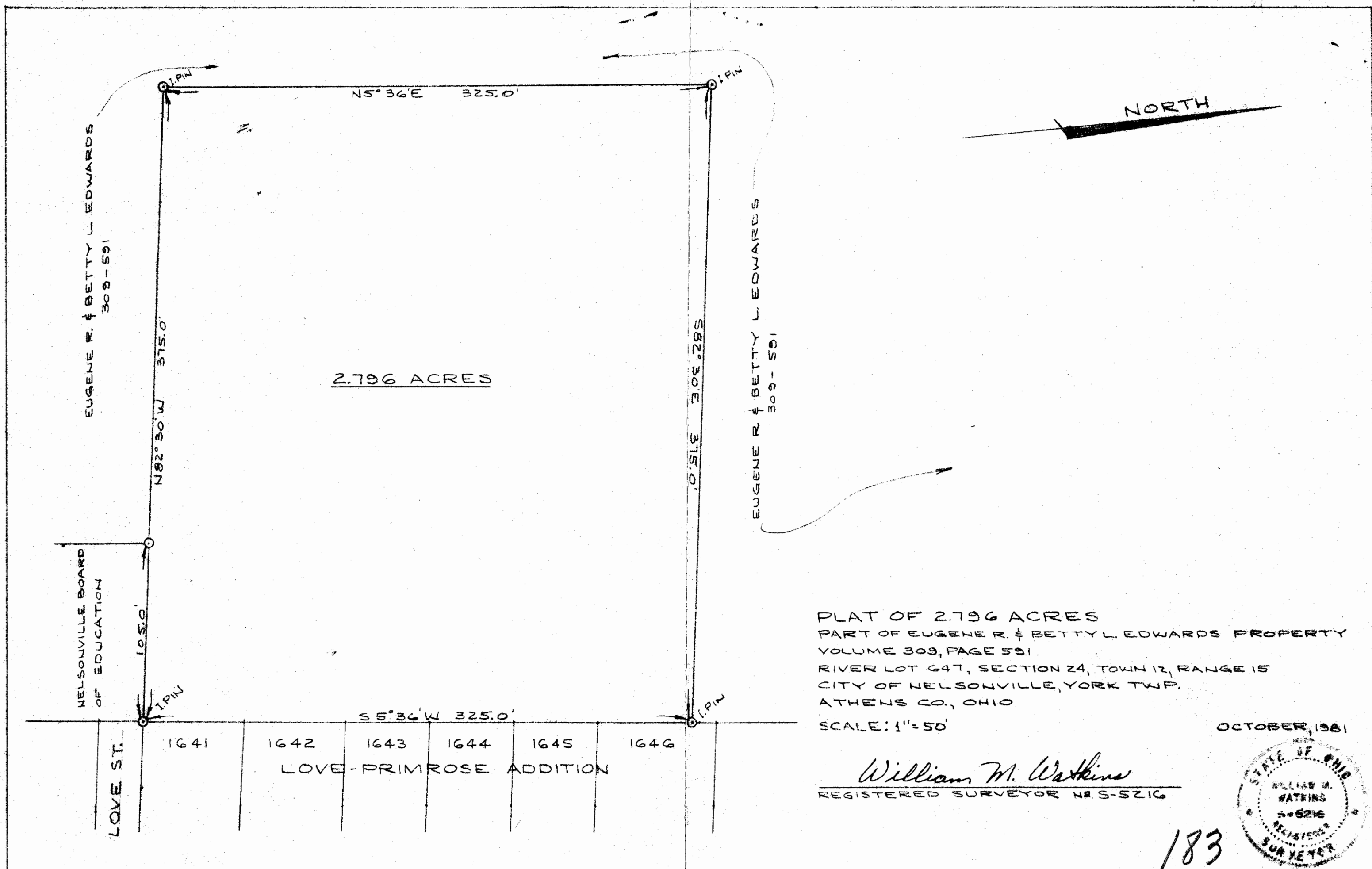
ATHENS COUNTY

ENGINEER'S OFFICE

BY: *[Signature]*

DATE: 11-3-21

175



NORTH

2.796 ACRES

EUGENE R. & BETTY L. EDWARDS
309-591

EUGENE R. & BETTY L. EDWARDS
309-591

NELSONVILLE BOARD
OF EDUCATION

LOVE ST.

1641

1642

1643

1644

1645

1646

LOVE-PRIMROSE ADDITION

PLAT OF 2.796 ACRES
PART OF EUGENE R. & BETTY L. EDWARDS PROPERTY
VOLUME 309, PAGE 591
RIVER LOT 647, SECTION 24, TOWN 12, RANGE 15
CITY OF NELSONVILLE, YORK TWP.
ATHENS CO., OHIO
SCALE: 1"=50'

OCTOBER, 1981

William M. Watkins
REGISTERED SURVEYOR NO. S-5216



183