

KNOW ALL MEN BY THESE PRESENTS that, Joyce Burns, married, of Athens County, Ohio, in consideration of one dollar and other good and valuable consideration to her in hand paid by Richard Bruce Rogers and Dianne W. Rogers, husband and wife, whose address is Carbonhill Road, Nelsonville, Ohio 45764, does hereby GRANT, BARGAIN, SELL and CONVEY to the said Richard Bruce Rogers and Dianne W. Rogers, husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, the following described REAL ESTATE,

Situate in the Township of York, County of Athens and the State of Ohio and being further described as follows:

Situate in Sec. 12, Town 12, Range 15, and described as follows: commencing at the northwest corner of Sec. 12, thence south 85° 00' 00" east along the north line of Sec. 12, 2537.10 feet to an iron bolt found, said iron bolt also being the real point of beginning of the Parcel II herein described; thence continuing along said north line of Sec. 12, 205.00 feet to a 1" iron pinch-pipe set; thence south 04° 12' 00" west along a line, 285.00 feet to a 1" iron pinch-pipe set; thence south 85° 00' 00" east along a line, 287.50 feet to a point in York Township Road No. 567, passing through a 3/4" iron pinch-pipe set at 266.65 feet; thence south 04° 12' 00" west along said York Twp. Rd. No. 567, 50.00 feet to a point; thence north 85° 00' 00" west along a line, 492.50 feet to a 1" iron pinch-pipe set, passing through a P. K. nail et al 21.84 feet, a 1" iron pinch-pipe set at 30.00 feet and a 1" iron pinch-pipe set at 329.51 feet; thence north 04° 12' 00" east along a line, 335.00 feet to the P. O. B. and containing 1.9063 acres. Subject to all legal highways and easements of record.

Reference: Volume 331, Page 401, Athens County Deed Records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Brian D. McPherson*

DATE: *May 18, 1976*

YORK TWP SEC 12

62

In Witness Whereof, The said

Joyce Burns and John Burns, her husband

who hereby release s all his right and expectancy of **Dower** in the said prem-
ises, ha ve hereunto set their hand s this
day of May 19 76 .

Signed and acknowledged in presence of—

Mary Jane Dean
Michael Nolan

Joyce Burns
Joyce Burns
John Burns
John Burns

State of Ohio . County of Athens OH.

Be it Remembered, That on the _____ day
of May , 19 76 ,

notary public
Joyce Burns and John Burns

before me, the subscriber, a
in and for said county, personally came

the grantors in the foregoing Deed, and acknowledged the signing
thereof to be their voluntary act and deed.

Description checked for
Mathematical Accuracy
ATHENS COUNTY

ENGINEER'S OFFICE
BY: Brian D. McPherson

DATE: May 25, 1976

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In Testimony Whereof, I have hereunto subscribed
my name and affixed my seal
on the day and year last aforesaid.

Notary Public
My Commission Expires: _____

This instrument was prepared by Michael Nolan, Attorney at Law, Nelsonville, Ohio, 45764.

(1) Include reference to marital status of grantor.
(2) Include reference to volume and page of next preceding recorded instrument by or through which grantor claims title. (R.C. § 319.20)

North Top Sec 15

Know All Men by These Presents:

That¹

Joyce Burns, married

in consideration of One Dollar and other good and valuable consideration

to her **paid by** Christopher Mark Peterson and Beatrice Wheeler Peterson, husband and wife

whose address is 1008 Arwold Avenue, Point Pleasant, New Jersey 08742

the receipt whereof is hereby acknowledged, do es hereby **Grant, Bargain, Sell and Convey** to the said Christopher Mark Peterson and Beatrice Wheeler Peterson for their joint lives, remainder to the survivor of them,

their heirs and assigns forever,

the following described **Real Estate**²,

Situate in Section 12, Town 12, Range 15, York Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northwest corner of Section 12; thence S 85°00'00" E along the North line of Section 12, 2,537.10 feet to an iron bolt found; thence S 04°12'00" W along a line, 335.00 feet to a 1" iron pinch-pipe set; thence S 85°00'00" E along a line, 152.99 feet to a 1" pinch-pipe set, said pinch-pipe also being the real point of beginning of the PARCEL III herein described:

Thence continuing S 85°00'00" E along a line, 339.51 feet to a point in York Township Road No. 567, passing through a 1" iron pinch-pipe set at 309.51 feet and a P.K. nail set at 317.67 feet; thence S 04°12'00" W along said York Twp. Road No. 567, 237.95 feet to a point; thence S 89°14'30" W along a line, 161.63 feet to a point in a wooden fence post; passing through a 3/4" iron pipe found at 26.69 feet; thence S 10°33'13" E along a line, 42.20 feet to a 2" iron pipe found; thence S 88°11'11" W along a line, 116.45 feet to a 2" iron pipe found; thence S 09°08'00" W along a line, 318.24 feet to the P.O.B. and containing 1.9040 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 310, Page 582 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed on 9 Sept. 1975, by Gerald W. Bayha, Registered Professional Surveyor No. S-6139.

LAST REFERENCE: Volume _____, Page _____, Deed Records of Athens County, Ohio.

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, Joyce Burns, married, of Athens County, Ohio, in consideration of one dollar and other good and valuable consideration to her in hand paid by Merida Earl Fowler and Helen Fowler, husband and wife, whose address is

does hereby GRANT, BARGAIN, SELL and CONVEY to the said Merida Earl Fowler and Helen Fowler, husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, the following described REAL ESTATE,

Situate in Section 12, Town 12, Range 15, York Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Northwest corner of Section 12; thence S 85° 00' 00" E along the North line of Section 12, 2,537.10 feet to an iron bolt found; thence S 04° 12' 00" W along a line, 335.00 feet to a 1" iron pinch-pipe set, said pinch-pipe also being the real point of beginning of the PARCEL IV herein described:

Thence S 85° 00' 00" E along a line, 152.99 feet to a 1" iron pinch-pipe set; thence S 09° 08' 00" E along a line, 318.24 feet to a 2" iron pipe found; thence S 88° 11' 11" W along a line, 116.04 feet to a 2" iron pipe found; thence S 04° 21' 00" W along a line, 264.98 feet to a railroad spike set in the centerline of York Township Road No. 22 (old S.R. 216), passing through a 2" iron pipe found at 234.98 feet; thence S 78° 59' 00" W along said centerline of York Twp. Rd. No. 22 (old S.R. 216), 114.28 feet to a railroad spike set; thence N 04° 12' 00" E along a line, 618.93 feet to the P.O.B., passing through a 1" iron pipe found at 30.00 feet, and containing 2.1100 acres.

Subject to all legal highways and easements of record.

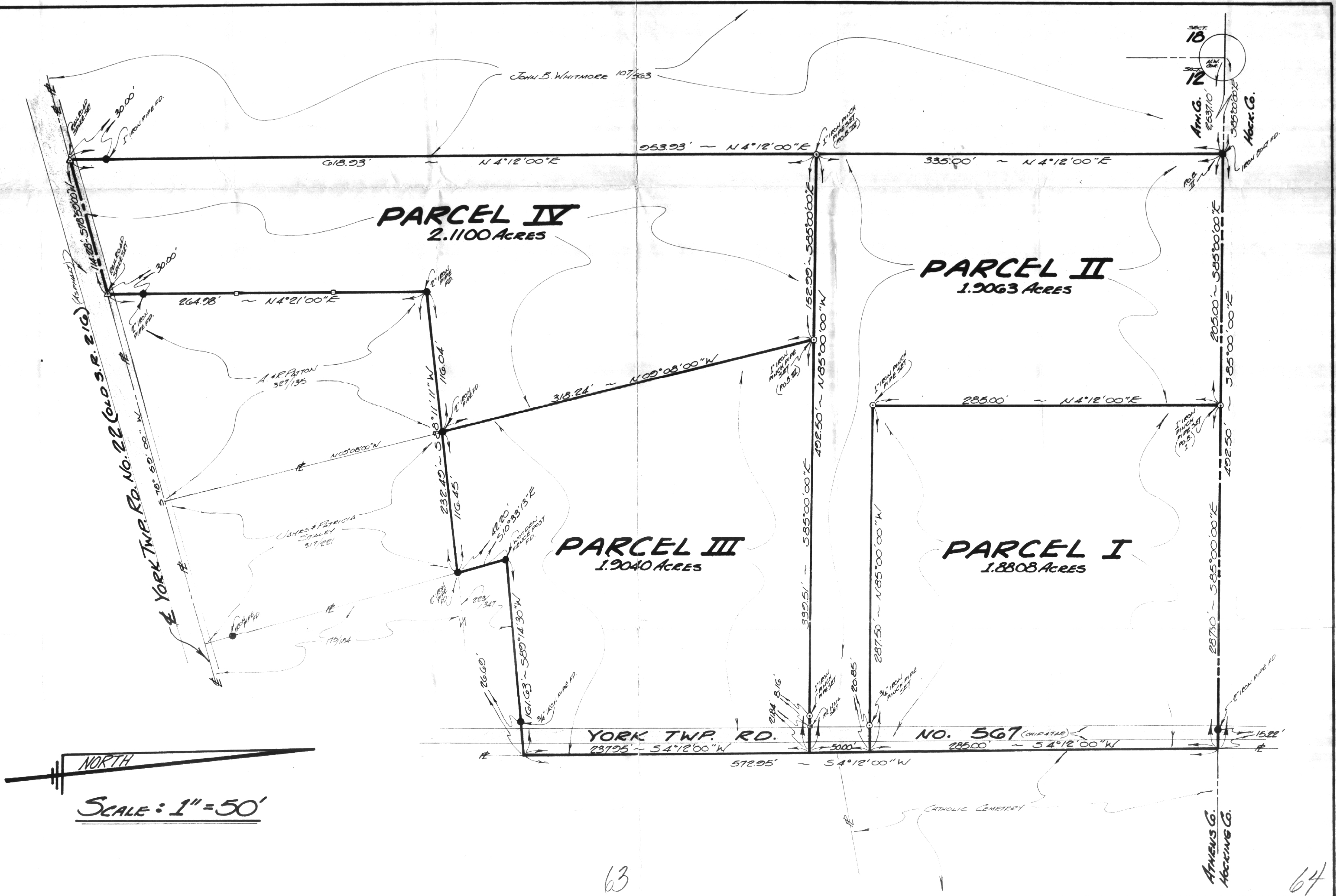
Reference: Volume 310, Page 582, Record of Deeds, Athens County, Ohio.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Brian D. McPherson*

DATE: *May 25, 1976*

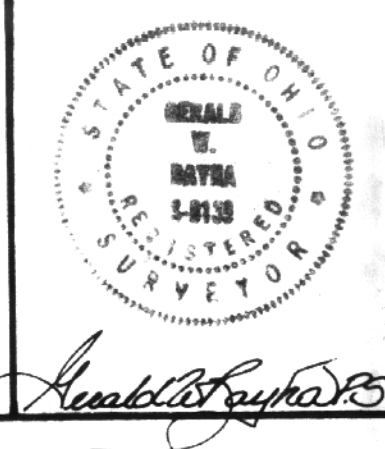
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NORTH
 SCALE: 1" = 50'

63

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For: **MR. JOHN BURNS**
 % NELSONVILLE LUMBER CO.
 21 WATKINS ST., NELSONVILLE, O.

By: **GERALD W. BAYHA, P.S.**
 REGISTERED PROFESSIONAL SURVEYOR NO. 5-6139
 ROUTE 5, BOX 204
 ATHENS, OHIO 45701 614-592-4398

PLAT OF SURVEY				
FOR 4 PARCELS SITUATE IN SECTION 10, TOWNSHIP 12, RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO.				
DATE	CHKD	REV	DATE	JOB NO.
8/5/75	GB	12-12-75 R/W L&E REVISION 03	8/5/75	875-03
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