

# Know all Men by these Presents

That Jesse M. Tabler with release of dower from Fred D. Tabler (her husband)

in consideration of one dollar and other <sup>of</sup> good and valuable considerations <sup>Athens</sup> <sup>County, Ohio,</sup>

to them in hand paid by James V. and Candia L. Tabler (husband and wife)

whose address is Route # 1 Stewart, Ohio 45778 do hereby Grant, Bargain, Sell and Convey to the said James V. and Candia L. Tabler

assigns forever, the following described <sup>their</sup> <sup>heirs and</sup> Real Estate, situate in the Township of Rome in the County of Athens and the State of Ohio.

Situate in Section 18, Town 6, Range 12, Rome Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at the Southeast corner of the Northeast one-quarter (1/4) of Section 18; thence S 88° 34' 17" W along the said South line of said Northeast one-quarter (1/4) of Section 18 (34.0 rods), 561.0 feet to an iron pipe set in the Grantor's most Easterly southeast corner, said iron pipe set also being the real point of beginning of the parcel herein described:

(The above described point of beginning is within the Right-of-way of Athens County Road No. 85); thence S 88° 34' 17" W along one of the Grantor's Southerly lines that within the above stated Right-of-Way of Athens County Road No. 85, 90.00 feet to an iron pipe set, said iron pipe set bearing 88° 34' 17" E., 25.50 feet from an iron pipe set in another of the Grantor's Southeasterly corners; thence the following courses and distances along random lines:

N 01° 25' 43" W, 165.00 feet to an iron pipe set.

N 15° 30' 00" W, 144.00 feet to an iron pipe set

S 88° 34' 17" W, 63.04 feet to an iron pipe set

N 01° 25' 43" W, 72.85 feet to an iron pipe set in the Grantor's North line, said iron pipe set bearing N 88° 34' 17" E, 108.95 feet from an iron pipe set in the Grantor's Northwest corner; thence N 88° 34' 17" E along said Grantor's North line 188.05 feet to an "X" notched stone found in the Grantor's Northeast corner; thence S 01° 25' 43" E. along the Grantor's East line, 377.52 feet to the point of beginning and containing 1.0001 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 288, pages 3-6 and as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (job No. 878-07). Completed 4/10/79.

TITLE REFERENCE: Being part of the same real estate conveyed to Jesse M. Tabler from George Tabler (single) by quit claim deed dated September 9, 1976 and presented for recording in the office of the Recorder of Athens County in Deed Book 340, page 6 on January 13, 1977.

Last Transfer: Deed Record Volume . Page

and all the Estate, Right, Title and Interest of the said grantor in and to said premises, To have and to hold the same, with all the privileges and appurtenances thereunto belonging.

to said grantee s, their heirs and assigns forever. And the said Jesse M. Tabler

does hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unincumbered, and that she will Defend the same against all lawful claims of all persons whomsoever.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: Charles M. [Signature]

DATE: 8-30-79

Dec #18 - Rome

In Witness Whereof, the said Jesse M. Tabler

and Fred D. Tabler hereby release his right and expectancy of dower in said premises, have hereunto set their hands this 28 day of August in the year A. D. nineteen hundred and seventy-nine (79)

Signed and acknowledged in presence of us:

*Suzanne [unclear]*  
*[unclear]*

*Jesse M. Tabler*  
Jesse M. Tabler  
*Fred D. Tabler*  
Fred D. Tabler

State of Ohio, Athens County, ss.

On this 28 day of August A. D. 19 79, before me, a notary public in and for said County, personally came Jesse M. and Fred D. Tabler

acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

*Garry E. Hunter*  
Notary Public

GARRY E. HUNTER, ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission has no expiration date  
Section 14703 R.C.

State of \_\_\_\_\_ County, ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_, before me, a \_\_\_\_\_ in and for said County, personally came \_\_\_\_\_

acknowledged the signing thereof to be the grantor in the foregoing deed, and voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

This instrument prepared by Garry E. Hunter, Attorney at Law  
79 North Congress, Athens, Ohio 45701

**Warranty Deed**

Jesse M. Tabler  
with release of dower by Fred D. Tabler  
her husband

TO

James V. and Candia L. Tabler

Transferred \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY AUDITOR

2

GARRY E. HUNTER  
ATTORNEY AT LAW  
14 CLINE BUILDING  
ATHENS, OHIO 45701

