

GENERAL WARRANTY DEED
With Survivorship

JOEL G. POLLARD AND AMANDA C. POLLARD, HUSBAND AND WIFE, the GRANTORS, for valuable consideration paid, grant with general warranty covenants, to **TODD WILSON AND GRIZZEL WILSON, for their joint lives remainder in fee simple to the survivor of them**, the GRANTEES, whose tax-mailing address will be _____, the following described property:

Being a part of a 36.068 acre more or less tract transferred to Joel G. and Amanda C. Pollard as recorded in Official Records Volume 367 at Page 1513 Athens County Recorder's Office, Athens County, Ohio also being a part of Farm Lot 2, Section 15, Township-8-North, Range-14-West Alexander Township, Athens County, State of Ohio and more particularly described as follows:

Beginning at an existing iron pin on the boundary of said 36.068 acre more or less tract which bears North 80 Deg 08'33" West a distance of 2000.62 feet and North 00 Deg 40'23" West a distance of 183.81 feet and North 07 Deg 47'13" East a distance of 268.81 feet from the assumed Southeast corner of said Farm Lot 2;

Thence along said boundary North 04 Deg 13'57" West a distance of 584.13 feet to a 5/8" iron pin with I.D. Cap set;

Thence leaving said boundary South 66 Deg 18'42" East a distance of 1113.24 feet to a 5/8" iron pin with I.D. cap set;

Thence South 73 Deg 49'28" East passing through a 5/8" iron pin with I.D. Cap set at a distance of 372.76 feet and going a total distance of 393.91 feet to a point in the centerline of County Road 15;

Thence along said centerline South 14 Deg 24'43" West a distance of 147.19 feet to a point;

Thence leaving said centerline North 82 Deg 44'46" West passing through a 5/8" iron pin with I.D. Cap set at a distance of 16.43 feet and going a total distance of 303.58 feet to a 5/8" iron pin with I.D. Cap set;

Thence South 79 Deg 13'55" West a distance of 246.19 feet to a 5/8" iron pin with I.D. cap set;

Thence North 69 Deg 23'05" West a distance of 252.05 feet to a 5/8" iron pin with I.D. cap set;

Thence North 86 Deg 11'13" West a distance of 540.29 feet to the principle point of the beginning containing 10.746 acres more or less subject to all legal easements and rights of ways.

Bearings are assumed and are for the determination of angle only.

All iron pins set are 5/8"X30" rebar with plastic I.D. cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 26th day of July 2004, by C. Thomas Smith, Ohio Professional Surveyor #6844.

Reference: Official Records Volume 367, Page 1513, Athens County Recorder's Office

Parent Parcel Identification Number: B01-00100463-00

Property Address: Wood Road, Albany, Ohio 45710

Restriction: No single wide or mobile homes shall be temporarily or permanently placed on said real estate. Any double wide or module home placed on said real estate must be placed upon a permanent foundation and converted from manufactured home personal property status to a permanent attachment to the real estate in accordance with County Auditor requirements. This restriction is binding upon the Grantee, their heirs, successors, and assigns and shall run with the land.

PREPARER DOES NOT WARRANT TITLE TO THE PROPERTY OR PROPERTY DESCRIPTION.

GRANTORS do hereby covenant and warrant unto said GRANTEES, the Grantees' heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantors were lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantors have good right to sell and convey the same to the Grantees, the Grantees' heirs, assigns, or successors, and that the Grantors do warrant and do hereby agree to defend the same to the Grantees and the Grantees' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

Executed by Joel G. Pollard and Amanda C. Pollard, husband and wife, this 29th day of October, 2004.

Joel G. Pollard

JOEL G. POLLARD
Amanda C. Pollard

AMANDA C. POLLARD

STATE OF OHIO, COUNTY OF ATHENS, ss:

The foregoing instrument was acknowledged before me this 29th day of October, 2004, by JOEL G. POLLARD and AMANDA C. POLLARD, HUSBAND AND WIFE, the Grantors, who acknowledge the signing thereof to be their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at Athens, Ohio



CHRISTIAN S. GERIG
Notary Public, State of Ohio
Indefinite Term, Ohio R.C. 147.03

Christian S. Gerig

Notary Public
My Commission Expires _____

THIS INSTRUMENT PREPARED BY:
William R. Walker, Reg. No. 0012659
WALKER & WALKER CO., L.P.A.
211 Columbus Road
Athens, Ohio 45701
(740) 594-8228
Email: bill@walkerlawlpa.com

858.0001af/clients/open/Pollard.J&A/Docs/General Warranty Deed-Survivorship 10-25-04

200400008731
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
11-10-2004 At 09:32 am.
DEED 28.00
OR Book 374 Page 1558 - 1559
200400008731
GERIG & GERIG LAW OFFICE

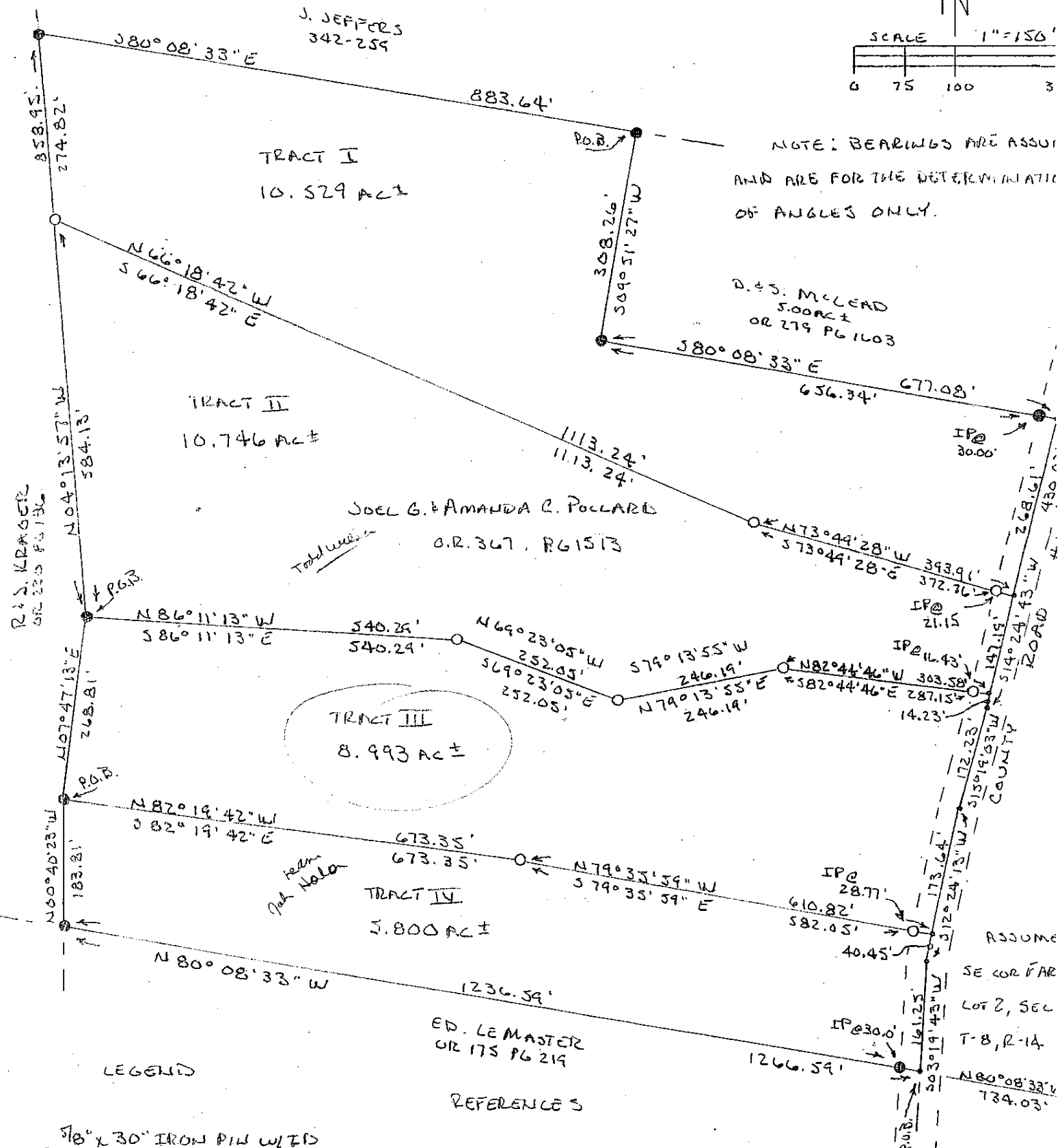
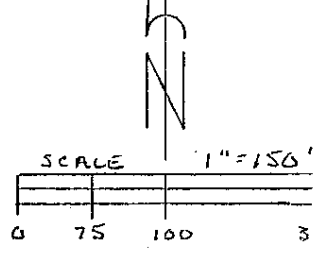
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code
No. 1002 Transfer Fee Paid \$ 168.⁰⁰
J. A. Thompson, Athens County Auditor

By *Jh* Deputy Auditor
504 transferred
11-10-04



C. Thomas Smith & Associates
 P.O. Box 393
 Racine, Ohio 45771
 740-949-2524

BEING A PART OF FARM LOT 2, SECTION 15, T-8-N,
 R-14-W, ALEXANDER TOWNSHIP, ATHENS COUNTY, OHIO.



NOTE: BEARINGS ARE ASSUMED AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

D.S. McLEAD
 5.00 AC±
 OR 279 PG 1103

JOEL G. & AMANDA R. POLLARD
 O.R. 367, PG 1513

TRACT III
 8.993 AC±

TRACT IV
 5.800 AC±

LEGEND

- 1/8" x 30" IRON PIN W/ TID
- CAP "CTS 6844" SET
- EXISTING IRON PIN
- POINT

- REFERENCES
- CURRENT TAX PLATS
 - PREVIOUS SURVEYS
 - DEEDS, AS NOTED

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blouse
 DATE: 8-5-04

PLAT PREPARED FROM ACT
 SURVEY MADE ON THE 26th DAY
 JULY, 2004 BY,
C. Thomas Smith
 OHIO PROFESSIONAL SURVEYOR