

Exhibit A

Situated in Farm Lot 6, Section 31, Township 8, Range 14, Alexander Township, Athens County, Ohio, and being more particularly described as follows;

Beginning for description at a point in the center of Township Road 41, said point being S 87° 37' 23" W a distance of 1314.11 feet and N 2° 22' 24" W a distance of 549.45 feet from the southeast corner of Farm Lot 4; thence leaving the center of said road and with the grantor's east line N 2° 22' 24" W a distance of 1626.25 feet to a 3/4 inch iron pin set at the grantor's northeast corner; thence with the grantor's north line S 88° 03' 02" W a distance of 856.00 feet to a one inch iron pipe set and THE TRUE POINT OF BEGINNING of the tract herein described; thence S 48° 10' 40" E a distance of 713.87 feet to a rail road spike set in the center line of Township Road 42; thence with said center line S 46° 12' 02" W a distance of 96.19 feet; thence S 41° 27' 36" W a distance of 203.73 feet to a rail road spike set; thence leaving said center line N 48° 10' 40" W a distance of 1020.59 feet to a one inch iron pipe set at the grantor's northwest corner; thence with the grantor's north line N 88° 03' 02" E a distance of 433.14 feet to the true point of beginning.

Containing 5.95 acres more or less and subject to all legal rights of way of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Susan Odum
DATE: 10-2-92

Alex 31

**Deed of Executor, Administrator, Trustee,
Guardian, Receiver or Commissioner***

Elizabeth H. Doucet, Interim Trustee for the bankruptcy estate of James L. Palsgrove, by the power conferred by the United States Bankruptcy Court, Southern District of Ohio, Eastern Division, and every other power for Two Thousand Five Hundred Dollars and No Cents (\$2,500.00) paid, grants, with fiduciary covenants, to Sara Walpole and Gary Barnhouse, whose tax-mailing address is 17 knollwood Street, Athens, Ohio 45701, the following **REAL PROPERTY**: Situated in the County of Athens, in the State of Ohio, and in the Township of Alexander:

See Exhibit "A" attached hereto

Prior Instrument Reference: Athens County Official Records Volume 76, page 780.

Witness her hand(s) this

29 day

September

Signed and acknowledged in the presence of:

Miriam Richardson
Witness

Elizabeth H. Doucet
Elizabeth H. Doucet

Alla Yankov
Witness

State of Ohio

County of Franklin

ss.

BE IT REMEMBERED, That on this 29 day of September, 1992, before me, the subscriber, a NOTARY PUBLIC in and for said state, personally came, Elizabeth H. Doucet, Interim Trustee for the Bankruptcy Estate of James L. Palsgrove, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my NOTARY seal on the day and year last aforesaid.

[Signature]

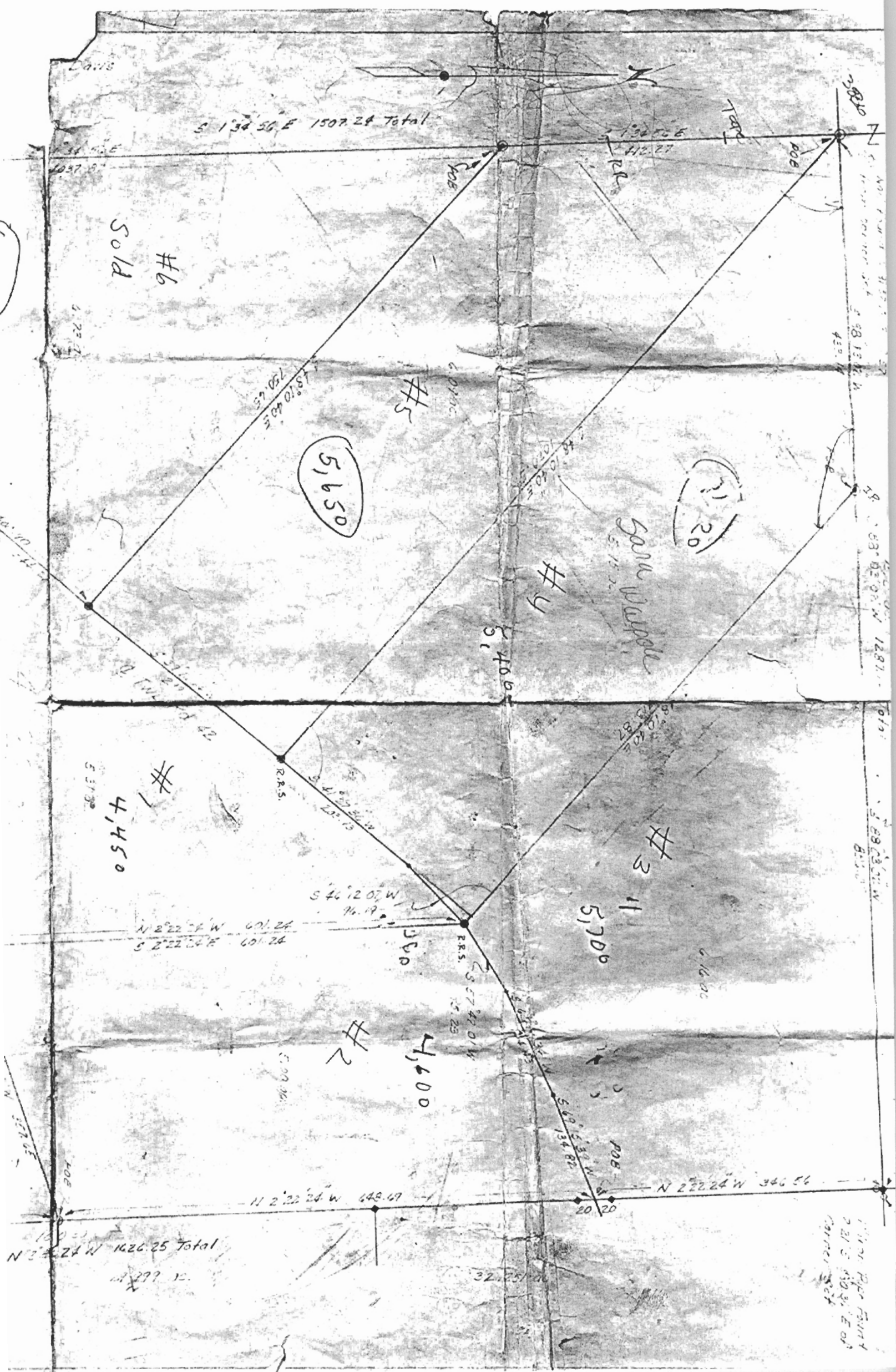
NOTARY PUBLIC, State of Ohio
My Commission Expires on _____

This instrument was prepared by : Elizabeth H. Doucet, Attorney at Law
533 South Fifth St., Columbus, Ohio 43206

- (1) Executor of the Will of, Administrator of the Estate of, Trustee under, Guardian of, Receiver of, Commissioner.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (3) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

* See section 5302.09 Ohio Revised Code



S 134 50 E 1507.28 Total

Sold #6

5,650

1120

Gonn Wappell

5,400

4,450

5,700

4,600

N 22 24 W 346.56

N 22 24 W 1626.25 Total

1/11/21 Paper Found
221 S 130 24 E 605
Corner Post

ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #						
1	South	48°	10'	40"	East	713.87 feet.
2	South	46°	12'	02"	West	96.19 feet.
3	South	41°	27'	36"	West	203.73 feet.
4	North	48°	10'	40"	West	1,020.59 feet.
5	North	88°	03'	02"	East	433.14 feet.

The easting error is 0.00 feet.

The northing error is 0.01 feet.

The gap in closure is 0.01 feet.

The precision of the field survey is
0.03 feet error per 10,000 feet traverse.

The area computes to be 5.95 acres.