



William Varner and Janet Varner, husband and wife,

of Athens

(Marital Status)

County, Ohio

for valuable consideration paid, grant(s), (covenants, if any)

to Charles R. Masten

and

Joann Masten

, husband and wife, for their

joint lives, remainder to the survivor of them, whose tax mailing address is 32 East 8th Avenue, Columbus, Ohio 43201

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Being a tract of land situated in the southwest quarter of Section 16, of Township 6, Range 13, Ames Township, Athens County, State of Ohio, said tract being part of that land deeded to William Varner and Janet Varner and recorded in Deed Volume 279, Page 522, in the Athens County Recorder's Office and being more particularly described as follows:

Beginning at an iron pin at the intersection of the centerline of County Road 35 and the easterly boundary of Section 16; thence northwesterly along the centerline of County Road 35 for the following five courses;

- 1) North 75° 26' 25" West a distance of 396.18 feet to an iron pin;
- 2) North 69° 34' 05" West a distance of 459.43 feet to an iron pin;
- 3) North 76° 20' 15" West a distance of 299.58 feet to an iron pin;
- 4) North 47° 10' 45" West a distance of 399.45 feet to an iron pin;
- 5) North 22° 43' 05" West a distance of 98.30 feet to an iron pin being the northeasterly corner and the true place of beginning of the tract of land herein described;

thence from said place of true beginning South 20° 50' 55" West a distance of 592.42 feet (passing over an iron pin at 29.03 feet) to an iron pin;

thence North 51° 28' 10" West a distance of 701.33 feet to an iron pin;

thence North 36° 14' 20" East a distance of 456.12 feet (passing over an iron pin at 430.74 feet) to an iron pin in the centerline of County Road 35;

thence along the centerline of County Road 35 for the following five (5) courses;

- 1) North 88° 14' 20" East a distance of 167.72 feet to a point;
- 2) easterly along a curve to the right having a radius of 286.48 feet, an arc length of 170.70 feet (said arc having a chord bearing of South 74° 41' 30" East and chord distance of 168.18 feet) to a point;
- 3) South 57° 37' 20" East a distance of 2.31 feet to a point;
- 4) southeasterly along a curve to the right having a radius of 358.10 feet, an arc length of 218.15 feet (said arc having a chord bearing of South 40° 10' 10" East and chord distance of 214.79 feet) to a point;
- 5) South 22° 43' 05" East a distance of 50.43 feet to the place of beginning, containing 8.342 acres, more or less.

Subject to all legal right-of-way easements of previous record.

The above described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219, of Kunze and Associates, Inc., in April, 1975.

Reference: Volume 279, Page 522 of the Deed Records of Athens County, Ohio.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Brian D. McKerson
DATE: July 14, 1975

AMES
SEC. 15816
8/10

William Varner and Janet Varner, husband and wife of Athens
 (Marital Status)
 County, Ohio for valuable consideration paid, grant(s), (covenants, if any)
 to William Varner and
 Janet Varner
 , husband and wife, for their
 joint lives, remainder to the survivor of them, whose tax mailing address is Athens County, Ohio

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situate in the Township of Ames, County of Athens and State of Ohio, being in Frac. 12 of Section 10, Frac. 6 of Section 15, and Section 16, Town 6, Range 13, bounded and described as follows: Beginning at a point in the west line of Frac. 12, the southeast corner of Section 16 and the northeast corner of Frac. 6; thence south 4 degrees west 1,084.5 feet true bearing on the fraction line to a point 146.5 feet north 4 degrees east from the north line of Frac. 2; thence south 82 degrees west 304 feet; thence north 45 degrees west 121.4 feet; thence south 86-3/4 degrees west 138.6 feet; thence north 75 1/2 west 136.6 feet; thence north 49 1/2 west 813.8 feet to a point in the southeast side of a small triangular tract conveyed to George R. and Ruth Sewell by Sarah J. Durfish; thence south 23 degrees west 258.6 feet; thence north 24 1/2 degrees west 636.3 feet; thence north 8 1/2 degrees west 266.2 feet to a point in the south line of Frac. 16; thence on the section line north 86 degrees west 968.3 feet to the half section point; thence on the west line of the southeast quarter of Section 16 north 4 degrees east 1,752.3 feet to the center of the public road; thence following the road south 57 degrees east 198 feet south 66 degrees east 139.3 feet; south 78 1/2 degrees east 458.7 feet; north 87 degrees east 238.8 feet; south 63 1/2 degrees east 121.5 feet; south 43 1/2 degrees east 145.2 feet; south 21 1/2 degrees east 91.2 feet; thence south 15 1/2 south degrees east 111 feet; south 48 1/2 degrees east 474 feet south 68 1/2 degrees east 711.5 feet; and south 74 1/2 degrees east 396 to the intersection of the center line of the public road and the east line of Section 16; thence on the section line north 4 degrees east 433.5 feet to the northwest corner of Frac. 12; thence on the fraction line south 86 degrees east 1283 feet to the half fraction line; thence south 4 degrees west 553.4 feet to the center of the public road and intersection of a lane; thence following the lane south 21 1/2 degrees west 600.6 feet; thence north 86 degrees west 1,035.5 feet to the place of beginning, containing an area of 142.77 acres, more or less, as surveyed by R. H. Jones, on October 7, 1946. **TRANSFER**

Subject to an existing oil and gas lease held by D. T. Orndoff and now held by Ernest C. Calhoun of 211 Lingrove Place, Pittsburgh, Pa.

Reference: Volume 250, page 281 of the Deed Records of Athens County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING:

Being a tract of land situated in the southwest quarter of Section 16, of Township 6, Range 13, Ames Township, Athens County, State of Ohio, said tract being part of that land deeded to William Varner and Janet Varner and recorded in Deed Volume 279, page 522, in the Athens County Recorder's Office and being more particularly described as follows:

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- 2) North 69° 34' 05" West a distance of 459.43 feet to an iron pin;
- 3) North 76° 20' 15" West a distance of 299.58 feet to an iron pin;
- 4) North 47° 10' 45" West a distance of 399.45 feet to an iron pin;
- 5) North 22° 43' 05" West a distance of 98.30 feet to an iron pin being the northeasterly corner and the true place of beginning of the tract of land herein described;

thence from said place of true beginning South 20° 50' 55" West a distance of 592.42 feet (passing over an iron pin at 29.03 feet) to an iron pin;

thence North 51° 28' 10" West a distance of 701.33 feet to an iron pin;

thence North 36° 14' 20" East a distance of 456.12 feet (passing over an iron pin at 430.74 feet) to an iron pin in the centerline of County Road 35;

thence along the centerline of County Road 35 for the following five (5) courses;

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ATHENS COUNTY

ENGINEER'S OFFICE

Brian D. McPherson

DATE: July 14, 1975

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- 3) South 57° 37' 20" East a distance of 2.31 feet to a point;
- 4) southeasterly along a curve to the right having a radius of 358.10 feet, an arc length of 218.15 feet (said arc having a chord bearing of South 40° 10' 10" East and chord distance of 214.79 feet) to a point;
- 5) South 22° 43' 05" East a distance of 50.43 feet to the place of beginning, containing 8.342 acres, more or less.

Subject to all legal right-of-way easements of previous record.

The above described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219, of Kunze and Associates, Inc., in April, 1975.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Brian D. McPherson*
DATE: *July 14, 1975*

Prior Instrument Reference: Volume _____ Page _____
Wife (Husband) of the grantor, releases all rights of dower therein.

_____ WITNESS _____ hand this _____ day
of _____ 197 _____

In Presence of: _____

State of Ohio
County of _____

Before me, a _____

, in and for said county, personally appeared

the above named

who acknowledged that _____
free act and deed.

did sign the foregoing instrument, and that the same is

In testimony whereof, I have hereunto subscribed my hand at this

day of _____

197 _____

Survivorship

Survivorship

On

19

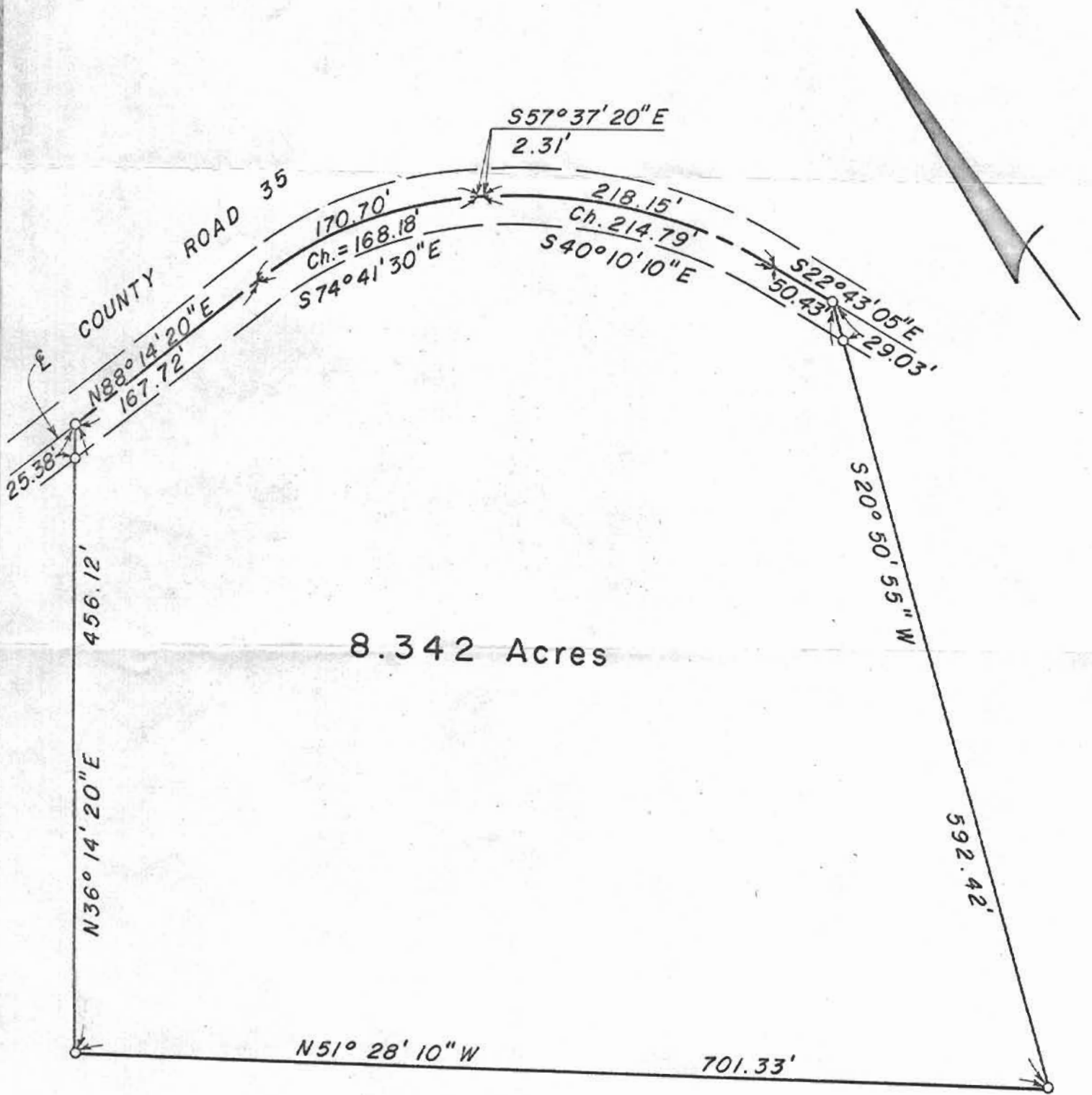
1975

LAVELLE AND YANITY
ATTORNEYS AT LAW
THE SECURITY BUILDING
POST OFFICE BOX 681
ATHENS, OHIO 45701

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SURVEY FOR
 CHARLES MASTEN
 LOCATION
 AMES TOWNSHIP - ATHENS COUNTY
 RANGE 13 - TOWNSHIP 6 - SECTION 16 - S.E. QTR.

SCALE 1" = 100' DATE 5-6-75 P.B. P. D.V. 279 P. 522 LOT No. _____



8.342 Acres

William & Janet Varner
 Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE



o - Iron Pin

BY: *Brian D. McPherson*

DATE: *July 14, 1975*

I HEREBY CERTIFY THAT THE FOREGOING DRAWING WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES.

DRAWN BY M.F.K.

Henry L. Kunze
 REGISTERED SURVEYOR No. 5219