

WARRANTY DEED

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 3-26-99

(Pre Approval)

KNOW ALL MEN BE THESE PRESENTS:

That \_\_\_\_\_ hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Ames, County of Athens, State of Ohio, and in Section 7, Town 6 N, Range 13 W, and bounded and described as follows:

PARCEL NO. 2WD

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing at the south west corner of section 7, being 454.686 meters (1491.75 feet) left of SR 690 centerline Station 5+923.887; thence, with the south line of section 7, South 87° 12' 06" East a distance of 455.775 meters (1495.32 feet) to a point in SR 690; thence, leaving the said section line and with the westerly property line of Sami Michael and with SR 690, North 1° 29' 19" West, a distance of 32.850 meters (107.78 feet) to a point, said point being the Grantor's south westerly property corner and also being 0.186 meters (0.61 feet) left of SR 690 Station 5+924.592 and the POINT OF BEGINNING;

thence, continuing North 1° 29' 19" West with the grantor's westerly property line, a distance of 90.408 meters (296.61 feet) to a point in SR 690;

thence, North 88° 45' 15" East a distance of 8.189 meters (26.87 feet) to an iron pin set on the existing easterly right of way line of SR 690;

thence, with a new easterly right of way line for SR 690 the following courses:  
South 33° 15' 54" East, a distance of 17.691 meters (58.04 feet) to an iron pin set;  
South 1° 14' 45" East, a distance of 77.693 meters (254.90 feet) to an iron pin set on the Grantor's southerly property line and the northerly property line of Sami Michael;

thence, leaving the said new right of way line and with the said southerly property line and the northerly property line of Sami Michael, North 83° 40' 20" West, a distance of 17.337 meters (56.88 feet) to the POINT OF BEGINNING; said described tract containing 0.152 hectare (0.376 acres), more or less, including the present road which occupies 0.073 hectares (0.181 acres), more or less.

The above described area which contains 0.152 hectares (0.376 acres) is to be deleted from Auditor's Number C01-00100612-00, which presently contains 11.222 hectares (27.73 acres).

Iron pins set in the above description are 19 mm (3/4 inch) by 760 mm (30 inches) reinforcing rod with plastic caps stamped "ODOT R/W".

Bearings in the above description are arbitrary and based on the bearing of N 4° 30" W from point #402 to #403 of an aerial control survey by ODOT dated 4-28-93.

Description prepared by Benatec Associates, by Rodney K. Bennett, Ohio Registered Surveyor No. 6007.

Grantor claims title by instrument(s) of record in D.B. 41, Page 490 County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right of ingress to and egress from any residual area.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance of dower herein, has hereunto set his hand this \_\_\_\_\_ day of, \_\_\_\_\_ 19\_\_\_\_.

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