

LAND INSTALLMENT CONTRACT

Dorothy Wiland, aka Dottie Wiland, fka Dorothy E. Rutter, fka Dorothy W. Wright, single, (identify marital status), hereinafter called "SELLER", whether one or more than one, agrees to, sell to Patricia Perry, aka Pat Perry, single, hereinafter called "BUYER", whether one or more than one, and BUYER agrees to purchase, upon the following terms and conditions, the real estate improvements, fixtures, and appurtenances, the legal description of which is as follows (the "PREMISES"):

Situated in the State of Ohio, County of Athens, and Township of Ames and being further described as follows:

Tract One:

Situate in Section 25, T.6, R. 13, Ames Township, Athens County, Ohio and being a part of a tract of land as recorded in Volume 311, Page 369, Athens County Deed Records and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Section 25, thence, South 00 Degrees 46 Minutes 29 Seconds East a distance of 1165.08 feet to an iron pin; thence, South 84 Degrees 00 Minutes 16 Seconds East a distance of 444.04 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, South 80 Degrees 39 Minutes 31 Seconds East a distance of 419.19 feet to an iron pin set; thence, S 08 Degrees 55 Minutes 31 Seconds West a distance of 655.38 feet to a Railroad Spike set in Township Road 218; thence, along said road North 63 Degrees 27 Minutes 36 Seconds West a distance of 230.75 feet to a point; thence, N 68 Degrees 45 Minutes West a distance of 111.96 feet to a railroad spike set; thence leaving said road North 05 Degrees 42 Minutes East a distance of 64.83 feet to an iron pin set; thence, North 00 Degrees 51 Minutes 32 Seconds West a distance of 507.34 feet to the point of beginning and containing 5.12 acres.

Tract Two:

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Section 25, thence North 89 Degrees 22 Minutes 59 Seconds East a distance of 544.49 feet to an iron pin set; thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1562.72 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, continuing South 32 Degrees 55 Minutes 25 Seconds East a distance of 400.00 feet to an iron pin set; thence South 89 Degrees 21 Minutes 42 Seconds West a distance of 429.40 feet to an iron pin set; thence, South 30 Degrees 39 Minutes West a distance of 253.39 feet to an iron pin

Ames 25

set; thence South 40 Degrees 19 Minutes 20 Seconds West a distance of 187.76 feet to a point in Township Road 218, passing an iron pin at 167.09 feet; thence, along said road, North 63 Degrees 29 Minutes 43 Seconds West a distance of 180.89 feet to a railroad spike set; thence, leaving said road North 08 Degrees 55 Minutes 31 Seconds East a distance of 655.38 feet to an iron pin set; thence, South 87 Degrees 06 Minutes East a distance of 523.49' to the point of beginning and containing 7.51 acres.

Tract Three:

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Section 25, thence, N 89 Degrees 22 Minutes 59 Seconds East a distance of 544.49 feet to an iron pin thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1962.72 feet to an iron pin set said pin being the point of beginning for the tract of land herein described.

Thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1,200.00 feet to an iron pin set; thence, South 88 Degrees 47 Minutes 31 Seconds West a distance of 646.91 feet to a railroad spike set in Township Road 218; thence, along said road North 45 Degrees 54 Minutes 53 Seconds West a distance of 346.70 feet to a railroad spike set; thence, North 46 Degrees 31 Minutes 44 Seconds West a distance of 601.42 feet to a point; thence, leaving said road North 40 Degrees 19 Minutes 20 Seconds East a distance of 187.76 feet to an iron pin set, passing an iron pin set at 20.67 feet; thence, North 30 Degrees 39 Minutes East a distance of 253.39 feet to an iron pin set; thence, North 89 Degrees 21 Minutes 42 Seconds East a distance of 429.40 feet to the point of beginning and containing 17.22 acres.

Tract Four:

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and begin more particularly described as follows:

Beginning at a stone found at the North-west corner of Section 25, thence, North 89 Degrees 22 Minutes 59 Seconds East a distance of 544.49 feet to an iron pin set; thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1562.72 feet to an iron pin set; thence, North 87 Degrees 06 Minutes West a distance of 523.49 feet to an iron pin set, thence, North 80 Degrees 39 Minutes 31 Seconds West a distance of 419.19 feet to an iron pin set, thence, North 84 Degrees 00 Minutes 16 Seconds West a distance of 444.04 feet to an iron pin set, thence, North 00 Degrees 46 Minutes 29 Seconds West a distance of 1165.08 feet to the point of beginning and containing 26.96 acres.

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD
ROUTE 3 BOX 240B
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 17.22 ACRE TRACT (TRACT 1)

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more particularly described as follows:

Commencing at a stone found at the North-west corner of corner of section 25, thence, N 89 Degrees 22 Minutes 59 Seconds East a distance of 44.49 feet to an iron Pin thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1962.72 feet to an iron Pin set said Pin being the Point of beginning for the tract of land herein described:

Thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 200.00 feet to an iron Pin set; thence, South 88 Degrees 47 Minutes 31 Seconds West a distance of 646.91 feet to a rail-road spike set in Township Road 218; thence, along said road North 45 Degrees 54 Minutes 53 Seconds East a distance of 346.70 feet to a rail-road spike set; thence, North 46 Degrees 31 Minutes 44 Seconds West a distance of 601.42 feet to a Point; thence, leaving said road North 40 Degrees 19 Minutes 20 Seconds East a distance of 187.76 feet to an iron Pin set, Passing an iron Pin set at 3.67 feet; thence, North 30 Degrees 39 Minutes East a distance of 253.39 feet to an iron Pin set; thence, North 89 Degrees 21 Minutes 42 Seconds East a distance of 429.40 feet to the Point of beginning and containing 17.22 acres.

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6805

② Description checked for
Mathematical Accuracy
by _____

② *Bob Eichenberg*
10/30/85

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PEACH RIDGE ROAD
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ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

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(614) 592-5778

DESCRIPTION OF A 7.51 ACRE TRACT (TRACT 2)

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a Part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more Particularly described as follows:

Commencing at a stone found at the North-west corner of Section 25, thence North 89 Degrees 22 Minutes 59 Seconds East a distance of 544.49 feet to an iron Pin set; thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1562.72 feet to an iron Pin set, said Pin being the Point of beginning for the tract of land herein described:

Thence, continuing South 32 Degrees 55 Minutes 25 Seconds East a distance of 400.00 feet to an iron Pin set; Thence South 89 Degrees 21 Minutes 42 Seconds West a distance of 429.40 feet to an iron Pin set; thence, South 30 Degrees 39 Minutes West a distance of 253.39 feet to an iron Pin set; thence South 40 Degrees 19 Minutes 20 Seconds West a distance of 187.76 feet to a Point in Township Road 218, Passing an iron Pin at 167.09 feet; thence, along said road, North 63 Degrees 29 Minutes 43 Seconds West a distance of 180.89 feet to a Rail-road Spike set; thence, leaving said road North 08 Degrees 55 Minutes 31 Seconds East a distance of 555.38 feet to an iron Pin set; thence, South 87 Degrees 06 Minutes East a distance of 523.49' to the Point of beginning and containing 7.51 acres.

Subject to all easements and rights of way of record.

John M. Branner
JOHN M BRANNER R.L.S. 6805

③ Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERING OFFICE

By: Bob Eickensberg
DATE: 10/30/85

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD
ROUTE 3 BOX 240B
ATHENS, OHIO 45701

TELEPHONE
(614) 592-5778

JOHN M. BRANNER
Registered Land Surveyor

DESCRIPTION OF A 5.12 ACRE TRACT (TRACT 3)

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a Part of a tract of land as recorded in Volume 311, Page 369, Athens County Deed Records and being more Particularly described as follows:

Commencing at a stone found at the North-west corner of Section 25, thence, South 00 Degrees 46 Minutes 29 Seconds East a distance of 1165.08 feet to an iron Pin; thence, South 84 Degrees 00 Minutes 16 Seconds East a distance of 444.04 feet to an iron Pin set, said Pin being the Point of beginning for the tract of land herein described:

Thence, South 80 Degrees 39 Minutes 31 Seconds East a distance of 419.19 feet to an iron Pin set; thence, S 08 Degrees 55 Minutes 31 Seconds West a distance of 655.38 feet to a Railroad SPIKE set in Township Road 218; thence, along said road North 63 Degrees 27 Minutes 36 Seconds West a distance of 230.75 feet to a Point; thence, N 68 Degrees 45 Minutes West a distance of 111.96 feet to a Rail-road SPIKE Set; thence leaving said road North 05 Degrees 42 Minutes East a distance of 64.83 feet to an iron Pin set; thence, North 00 Degrees 51 Minutes 32 Seconds West a distance of 107.34 feet to the Point of beginning and containing 5.12 acres.

Subject to all easements and rights of way of record.

John M. Branner
JOHN M. BRANNER R.L.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY

DATE: *Bob Eichenberg*
10/30/85

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ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 5.80 ACRE TRACT

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a Part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more Particularly described as follows:

Commencing at a stone found at the North-west corner of Section 25, thence, South 00 Degrees 46 Minutes 29 Seconds West a distance of 1165.08 feet to an iron Pin set, said Pin being the Point of beginning for the tract of land herein described:

Thence, S 84 Degrees 00 Minutes 16 Seconds East a distance of 444.04 feet to an iron Pin set; thence, South 00 Degrees 51 Minutes 32 Seconds East a distance of 507.34 feet to an iron Pin set; thence, South 05 Degrees 2 Minutes West a distance of 64.83 feet to a rail-road spike in Township Road 218; thence, along said road North 76 Degrees 42 Minutes 14 Seconds West a distance of 122.10 feet to a Point; thence, South 88 Degrees 56 Minutes 24 Seconds West a distance of 315.95 feet to a Point; thence, North 00 Degrees 46 Minutes 28 Seconds West a distance of 596.00 feet to the Point of beginning and containing 5.80 acres.

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE

BY: *Bob Eichenberg*

DATE: *10/20/85*

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MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD
ROUTE 3 BOX 240B
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 59

DESCRIPTION OF A 26.96 ACRE TRACT

Situated in Section 25, T.6, R.13, Ames Township, Athens County Ohio and being a part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more particularly described as follows:

Beginning at a stone found at the North-west corner of Section 25, thence, North 89 Degrees 22 Minutes 59 Seconds East a distance of 544.49 feet to an iron Pin set; thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1562.72 feet to an iron Pin set; thence, North 87 Degrees 06 Minutes West a distance of 523.49 feet to an iron Pin set; thence, North 80 Degrees 39 Minutes 31 Seconds West a distance of 419.19 feet to an iron Pin set; thence, North 84 Degrees 00 Minutes 16 Seconds West a distance of 444.04 feet to an iron Pin set; thence, North 00 Degree 46 Minutes 29 Seconds West a distance of 1165.08 feet to the Point of beginning and containing 26.96 acres.

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6985

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *John Eichenberg*
DATE: *4/18/91*

This 26.96 acre parcel must be held continuously and contiguously with either the 5.12 ac. or 7.51 ac. parcels to the south.

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ROUTE 3 BOX 240B
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 26.96 ACRE TRACT

Situated in Section 25, T.6, R.13, Ames Township, Athens County Ohio and being a Part of a tract of land as described in Volume 311, Page 369, Athens County Deed Records and being more particularly described as follows:

Beginning at a stone found at the North-west corner of Section 25, thence, North 89 Degrees 22 Minutes 59 Seconds East a distance of 544.49 feet to an iron Pin set; thence, South 32 Degrees 55 Minutes 25 Seconds East a distance of 1562.72 feet to an iron Pin set; thence, North 87 Degrees 06 Minutes West a distance of 523.49 feet to an iron Pin set; thence, North 80 Degrees 39 Minutes 31 Seconds West a distance of 419.19 feet to an iron Pin set; thence, North 84 Degrees 00 Minutes 16 Seconds West a distance of 444.04 feet to an iron Pin set; thence, North 00 Degrees 06 Minutes 29 Seconds West a distance of 1165.08 feet to the Point of Beginning and containing 26.96 acres.

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERING DEPT.

BY: *Bob Eichenberg*

DATE: *10/30/85*

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N 89°22'59" E
544.49'

SECTION 26
SECTION 25

MERIETTA
STANLEY
334/149

SURVEY OF FIVE TRACTS IN
SECTION 25, TOWN 6, RANGE 13,
MADISON TOWNSHIP, ATHENS COUNTY,
OHIO

FOR: DOROTHY RUTTER
SURVEY COMPLETED OCTOBER 1985

John M. Branner
JOHN M. BRANNER
REGISTERED LAND SURVEYOR 6805
PEACH RIDGE RD., ATHENS, OHIO
614-592-5778



SCALE 1" = 200'
O = IRON PIN SET
Δ = RAILROAD SPIKE SET

TRACT V
26.96 AC.

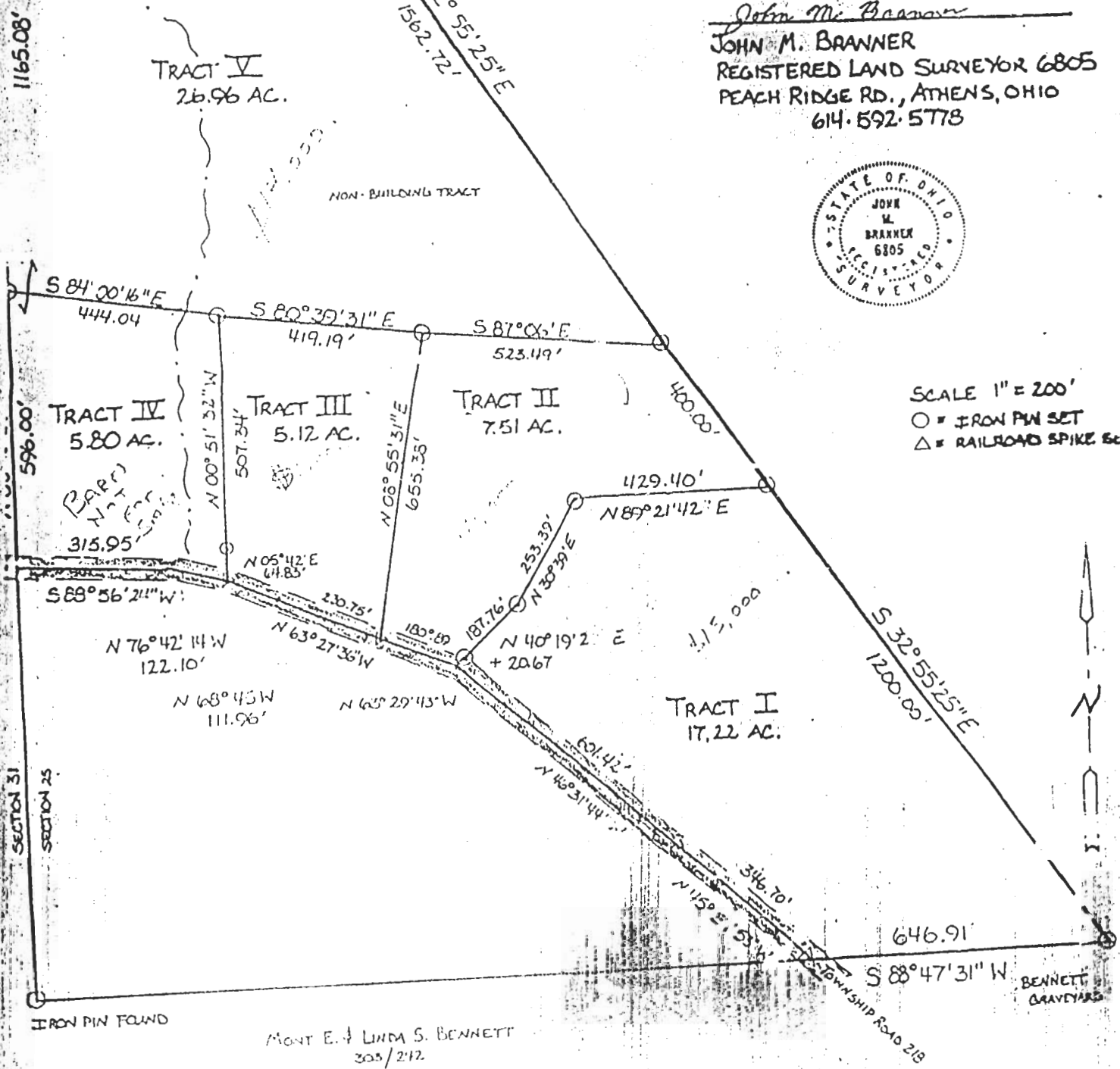
NON-BUILDING TRACT

TRACT IV
5.80 AC.

TRACT III
5.12 AC.

TRACT II
7.51 AC.

TRACT I
17.22 AC.

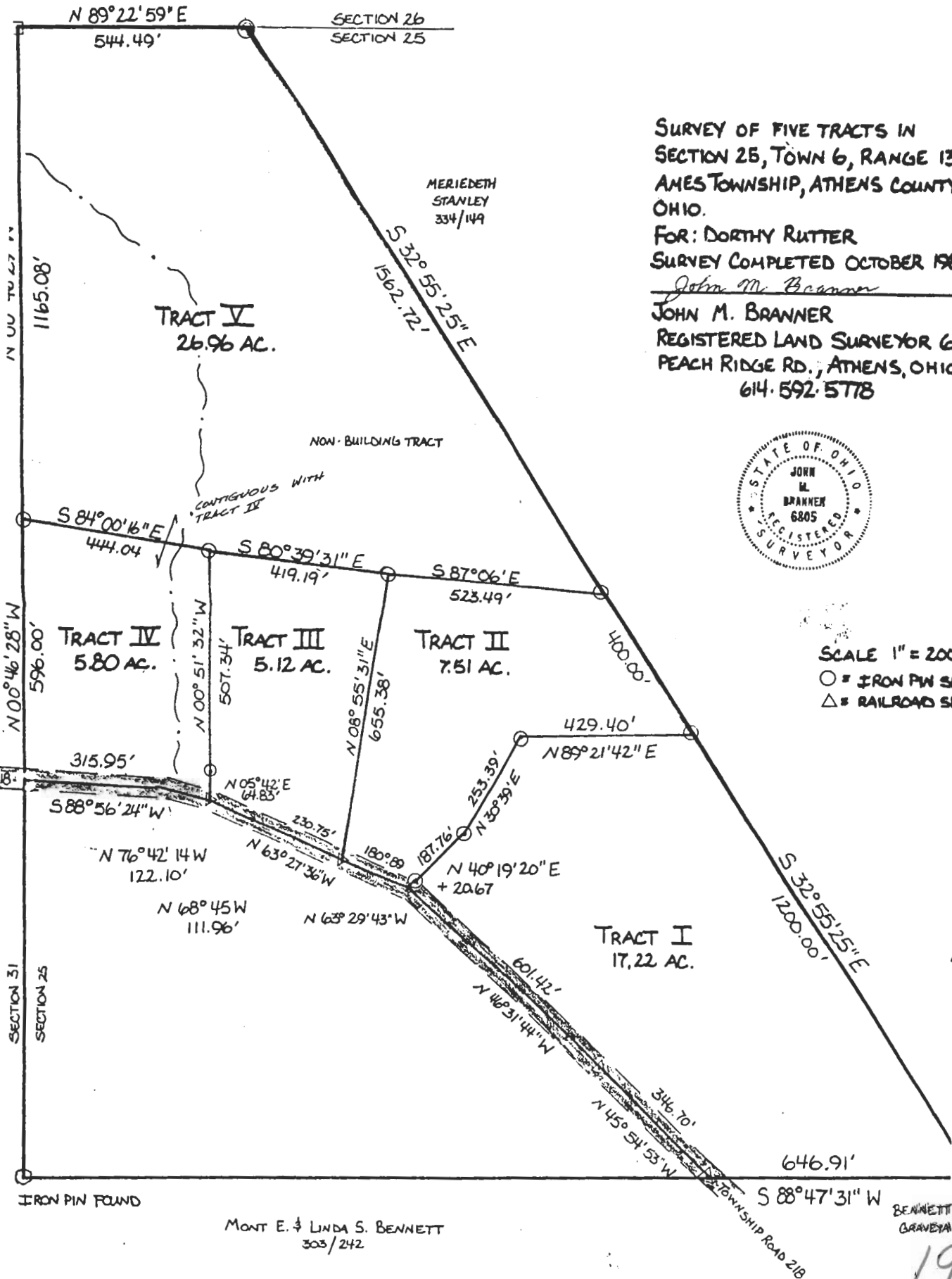


IRON PIN FOUND

MONT E. & LINDA S. BENNETT
305/212

BENNETT
GRAVEYARD

TOWNSHIP ROAD 218



SURVEY OF FIVE TRACTS IN SECTION 25, TOWN 6, RANGE 13, AMES TOWNSHIP, ATHENS COUNTY, OHIO.

FOR: DORTHY RUTTER
 SURVEY COMPLETED OCTOBER 198E
John M. Branner

JOHN M. BRANNER
 REGISTERED LAND SURVEYOR 68
 PEACH RIDGE RD., ATHENS, OHIO
 614.592.5778



SCALE 1" = 200'
 ○ = IRON PIN SE
 △ = RAILROAD SP

AMS# 95

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