

OHIO WARRANTY DEED - Survivorship

Know all Men by These Presents, that Clifford Enterprises, Inc. a corporation duly organized and existing under and by virtue of the laws of Ohio, the Grantor, in consideration of One Dollar and other good and valuable consideration to it paid by John P. Ortman and Christy Clifford Ortman, husband and wife, the Grantees, whose tax mailing address will be 2 Richland Hills, Athens, Ohio, 45701, does hereby grant, bargain, sell and convey unto the said Grantees, John P. Ortman and Christy Clifford Ortman, husband and wife, a joint life estate with remainder over in fee simple to the survivor of them, their heirs and assigns, the following described premises, situated in the Township of Athens, County of Athens and State of Ohio and being in Sections 11 and 12 of said Township and more particularly described as follows:

Beginning at a stone, said stone being North 5° 52' 20" East a distance of 1334.83 feet from the Southeast corner of Lease Lot No. 205 of Section 12; thence North 82° 54' 10" West a distance of 2267.26 feet to a point; thence South 5° 17' 30" West a distance of 897.39 feet to a point in the North right of way line of U.S. Route 33; thence with said right of way line South 54° 22' 51" East a distance of 2011.25 feet to a point; thence continuing with said right of way line North 76° 13' 17" East a distance of 138.29 feet to a point; thence continuing with said right of way line South 5° 43' 43" East a distance of 166.51 feet to a point; thence continuing with said right of way line South 54° 24' 53" East a distance of 569.00 feet to a point; thence North 1° 38' 40" West a distance of 517.83 feet to a point; thence North 84° 19' 20" West a distance of 592.85 feet to a point; thence North 1° 38' 40" West a distance of 400.00 feet to a point; thence North 5° 52' 10" East a distance of 350.00 feet to a point; thence South 84° 22' 53" East a distance of 150.00 feet to a point; thence North 5° 52' 10" East a distance of 477.00 feet to a point; thence South 84° 22' 50" East a distance of 415.00 feet to a point; thence North 5° 52' 40" East a distance of 507.92 feet to the place of beginning and containing 65.946 acres, more or less, 9.165 acres being in Lease Lot 50 and 56.781 Acres being in Lease Lot 205.

This description is based on a survey by Harold D. Whaley dated July 1965 and from available records. Prepared by: Evans, Mechwart, Hambleton & Tilton, Inc. George A. Mara, Registered Surveyor #5508.

Reference: - Volume 266, Page 210, Athens County Deed Records.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, a joint life estate with remainder over in fee simple to the survivor of them, their heirs and assigns forever.

And the said Grantor, for itself and its successors, hereby covenants with the said grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in manner aforesaid, and that the same are free and clear from all encumbrances, and further, that said grantor will warrant and defend the same against all claims of all persons whomsoever.

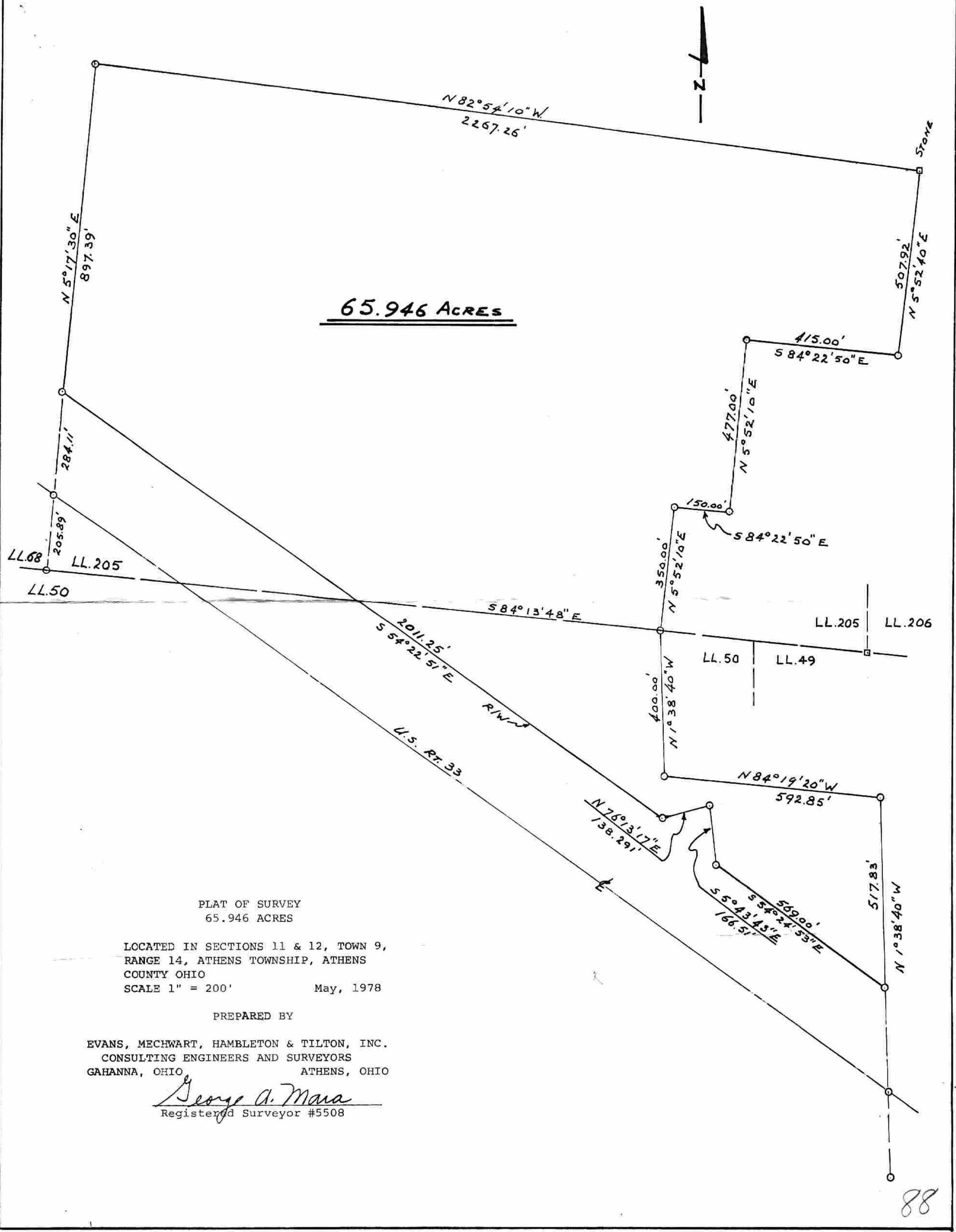
In Witness Whereof said Clifford Enterprises, Inc. has caused its corporate name:

Description checked for
Mathematical Accuracy,
ATHENS COUNTY,
ENGINEER'S OFFICE

BY: W. M. Watkins
DATE: 5/10/78

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Athens Twp. Sections 11 & 12



65.946 ACRES

PLAT OF SURVEY
65.946 ACRES

LOCATED IN SECTIONS 11 & 12, TOWN 9,
RANGE 14, ATHENS TOWNSHIP, ATHENS
COUNTY OHIO
SCALE 1" = 200' May, 1978

PREPARED BY

EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS AND SURVEYORS
GAHANNA, OHIO ATHENS, OHIO

George A. Mana
Registered Surveyor #5508