

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Estate of  
That Ralph W. Frost, 4/6 interest, widow, un-  
Linda L. Miller, 1/6 interest, remarried  
Nancy A. Wolfe, 1/6 interest, married

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 One Thousand Nine Hundred and 00/100 Eighty Dollars (\$1,980.00) 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 County of Athens, State of Ohio, and in Athens Township, Section 22, Lot No. 137, Town 9 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 15WD

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

Commencing at an iron pin set at the Southeast corner of Lot 137, 44.34 feet left of Station 166+18.09; thence North 03 Degrees 37 Minutes 08 Seconds East along the East line of Lot 137 a distance of 85.40 feet to centerline Station 166+91.08 from the centerline of a survey made in 1993 by the Ohio Department of Transportation of State Route 682 in Lot 137, Section 22, Athens Township, Athens County, Ohio; thence North 27 Degrees 39 Minutes 29 Seconds West along the centerline a distance of 129.65 feet to centerline P.C. Station 168+20.73; thence following the centerline with a curve to the right having a radius of 654.81 feet, an arc length of 144.69 feet and a chord bearing North 21 Degrees 19 Minutes 41 Seconds West a chord distance of 144.39 feet to centerline station 169+65.41; thence South 75 Degrees 00 Minutes 07 Seconds West radially from the centerline a distance of 32.99 feet to the Grantor's Southeast property corner, 32.99 feet left of Station 169+65.41; said point being the True Place Of Beginning, thence North 89 Degrees 35 Minutes 38 Seconds West along the Grantor's South property line a distance of 60.42 feet to an iron pin set, 91.41 feet left of Station 169+79.50; thence North 84 Degrees 04 Minutes 34 Seconds East a distance of 35.76 feet to an iron ipin set, 56.00 feet left of Station 169+75.00; thence North 31 Degrees 11 Minutes 13 Seconds East a distance of 29.97 feet to an iron pin set, 35.00 feet left of Station 165+95.00; thence North 10 Degrees 40 Minutes 42 Seconds West a distance of 88.53 feet to an iron pin set at the Grantor's North property line, 38.00 feet left of Station 170+78.86; thence South 87 Degrees 27 Minutes 06 Seconds East along said property line a distance of 32.15 feet to the Grantor's Northeast property corner, 6.15 feet left of Station 170+74.64; thence South 03 Degrees 10 Minutes 07 Seconds West along the Grantor's West property line a distance of 115.50 feet to the Place Of Beginning.

This description is based on a survey made by the Ohio Department of Transportation under the direction and supervision of Franklin D. Blair, Registered Surveyor No. 5676.

It is understood that the strip of land above described contains 0.057 acres, more or less, including the present road which occupies 0.021 acres, more or less.

Prepared for  
Agency  
BY: S. Blausen  
12-16-96

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 8-16-94

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ATH #22

Of the above described area of 0.057 acres, 0.029 acres is to be deleted from Auditor's Parcel No. A04-00200353-00 which contains 0.210 acres and 0.028 is to be deleted from Auditor's Parcel No. A04-00200354-00 which contains 0.280.

Grantor claims title by instrument(s) of record in D.B. 202/236 Page 407/81 County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right of ingress and egress to and from the residue

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 11th day of December, 1996.

*Amy Molden*  
Amy Molden  
*Sherrie L. Kisor*  
Sherrie L. Kisor

Estate of *Ralph W. Frost*  
Ralph W. Frost, 4/6 interest,  
*Linda L. Miller*  
Linda L. Miller, 1/6 interest, ~~widow~~ <sup>married</sup>

*Nancy A. Wolfe*  
Nancy A. Wolfe, 1/6 interest, ~~married~~  
*Henry E. Wolfe*  
Henry E. Wolfe, husband of Nancy A. Wolfe

STATE OF OHIO, COUNTY, ATHENS, ss.  
BE IT REMEMBERED, That on this 11th day of December

1996, before me the subscriber, a Notary Public in and for said county, personally came the above named <sup>Estate of</sup> Ralph W. Frost, 4/6 interest,

and acknowledged the signing of the foregoing deed to be its voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*Sherrie Lynn Kisor*  
Notary Public  
SHERRIE LYNN KISOR  
Notary Public, State of Ohio  
My comm. expires Feb. 21, 1999

STATE OF OHIO, COUNTY ATHENS, ss.  
BE IT REMEMBERED, That on this 11th day of December

1996, before me the subscriber, a Notary Public in and for said county, came the above named <sup>widow, un-</sup> Linda L. Miller, 1/6 interest, ~~remarried~~ and acknowledged the signing of the foregoing deed to be her voluntary act and deed.

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In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*Sherrie Lynn Kisor*

Notary Public

SHERRIE LYNN KISOR  
Notary Public, State of Ohio  
My comm. expires: Feb. 21, 2000

STATE OF OHIO, COUNTY ATHENS, ss.  
BE IT REMEMBERED, That on this 11th day of December

1996, before me the subscriber, a Notary Public in and for said county, personally came the above named Nancy A. Wolfe, 1/6 interest, married, Henry E. Wolfe, husband of Nancy A. Wolfe and acknowledged the signing of the foregoing deed to be their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*Sherrie Lynn Kisor*

Notary Public

SHERRIE LYNN KISOR  
Notary Public, State of Ohio  
My comm. expires: Feb. 21, 2000

This instrument prepared by ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ for the State of Ohio, Department of Transportation.

===== WARRANTY DEED FROM =====

Estate of  
Ralph W. Frost, 4/6 interest, ~~widow, name~~  
Linda L. Miller, 1/6 interest, married  
Nancy A. Wolfe, 1/6 interest, married  
Henry E. Wolfe, husband of Nancy A. Wolfe  
Address 8150 Willwood Rd

Athens, Ohio 45701

TO THE

STATE OF OHIO

===== S.R. 682 County ATH =====  
Section 3.00  
Parcel No. 15WD  
=====

TRANSFERRED

=====, 19 \_\_\_\_\_, Auditor  
Received \_\_\_\_\_, 19 \_\_\_\_\_  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
Recorded \_\_\_\_\_, 19 \_\_\_\_\_  
in \_\_\_\_\_ County  
Record of Deeds, Vol. \_\_\_\_\_ Page \_\_\_\_\_  
===== Recorder's Fee, \$ \_\_\_\_\_, Recorder

NOTE

To the County Recorder:  
As soon as this deed has been recorded, it should be returned to the Department of Transportation at Box 658, Marietta, Ohio.

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