

RE 13  
Rev. 12-72

WARRANTY DEED

KNOW ALL MEN BY 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 County of Athens, State of Ohio, and in Athens Township, Section 22, Lot No. 102, Town 9 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 1WD

Being a parcel of land lying along the both side s 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 a point in the North line of Lot 102, the Southeast corner of Lot 137 and the Southwest corner of Lot 194, 44.34 feet left of Station 166+18.09; thence South 85 Degrees 45 Minutes 14 Seconds East along said line a distance of 53.23 feet to centerline Station 165+90.48 from the centerline of a survey made in 1993 by the Ohio Department of Transportation of State Route 682 in Lot 102, Section 22, Athens Township, Athens County, Ohio; thence South 27 Degrees 39 Minutes 29 Seconds East along the centerline a distance of 325.02 feet to centerline Station 162+65.46; thence South 62 Degrees 20 Minutes 31 Seconds West with a right angle from the centerline a distance of 2.67 feet to an angle point in the Grantor's property line, 2.67 feet left of Station 162+65.46; said point being the True Place Of Beginning; thence South 85 Degrees 45 Minutes 14 Seconds East along the Grantor's property line a distance of 85.61 feet to an iron pin set, 70.00 feet right of Station 162+20.21; thence South 24 Degrees 28 Minutes 51 Seconds East a distance of 270.63 feet to an iron pin set, 55.00 feet right of Station 159+50.00; thence South 12 Degrees 43 Minutes 22 Seconds East a distance of 51.75 feet to an iron pin set at the Northwesterly Existing Right-Of-Way line, 41.66 feet right of Station 159+00.00; thence South 62 Degrees 20 Minutes 31 Seconds West a distance of 87.47 feet to an iron pin set at the Southwesterly Existing Right-Of-Way line, 45.81 feet left of Station 159+00.00; thence North 28 Degrees 39 Minutes 29 Seconds West along said line a distance of 69.74 feet to an iron pin set at the Grantor's property line, 47.02 feet left of Station 159+69.73; thence South 85 Degrees 36 Minutes 40 Seconds East along the Grantor's property line a distance of 56.03 feet to an angle point in the Grantor's property line, 0.47 feet right of Station 159+40.00; thence North 28 Degrees 12 Minutes 40 Seconds West along the Grantor's property line a distance of 325.47 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 0.545 acres, more or less, including the present road which occupies 0.281 acres, more or less.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 8-11-94

774 #22  
113

The above described area of 0.545 acres is to be deleted from Auditor's Parcel No. A04-00200377-00 which contains 41.000 acres. Grantor claims title by instrument(s) of record in D.B. \_\_\_\_\_ Page \_\_\_\_\_ County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OHIO, COUNTY, ATHENS \_\_\_\_\_, ss.  
BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named \_\_\_\_\_

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_  
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.

\_\_\_\_\_  
Notary Public

STATE OF OHIO, COUNTY ATHENS \_\_\_\_\_, ss.  
BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_, before me the subscriber, a Notary Public in and for said county, came the above named \_\_\_\_\_ and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.