

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Athens City School Board

STATE OF OHIO - ODOT - BOX

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 eight hundred twenty two & no/100

Dollars (\$822.00)

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~~ heirs, executors and administrators forever, the following described real estate;

Situated in the City of Athens, County of Athens, State of Ohio, and in Section 21 & Farm Lot 93, Town 9N, Range 14W, and bounded and described as follows:

PARCEL NO. 7 WD

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 Northwest corner of Farm Lot 94;

Thence S 02° 58'54" W along the East line of Farm Lot 93 a distance of 650.35 feet to a point on the centerline of S.R. 50 at Station 78+52.77;

Thence S 85° 08'30" W along the centerline of S.R. 56 a distance of 302.77 feet to a point at Station 75+50 being the "TRUE POINT OF BEGINNING";

Thence S 04° 51'30" E a distance of 45.00 feet to an iron pin 45.00 feet Right of Station 75+50;

Thence S 85° 08'30" W a distance of 137.75 feet to an iron pin 45.00 feet Right of Station 74+12.24;

Thence N 05° 21'16" E a distance of 45.72 feet to a point on said centerline at Station 74+20.35 and passing through a found concrete highway monument 25.24 feet Right of Station 74+15.89;

Thence N 85° 08'30" E a distance of 129.65 feet along said centerline to the "TRUE POINT OF BEGINNING", containing 0.138 acres, more or less, of which the public road occupies 0.091 acres, more or less.

A gross take of 0.138 ac. more or less, inclusive of the present road which occupies .091 ac. more or less to be deleted from Auditor's Parcel No. A02735000-2200 which contains 15.11 ac.

Grantor claims title by instrument of record in Vol. 340 page 923 in Athens County Recorder's office.

This above description prepared by Kerry D. Osborn, Professional Surveyor No. 7326, State of Ohio.

Athens # 21

Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE BY: S. Blausser DATE: 5-1-89

Grantor claims title by instrument(s) of record in D.B. 340 Page 923 County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right of ingress and egress to and from any 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~~ heirs, executors and administrators 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~~ heirs, executors and administrators, that he is true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is and clear from all liens and encumbrances whatsoever.