

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Deborah R. Roach aka Deborah Roach, divorced

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 three hundred seventy-five & no/100

Dollars (\$1,375.00)

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 Township of Athens, County of Athens, State of Ohio, and in Section 27, & Farm Lot 124, Town 9N, Range 14W, and in Lots 11 & 12 of Haywood Heights Subdivision, recorded in Vol. 8, PG. 97 and bounded and described as follows:

PARCEL NO. 1 WD

Being a parcel of land lying on the Left & 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. 56 at Station 78+52.77;

Thence S 85°08'30" W along the relocated centerline of S.R. 56 a distance of 572.94 feet to the PT of a curve at Station 72+79.83;

Thence continuing along said centerline along a curve to the Left having a radius of 1762.95 feet, an arc distance of 1013.45 feet, a chord bearing S 68°40'23"W and a chord distance of 999.55 feet to the PC of a curve at Station 62+66.38, passing the East line of Farm Lot 124 (calculated) at an arc distance of 647.19 feet (STA. 66+32.64);

Thence continuing along said centerline S 52°12'16" W a distance of 191.38 to a point at Station 60+75, being the "TRUE POINT OF BEGINNING";

Thence N 37°47'44" W a distance of 50.00 feet to an iron pin on the existing northerly right of way line 50.00 feet Left of Station 60+75;

Thence N 21°14'03" E a distance of 29.15 feet to an iron pin 65.00 feet Left of Station 61+00;

Thence N 30°24'14" E a distance of 53.85 feet to an iron pin 85.00 feet Left of Station 61+50;

Thence N 46°29'36" E a distance of 50.25 feet to an iron pin 90.00 feet Left of Station 62+00;

Thence N 61°59'10" E a distance of 193.87 feet to an iron pin 61.32 feet Left of Station 63+86.95;

Thence S 71°44'34" E a distance of 0.45 feet to a point 60.97 feet Left of Station 63+87.22;

Thence S 01°48'32" E a distance of 89.02 feet to a point 13.84 Right of Station 63+39.02;

Thence southwesterly along a curve to the Left having a radius of 1273.24 feet, an arc distance of 197.87 feet, a chord bearing S 56°39'23" W and a chord distance of 197.67 feet to a point on the centerline of S.R. 56 at Station 61+41.93;

cont 'd

O.R.

Grantor claims title by instrument(s) of record in Vol. 108/108/23/ Page 513/509/435/315 County Recorder's Office.

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Grantor, for himself, 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 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.

STATE OF OHIO - ODOT - BOX

Station #27

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Parcel 1WD

thence continuing along said centerline S 52°12'16" W a distance of 66.93 feet to "THE TRUE POINT OF BEGINNING", containing 0.541 acres, more or less, of which the public road occupies 0.319 acres, more or less.

A gross take of 0.076 Acres is taken from Auditor's Parcel No. A010010073900 which contains 0.5 acres, of which the present road occupies .031 acres, more or less.

A gross take of 0.114 Acres is taken from Auditor's Parcel No. A010010073800 which contains 1.0 acres, of which the present road occupies .061 acres, more or less.

A gross take of 0.339 Acres is taken from Auditor's Parcel No. A010270101500 (Lot 12, Haywood Heights) which contains 0.745 acres, of which the present road occupies .216 acres, more or less.

A gross take of 0.012 Acres is taken from Auditor's Parcel No. A010270101400 (Lot 11, Haywood Heights) which contains 0.618 acres, of which the present road occupies .011 acres, more or less.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: R. Blawie

DATE: 9-13-93