

Know All Men By These Presents,

That, Richard Wohlstein and Barbara Wohlstein, husband and wife,

of Athens

(Marital Status)

County, Ohio

WARRANTY COVENANTS)

for valuable consideration paid, grant(s), (WITH GENERAL

to Peter Brian Dane

and

Kathleen Marshall-Dane

, husband and wife, for their

joint lives, remainder to the survivor of them, whose tax mailing address is 18 Hooper Street, Athens, Ohio

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situate in F.L. 125 and F.L. 129 (Section 27), Town 9, Range 14, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at an x-notched stone found in the Northeasterly corner of F.L. 125 (Section 27), the Northwest corner of F.L. 124 (Section 27) and the existing Northeast property corner of a 10.0058 acre tract originally surveyed by me on 25 April 1977 for H.W. Howell under JOB NO. 377-14, said x-notched stone found also being the real point of beginning of the tract herein described:

Thence S 00° 39' 36" W along the East line of said F.L. 125 (Section 27), the West line of said F.L. 124 (Section 127) and the East property line of said 10.0058 acre tract, 438.00 feet to an iron pin found in the Southeast property corner of said 10.0058 acre tract, said iron pin found bearing N 00° 39' 36" E, 122.84 feet from a x-notched stone found in said F.L. 125 F.L. 124 line, passing through and iron pin found at 97.21 feet and another iron pin found at 297.97 feet; thence S 78° 08' 15" W along the Southeasterly property line of said 10.0058 acre tract, 130.23 feet to a 3/4" iron pipe set; thence N 63° 37' 46" W along a random line, 659.64 feet to a railroad spike set in the centerline of Athens Township Road No. 241, said railroad spike set being in the Northwesterly property line of said 10.0058 acre tract, passing through a P.K. nail set in an 8" White Oak Stump at 91.55 feet and additional 3/4" iron pipes set at 125.50 feet, 312.23 feet 474.21 feet and 638.38 feet; thence the following courses and distances along said centerline of Athens Township Road No. 241 and said Northwesterly property lines of said 10.0058 acre tract:

N 66° 45' 50" E, 177.44 feet to a mine spike found;

N 60° 10' 30" E, 95.33 feet to a mine spike;

N 58° 41' 53" E, 128.29 feet to a railroad spike in the North-

westerly property corner of said 10.0058 acre tract, a point in the North line of said F.L. 125 (Section 27) and a point in the South line of F.L. 128 (Section 27), said railroad spike bearing S 88° 04' 59" E, 171.35 feet from a x-notched stone found in the most Northerly Northwest corner of said F.L. 125 (Section 27) and the Southwest corner of said F.L. 128 (Section 27); thence S. 88° 04' 59" E along the North property line of said 10.0058 acre tract, the North line of said F.L. 125 (section 27) and the South line of said F.L. 128 (Section 27), 368.33 feet to the point of beginning, passing through iron pins found at 54.76 feet, and 171.85 feet, and containing a total of 5.0029 acres, of which 4.65 (+/-) acres lie in F.L. 125 (Section 27) and 0.35 (+/-) acre lies in F.L. 129 (Section 27).

Subject to all legal highways and easements of record.

Grantor claims title for the above described tract by Deed Book 341, page 678 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 382-03), completed on 23 March 1982, being a further division survey of Job No. 377-14 originally completed on 25 April 1977.

Description checked for
Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: Charles M. Shney

DATE: 10-20-82

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ATH# 27

SCALE: 1" = 60'

E ATHENS TOWNSHIP ROAD No. 241 (60.0' R/W) (15' (2) Trench (C))

EASTERLY PORTION AREA = 5.0029 ACRES
(ROAD FRONTAGE = 471.00')
(FL.129 = 0.95 (4) AC. — FL.125 = 4.65 (4) AC.)
(SURVEYED OFF 3-22-82) (#388-01)

CURRENTLY (3-22-82): RICHARD + BARBARA WOHLSSTEIN (ENIGMA)
TOTAL AREA = 10.0058 ACRES
(ORIGINALLY CURVED I.D. # 125-77)
(TOTAL ROAD FRONTAGE = 801.12') (#377-14)

(F.L.129 AREA = 3.35 (4) AC.)
(OUT OF TOTAL 10.0 AC.)

WESTERLY PORTION AREA = 5.0029 ACRES (ROAD FRONTAGE = 401.00')
(F.L.129 = 3.00 (4) AC. — FL.125 = 2.00 (4) AC.)
(SURVEYED OFF 3-22-82) (#382-03)

(OUT OF TOTAL 100 AC.)
FL.125 AREA = 6.65 (2) AC.

PLAT OF

OF A 10.0058 ACRES PARCEL SITUATE IN TWP. 17N. R. 10E. S. 3E. SECTION 27, TOWNSHIP 17 NORTH, RANGE 10 EAST, COUNTY ATHENS, OHIO.

H.W. HOWELL
D.B.A. BARBARA WOHLSSTEIN

GERALD W. BAYHA, P.S.

REGISTERED PROFESSIONAL SURVEYOR NO. S-6139



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FL.129
FL.125

FL.129
FL.125

FL.128
FL.125
FL.124

FL.125
FL.124