

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Ihla Fae Kimes, Widow

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 Three thousand two hundred eighty-nine Dollars (\$ 3289.00 ) 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 City of Athens, County of Athens State of Ohio, and in Lease Lot 38, Town 9 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 128WL-1

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book ---, Page ---, of the records of Athens County and being located within the following described points in the boundary thereof:

Commencing at a point in the Southwest corner of Lease Lot 38, said point being 15.43 feet right of the Existing Right-Of-Way of U.S. Route 50 Station 589+12.54 in the centerline of a survey made in 1969 by the Ohio Department of Transportation of proposed U. S. Route 33, Section 16.30, in the City of Athens and in the Township of Athens, Athens County, Ohio; thence North 03 Degrees 10 Minutes 41 Seconds East along the Westerly line of Lease Lot 38 a distance of 19.17 feet to a point at the Existing U.S. Station 589+23.92; thence along said line North 56 Degrees 45 Minutes 34 Seconds East a distance of 349.74 feet to a point at the Grantor's Westerly property line and Existing U.S. 50 centerline at Station 592+73.66; thence along the Grantor's Westerly property line North 29 Degrees 29 Minutes 35 Seconds West a distance of 143.00 feet to a point, 142.69 feet left of Existing U.S. Route 50 Station 592+83.01; thence North 51 Degrees 27 Minutes 09 Seconds East a distance of 619.65 feet to a point, 200.00 feet left of Existing U.S. 50 Station 599+00.00; thence North 57 Degrees 21 Minutes 34 Seconds East a distance of 701.43 feet to a point, 120.00 feet left of U.S. Route 50 Westbound Tangent Station 613+10.00; thence North 39 Degrees 28 Minutes 13 Seconds East a distance of 171.07 feet to a point 110.99 feet left of U.S. Route 50 Westbound Station 615+25.00; said point being the True Place Of Beginning, thence North 57 Degrees 16 Minutes 21 Seconds West a distance of 29.01 feet to a point 140.00 feet left of U.S. Route 50 Westbound Station 615+25.00; thence North 28 Degrees 08 Minutes 35 Seconds East a distance of 141.30 feet to a point 134.00 feet left of U.S. Route 50 Westbound Station 617+00.00; thence North 12 Degrees 36 Minutes 43 Seconds East a distance of 81.07 feet to a point 137.00 feet left of U.S. Route 50 Westbound Station 618+00.00; thence North 02 Degrees 02 Minutes 15 Seconds East a distance of 159.38 feet to a point 163.00 feet left of U.S. Route 50 Westbound Tangent Station 620+31.00; thence North 07 Degrees 42 Minutes 41 Seconds West a distance of 44.71 feet to a point 155.00 feet left of U.S. Route 50 Westbound Tangent Station 620+65.00; thence North 71 Degrees 59 Minutes 02 Seconds East a distance of 12.49 feet to a point at the Westerly Existing Limited-Access Right-Of-Way line, 142.51 feet left of U.S. Route 50 Westbound Tangent Station 620+75.00; thence along the Westerly Existing Limited Access Right-Of-Way line with the following three (3) courses:

- (1) South 01 Degrees 16 Minutes 48 Seconds West a distance of 208.81 feet to a point 30.00 feet left of U.S. Route 50 Westbound Station 618+00.00;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
By Rich Lidenbery  
DATE 9/23/05

SEE 8 (4-23) ATHENS DISTRICT  
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- (2) thence South 08 Degrees 39 Minutes 38 Seconds West a distance of 169.96 feet to a point 100.00 feet left of U.S. Route 50 Westbound Station 616+00.00;
- (3) thence South 39 Degrees 28 Minutes 13 Seconds West a distance of 64.86 feet to the Place Of Beginning.

This description is based on a survey made in 1984 by the Ohio Department of Transportation under the direction and supervision of William D. Lacey, Registered Surveyor No. 5116.

It is understood that the strip of land above described contains 0.151 acres, more or less, including the present road which occupies 0.000 acres, more or less.

211 589

Grantor claims title by instrument(s) of record in D.B. 320 Page 177 County Recorder's Office.

Grantor, for himself, his heirs, executors, administrators and assigns does hereby Release to the State of Ohio, its successors and assigns any and all abutter's rights, including access rights, in, over and to the above described real estate including such rights with respect to any highway facility constructed thereon.

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 expectancy of dower herein, has hereunto set his hand this 20th day of Sept. 19 85.

Joe B. Stout  
Wesley Carter

Ihla Fae Kimes  
Ihla Fae Kimes, Widow

STATE OF OHIO, COUNTY, Athens, ss.

BE IT REMEMBERED, That on this 20th day of September 19 85, before me the subscriber, a Notary Public in and for said county, personally came the above named Ihla Fae Kimes, Widow

$PI = 617+82.18$   
 $\Delta = 73^{\circ}20'37'' Lt$   
 $Dc = 8^{\circ}00'00''$   
 $Lc = 516.80'$   
 $Ls = 400.00'$   
 $R = 716.20'$   
 $Ts = 739.68'$   
 $\theta_s = 16^{\circ}00'00'' Lt$

