

GENERAL WARRANTY DEED

Bazell Stores, Inc. an Ohio corporation, the GRANTORS, for valuable consideration paid, grants with general warranty covenants, to **Bazell Properties, LLC**, the GRANTEE, whose tax-mailing address will be 14371 St. Rt. 328, Logan, Ohio 43138, the following described properties:

Parcel One:

Situated in the County of Athens in the State of Ohio and in the City of Athens:
Situating in Sec. 4, City of Athens, Athens Township, T.9, R.14, Athens Co., Ohio and described as follows: Commencing at the Northeast corner of said Sec.4; thence on an assumed bearing along the East line of said Sec.4 South 05° 32' 34" West 1,262.74 feet to a point at the Northeast corner of a 4.15 acre tract described in V. 271, P. 11, Athens Co. Deed Records; thence along the East line of said 4.15 acre tract South 05° 32' 45" West 416.83 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing along the East line of said 4.15 acre tract South 05° 32' 45" West 275.00 feet to a found iron pipe on the North line of East State Street; thence continuing along the North line of said East State Street North 81° 59' 54" West 130.00 feet to a set iron pin; thence leaving the said North line of East State Street North 05° 32' 45" East 275.00 feet to a set iron pin; thence South 81° 59' 54" East 130.00 feet to a point of beginning containing 0.82 acre and being a part of a 4.15 acre tract described in Vol. 274, Pg. 11, Athens Co. Deed Records.

The above description by L.F. Swoyer, R.P.L.S. #6765 and based on a survey performed by Southeastern Land Surveys dated May 28, 1993.

Note: All set iron pins re 5/8 inch diameter rebar 30 inches in length and capped with a plastic I.D. cap scribed L.F. Swoyer, R.L.S. 6765.

Subject to all easements and rights of way of record.

REFERENCE: Official Records Volume 291, Page 2267, Athens County Recorder's Office.
Parcel Identification Number: A02-83500108-02
Property Address: 928 East State Street, Athens, Ohio 45701

Parcel Two:

Being part of the tract of land that is now or formerly in the name of Herbert Brown, Trustee, as recorded in Official Records 146 at page 259, Athens County Recorder's Office, said tract being part of Farm Lot 96 (Section 21), T9N, R14W, City of Athens, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at the southeast corner of Farm Lot 100 (Section 21);

Thence along one of the lines of Farm Lot 96 (Section 21), South 89 degrees 54 minutes 57 seconds East a distance of 210.00 feet to a P.K. Nail found in the center of State Route 56;

Thence leaving the line of Farm Lot 96 (Section 21) and along the center of said road, North 24 degrees 34 minutes 49 seconds East a distance of 831.81 feet to a point being Station 622+88.30 T.S.;

Thence leaving the center of said road, South 65 degrees 25 minutes 11 seconds East a distance of 60.00 feet to a point on the easterly right-of-way of State Route 56 and on the grantor's west line;

Description Approved
Jill A. Thompson
Athens County Auditor

~~Description Denied
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Thence along said right-of-way line and the grantor's west line, South 24 degrees 38 minutes 42 seconds West a distance of 30.72 feet to a point being the northwest corner of a tract in the name of James F. and Opal Scott as recorded in Official Record 1 at page 234 and the grantor's southwest corner;

Thence leaving said right-of-way line and along the north line of the Scott tract and the grantor's south line, South 65 degrees 19 minutes 53 seconds East a distance of 134.00 feet to an iron pipe found on the northeast corner of the Scott tract, the grantor's southeast corner and the west line of a tract in the name of State of Ohio-Ohio University as recorded in Official Record 67 at page 407, said iron pipe being referenced by an iron pipe found which bears South 41 degrees 52 minutes 28 seconds West a distance of 27.54 feet;

Thence along the west line of the State of Ohio tract and the grantor's east line, North 41 degrees 52 minutes 28 seconds East a distance of 334.08 feet to a 5/8" X 30" iron pin with a plastic identification cap set and the principal place of beginning for the tract herein described;

Thence leaving the west line of the State of Ohio tract and the grantor's east line and with a new line through the grantor's land that is 5.0 feet southerly of, and parallel to, the existing edge of concrete payment, North 66 degrees 59 minutes 27 seconds West a distance of 222.13 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's west line and the easterly right-of-way line of State Route 56;

Thence along the grantor's west line and said right-of-way line the following two (2) courses:

1. Along and with the arc of a curve to the right a distance of 117.34 feet to a 5/8" X 30" iron pin with a plastic identification cap set, said curve having a radius of 1,372.39 feet and a central angle of 04 degrees 53 minutes 56 seconds, the long chord of which bears North 33 degrees 40 minutes 49 seconds East, a distance of 117.31 feet to said iron pin set;
2. North 43 degrees 12 minutes 21 seconds East, a distance of 80.93 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the southwesterly corner of a 0.7295 acre parcel as recorded in Official Records 262 at page 1846 and the grantor's northwesterly corner;

Thence leaving the grantor's west line and the said right-of-way line, along the grantor's north line and the south line of said 0.7295 acre parcel, along a line that is 5.0 northerly of, and parallel to, the existing edge of concrete payment, South 52 degrees 49 minutes 56 seconds East a distance of 225.80 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the grantor's northeasterly corner and the southeasterly corner of said 0.7295 acre parcel;

Thence along the grantor's east line and a westerly line of the previously mentioned State of Ohio tract, South 41 degrees 52 minutes 28 seconds West a distance of 143.72 feet to the principal place of beginning, containing 0.8791 acre (38,294 square feet), more or less, and subject to all easements of record.

The above described 0.8791 acre parcel is subject to an "Ingress-Egress Easement", for the benefit of the adjoining 0.7295 acre parcel to the north, out of the northwesterly corner of the 0.8791 acre parcel as depicted on the attached "Exhibit B" for the purpose of access to and from West Union Street.

The above described 0.8791 acre parcel is also subject to a "New Utility Easement "A" along the easterly side of the 0.8791 acre parcel as depicted on the attached "Exhibit B" for the purpose of

extending existing or new utilities, of any sort or type, over, across or under, said easement for the benefit of the adjoining 0.7295 acre parcel to the north and the residue acreage to the south presently owned by the grantor herein.

The above described 0.8791 acre parcel is also the beneficiary of the existing "20.0 foot Electric/Utility Easement" as recorded in Official Record 11, at page 114, and "New Utility Easement "B" along the east and south sides of the residue acreage of the south owned by the grantor herein as depicted on the attached "Exhibit B".

The above described 0.8791 acre parcel is also the beneficiary of the "10.0 foot Natural Gas Line Easement" and the "10.0 foot Easement for Waterline" over and across the residue acreage to the south owned by the grantor herein as depicted on the attached "Exhibit B." The grantor herein, and or, his heirs or assigns or agents, may relocate the waterline tap at any time onto the said 0.8791 acre parcel at their expense and thereby vacate the "10.0 foot Easement for Waterline" shown on "Exhibit B". The grantor herein, and or, his heirs or assigns, or agents, may relocate the natural gas service line into either the "20.0 foot Electric/Utility Easement" or "New Utility Easement "B" at their expense and thereby vacate the "10.0 foot Natural Gas Line Easement" shown on "Exhibit B".

All 5/8" X 30" iron pins with plastic identification caps set and found are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the south line of Farm Lot 100 (Section 21) as bearing North 89 degrees 54 minutes 57 seconds West and is for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, on December 10, 1997, and revised on July 1, 1999.

REFERENCE: Official Records Volume 291, Page 2269, Athens County Recorder's Office.

Parcel Identification Number: A02-73500026-06

Property Address: 707 West Union Street, Athens, Ohio 45701

Parcel Three:
PARCEL I:

<Tract - see new legal attached & attached >

Situated in the City of Nelsonville, County of Athens and State of Ohio.

Being In-Lot 128, part of In-Lots 129 and 130 and abandoned Hocking Canal land bounded and described as follows:

Beginning at an iron pin set at the intersection of the southerly line of Canal Street (U.S. Route 33) and the westerly line of In-Lot 128 extended; thence with the southerly line of canal street 66 degrees 15' east 279.66 feet to an iron pin set south at the intersection of the southerly line of Canal Street and the Westerly line of Lake Hope Drive; with the westerly line of Lake Hope Drive south 57 degrees 15' west 138.12 feet to an iron pin set in the southerly line of In-Lot 129; thence with the southerly line of In-Lot 129 and 128 north 82 degrees 33' west 157.05 feet to an iron pin set at the southwest corner of In-Lot 128; thence with the westerly line of In-Lot 128

DESCRIPTION
Jill A. Thompson
Athens County Auditor