

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:

Situated 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
Jill A. Thompson
Athens County Auditor~~

Description Approved
Jill A. Thompson
Athens County Auditor