

Know all Men by these Presents,

That KINGS ROW, INC., an Ohio Corporation

a corporation organized under the laws of Ohio
and having its usual place of business at Athens, Ohio

of Athens County, State of Ohio, for valuable consideration paid, grants with
general warranty covenants, to BRUCE K. WENTWORTH and MARILYN G. WENTWORTH, their heirs
and assigns forever,

whose tax mailing address is Route 3, Athens, Ohio 45701

the following real property:

Situate in Section 23 and Section 24, Town 5, Range 13, Canaan Township, Athens
County, Ohio, to-wit:

Commencing at an iron pin in the center of Canaan Township Road 213A and the
Southeast corner of Kings Row, Inc., D.B.P.; thence along the said Kings Row, Inc.,
South property line North 84 degrees 25' 22" West, 820.00 feet to the point of
beginning; thence continuing along said south property line North 84 degrees 25'
22" West, 50.00 feet to a point; thence leaving said south property line North 10
degrees 17' 08" East, 912.47 feet to a point; thence North 20 degrees 14' 34" East,
418.20 feet to an iron pin; thence North 60 degrees 30' 40" East, 280.28 feet to a
spike in the center line of County Road C-20; thence along County Road C-20 South
43 degrees 59' 20" East, 205.19 feet to a point; thence continuing along County
Road C-20, 155.15 feet on a curve to the left, the radius of which is 716.34 feet
and the long chord of which bears South 50 degrees 11' 36" East 154.85 feet to an
iron pin ; thence leaving County Roac C-20 South 39 degrees 01' 15" West, 604.04
feet to a point, said point referenced by an iron pin set North 55 degrees 29' 18"
West, 1.05 feet; thence South 28 degrees 04' 29" West 813.05 feet to the point of
beginning and containing 9.360 acres, 1.766 acres lying in Section 24 and 7.594 acres
lying in Section 23.

SUBJECT to a public R/W for County Road C-20, the total width of which is 40.00
feet.

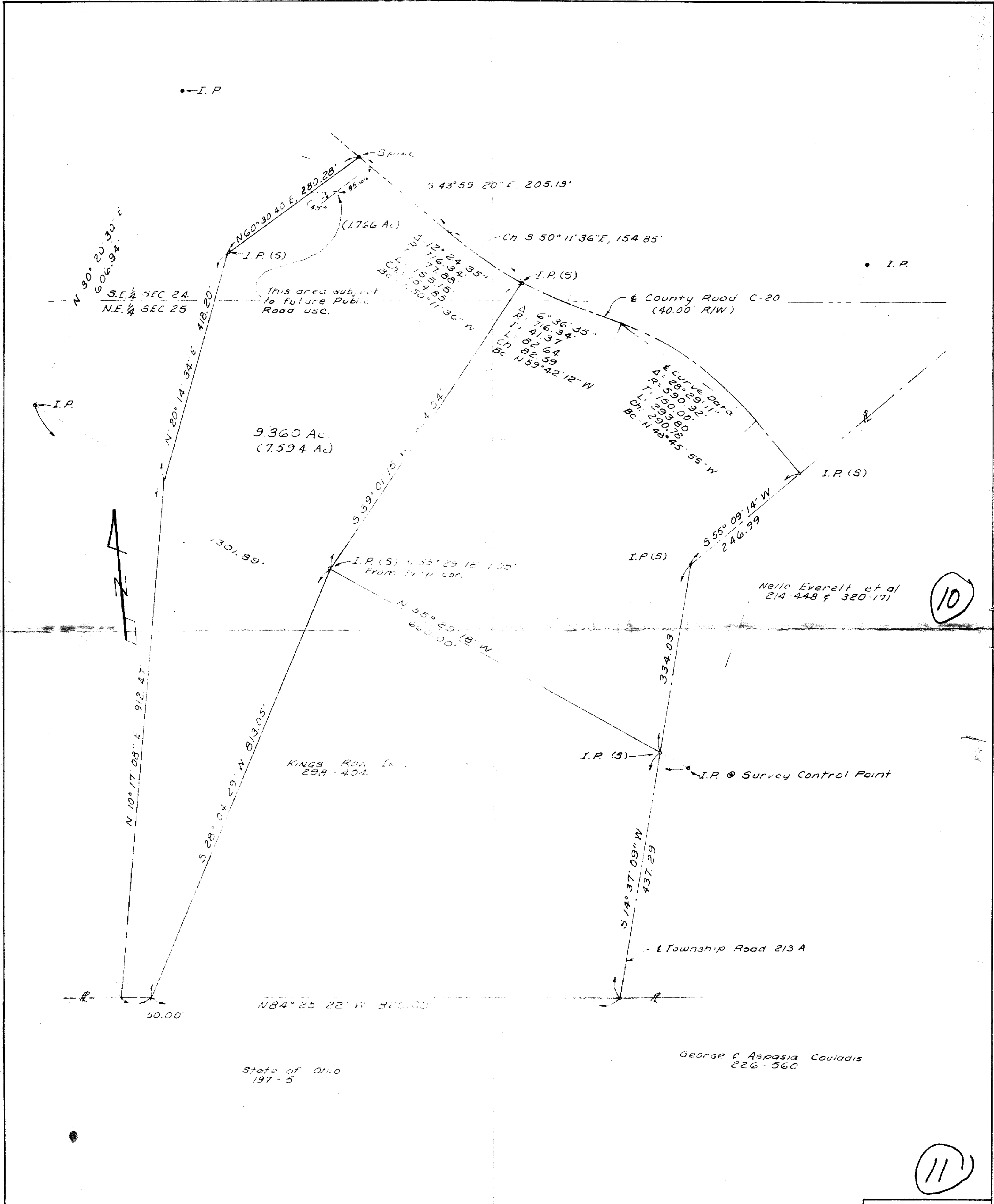
ALSO SUBJECT to a future public road use over the following described tract:
Beginning at the spike in County Road C-20 at the northwest corner of the above
described tract; thence South 43 degrees 59' 20" East, 25.82 feet to a point;
thence South 60 degrees 30' 40" West, 95.66 feet to a point; thence North 74 degrees
29' 20" West, 35.36 feet; thence North 60 degrees 30' 40" East, 114.19 feet to the
point of beginning.

Description prepared from a survey by Gerald E. Hamm, S-5062.

Description checked for
Kings Row, Inc. Accuracy
[unclear]

Paul Shields
Jan 25-78

Section 23 & 24 Canaan



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DATE 12-15-75 SCALE 1"=100'	SURVEY FOR BRUCE WENTWORTH	BY GERALD E HANN 21 ELMWOOD PL. ATHENS OHIO 45701 PH 514 592 1804	SEC 23 & 24, T 5, R 13, CANAAN TWP. ATHENS COUNTY OHIO
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