

Instrument  
200000001208  
200000001208  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
On 02-24-2000 At 12:54 pm.  
DEED 26.00  
OR Book 295 Page 913 - 917

**FIDUCIARY DEED**

**BETTY JACOBS, Trustee of the Mary B. Jacobs Family Trust, GRANTOR, for**  
valuable consideration paid, grants, with fiduciary covenants, to **MASON COUNTY E CORP.,**  
an Ohio corporation, **GRANTEE,** whose tax mailing address is P. O. Box 27, Pt. Pleasant, WV  
25550, the following real property:

200000001208  
LITTLE SHEETS & WARNER  
P O BOX 686  
POMEROY, OH 45769

**PARCEL 1:**

Situated in the Village of Chauncey in Section 20, Town 10, Range 14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the southeast corner of Lot 193 in Nye's Addition to the Village of Chauncey; thence N 89°22'26" E 250.00 feet to an iron pin set at the point of beginning of the tract herein described; thence continuing N 89°22'26" E 599.07 feet to a point in Sunday Creek (passing an iron pin set at 526.18 feet); thence along the center of Sunday Creek with the meandering thereof S 47°57'13" E 250.56 feet to a point from which an iron pin bears S 40°50'35" W 60.00 feet; thence S 14°09'46" W 746.89 feet to a point from which an iron pin bears N 65°06'51" W 32.59 feet; thence S 42°09'20" W 553.93 feet to a point from which an iron pin bears N 77°26'36" W 50.00 feet; thence S 36°17'25" W 393.66 feet to a point from which an iron pin bears S 69°30'52" W 60.00 feet; thence S 18°58'46" E 450.88 feet to a point from which an iron pin bears N 36°26'05" W 60.00 feet; thence S 62°18'19" W 334.60 feet; thence leaving the center of Sunday Creek N 52°26'46" W 97.16 feet to an iron pin set on the north right-of-way line of State Route 13; thence along said right-of-way N 48°27'53" W 175.64 feet to an iron pin set; thence N 53°12'49" W 101.43 feet to an iron pin set; thence N 43°33'58" W 413.12 feet to an iron pin set; thence leaving the right-of-way N 61°22'18" E 205.90 feet to an iron pin set; thence N 43°32'38" W 17.91 feet to an iron pin set; thence N 00°35'34" W 134.18 feet to an iron pin set; thence continuing N 00°35'34" W 150.00 feet to an iron pin set; thence S 89°22'20" W 269.99 feet to an iron pin set on the east line of Birge Drive; thence along said east line N 1°16'35" W 50.07 feet to an iron pin found; thence leaving Birge Drive N 89°22'20" E 235.13 feet to an iron pin found; thence N 00°38'27" W 299.97 feet to an iron pin found; thence S 89°22'40" W 234.80 feet to an iron pin set on the east line of Birge Drive; thence along said east line N 00°33'32" W 50.06 feet to an iron pin found; thence leaving Birge Drive N 89°25'50" E 235.19 feet to an iron pin found; thence N 89°17'38" E 360.00 feet to an iron pin set; thence N 00°39'08" W 300.00 feet to an iron pin set on the south line of Jacobs Drive; thence along the south line of Jacobs Drive extended N 89°20'52" E 50.00 feet to a point on the east line of Coe Road; thence along said east line extended S 00°37'34" E 58.92 feet to an iron pin set; thence N 89°22'26" E 200.00 feet to an iron pin set; thence N 00°37'34" W 270.00 feet to an iron pin set; thence S 89°22'26" W 200.00 feet to an iron pin set on the east line of Coe Road; thence

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along said east line N 00°37'34" W 76.00 feet to an iron pin set; thence leaving Coe Road N 89°22'26" E 200.00 feet to an iron pin set; thence N 00°37'34" W 270.00 feet to the point of beginning containing 38.255 acres.

Prior deed reference Volume 251, Page 318, Athens County Deed Records.

The above description was prepared from an actual survey made by Gregory K. Wright S-6535, 11684 Channingway Blvd., The Plains, OH 45780.

Auditor's Parcel No.:

**PARCEL 2:**

Situated in Section 20, Town 10, Range 14, Dover Township, Athens County, Ohio in the Village of Chauncey and being more particularly described as follows;

Commencing at an iron pin set at the southeast corner of Lot 329 in The Village of Chauncey; thence along the east line of said lot and the extension thereof N 16°01'20" W 69.36 feet to an iron pin set; thence N 75°00'48" E 193.02 feet to an iron pin found; thence S 88°00'36" E 80.09 feet to an iron pin found at the point of beginning of the tract herein described; thence continuing S 88°00'36" E 119.80 feet to an iron pin found; thence N 81°16'36" E 657.68 feet to an iron pin found; thence S 00°40'11" E 250.91 feet to an iron pin set on the north line of State Route 13 (passing an iron pin found at 90.02 feet: thence along said north line along a curve to the left having a radius of 271.73 feet, the long chord of which bears N 88°40'47" W 177.56 feet to an iron pin set; thence S 72°15'01" W 432.08 feet to an iron pin set; thence along a curve to the right having a radius of 3786.72 feet, the long chord of which bears S 73°07'59" W 116.69 feet to an iron pin set; thence leaving the road N 12°48'35" W 324.89 feet to the point of beginning containing 4.341 acres.

Prior deed reference Volume 251, Page 318, Athens County Deed Records.

The above description was prepared by Gregory K. Wright S-6535, 11684 Channingway Blvd., The Plains, OH 45780.

Auditor's Parcel No.:

Excepting and reserving to Grantor, her successors and assigns forever, all benefits arising from, as well as, all rights and privileges as may be required to fulfill obligations under an agreement dated January 19, 1952, between Mary B. Jacobs, et. al. and the New York Coal Company, *with respect to both Parcel 1 and Parcel 2.*

The real estate above described is subject to all leases, easements, rights of way, roadways, highways, licenses, leases, conditions and restrictions of record.

The preparer of this instrument does not certify the accuracy of the above description.

*Page 2 of 3*

WITNESS my hand this 6<sup>th</sup> day of FEBRUARY, 2000.

Signed and Acknowledged  
in the presence of:

Christine S. Jacobs  
Carol S. Jacobs

Betty Jacobs  
Betty Jacobs, Trustee of the Mary B.  
Jacobs Family Trust.

State of Ohio,  
County of CUYAHOGA, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Betty Jacobs, Trustee of the Mary B. Jacobs Family Trust, who acknowledged to me that she did sign the foregoing instrument and that the same is her free act and deed as such Trustee, and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, this 6<sup>th</sup> day of FEBRUARY, 2000.

SEAL

William G. E. Jacobs  
Notary Public

WILLIAM G. E. JACOBS  
ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
LIFETIME COMMISSION

THIS INSTRUMENT PREPARED BY:

Douglas W. Little  
of the Law Firm of  
Little, Sheets & Warner  
211-213 East Second Street  
Pomeroy, OH 45769.

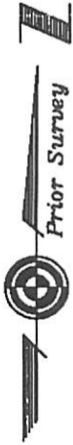
Page 3 of 3 R

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code.

No. 116 Transfer Fee Paid \$ 200.00  
David L. Lovett, Athens County Auditor

By [Signature] Deputy Auditor

\*150 transferred  
2/24/00

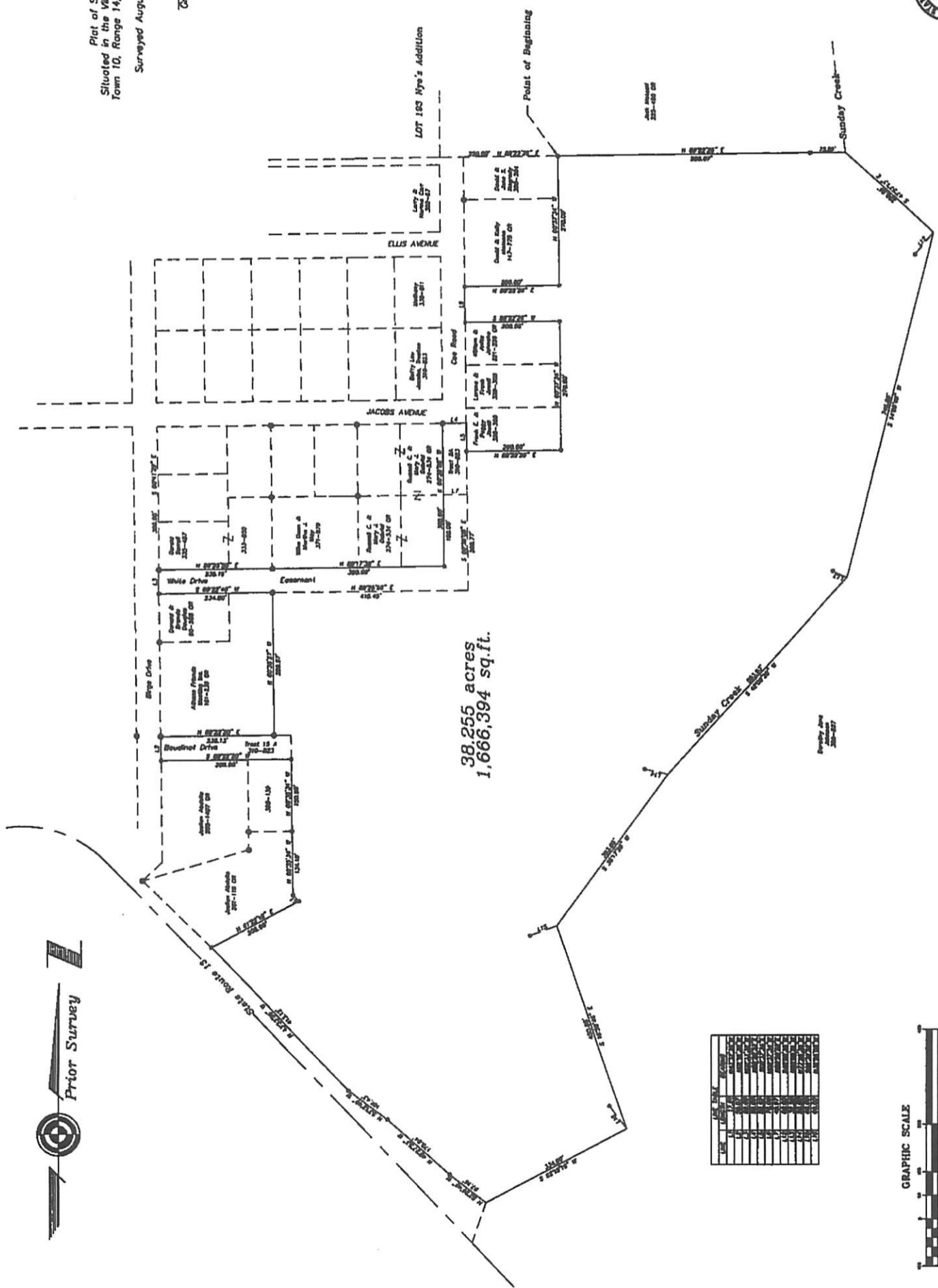


Plat of Survey of 38.255 Acres  
Situated in the Village of Chaumcay in Section 20,  
Town 10, Range 14, Dover Township, Athens County,  
Ohio  
Surveyed August 1999 for Richard Jacobs

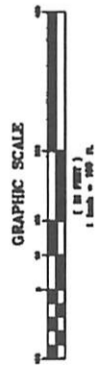
Gregory K. Wright

- A = Railroad Spike Found
- A = Railroad Spike Set
- ⊙ = Iron Pin Found
- ⊙ = Iron Pin Set
- ⊙ = Stone Found
- ⊙ = Monument Found

38.255 acres  
1,666,394 sq.ft.



Lot No.	Acres	Area
1	0.10	6,913
2	0.10	6,913
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100	0.10	6,913



Gregory K. Wright  
Professional Surveyor  
1188 Chaumcay Blvd  
Dover, Ohio 43004  
740-787-4148  
FAX 740-787-8893

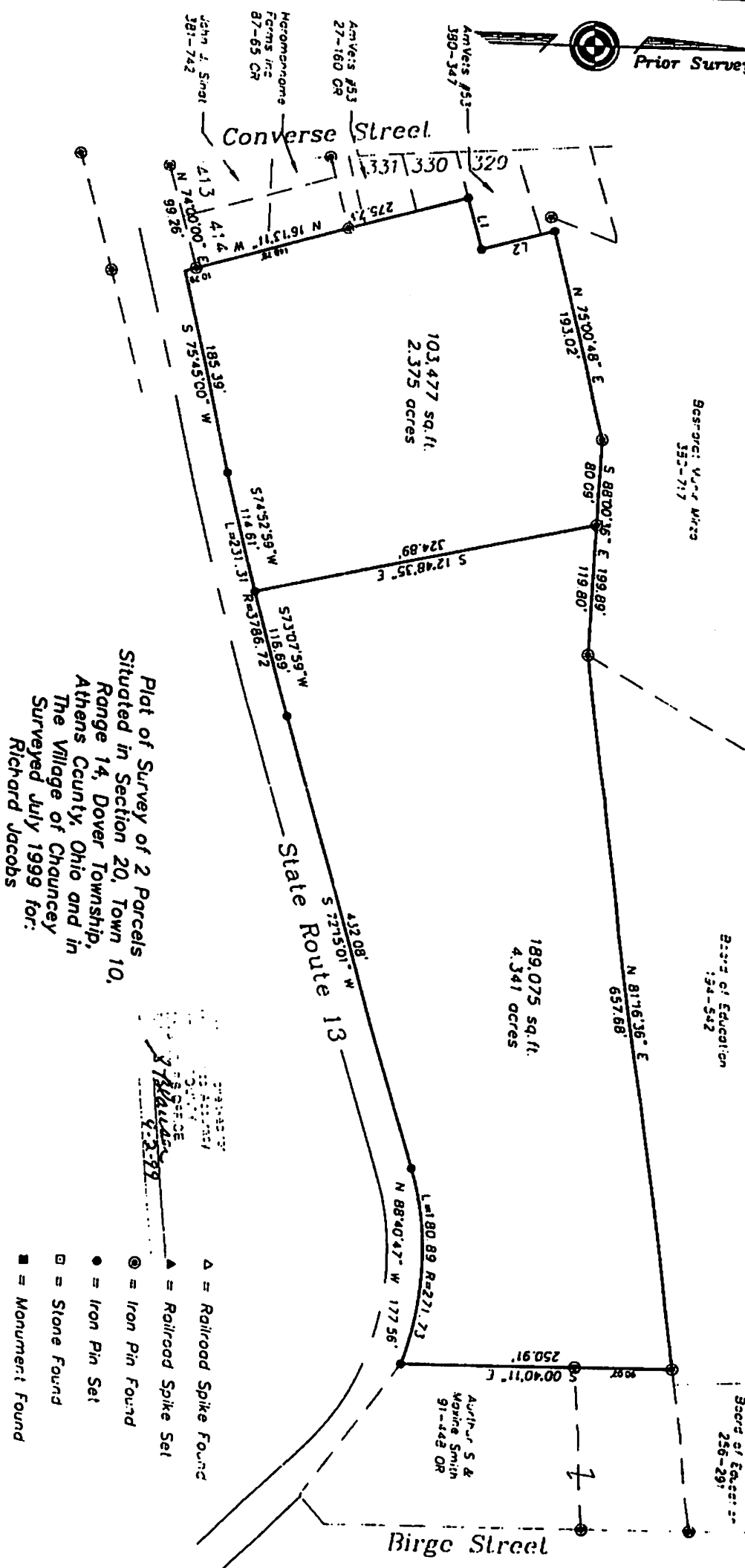
LINE	LENGTH	BEARING
L1	49.90	N73°58'40"E
L2	69.36	N16°01'20"W

Prior Survey



GRAPHIC SCALE

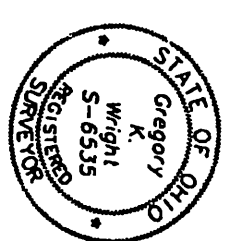
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Plat of Survey of 2 Parcels  
Situating in Section 20, Town 10,  
Range 14, Dover Township,  
Athens County, Ohio and in  
The Village of Chauncey  
Surveyed July 1999 for:  
Richard Jacobs

*Gregory K. Wright*  
Gregory K. Wright

Regional Planning Commission  
approved as not required in  
the Village of Chauncey.  
Richard Jacobs



- ▲ = Railroad Spike Found
- ⊙ = Iron Pin Found
- = Iron Pin Set
- = Stone Found
- = Monument Found

Gregory K. Wright  
Professional Engineer  
11684 Channingway Blvd  
The Plains, Ohio 45780  
740-797-4142  
FAX 740-797-8623

Instrument 199900009299