

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Gilbert G. Phillips, single, in consideration of one dollar and other good and valuable consideration to him paid by R. Jeffrey Maiden, whose tax mailing address is: _____ the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said R. Jeffrey Maiden, his heirs and assigns forever, the following described real estate:

PARCEL ONE:

Situate in the Township of Dover, County of Athens and State of Ohio, to-wit:
Beginning at a point in the northerly right-of-way line of State Route 13, 150 feet Southwest of Bailey Run Road on said right-of-way line; thence South 41 degrees 30 minutes West 631 feet to the actual point of beginning of the 2.04 acre tract; thence South 41 degrees 30 minutes West 255 feet; thence North 48 degrees 30 minutes West 350 feet; thence North 41 degrees 30 minutes East 255 feet thence South 48 degrees 30 minutes East 350 feet to the point of beginning, containing 2.04 acres.

PARCEL TWO:

An easement for purposes of ingress and egress from State Route 13 to the 2.04 acre tract of land described in Parcel One herein, said easements more particularly described as follows:
Beginning at a point in the northerly right-of-way line of State Route 13, 150 feet Southwest of Bailey Run Road on said right-of-way line; thence South 41 degrees 30 minutes West 581 feet to the actual point of beginning of said easement; thence South 41 degrees 30 minutes West 50 feet; thence North 48 degrees 30 minutes West 250 feet; thence North 41 degrees 30 minutes East 50 feet and South 48 degrees 30 minutes East 250 feet to the point of beginning, which yields a 50 foot wide easement for ingress and egress to the 2.04 acre tract of land from State Route 13 on property to be owned by Gilbert Phillips.

DEED REFERENCE: Volume Page Official Records of Athens County, Ohio

and all the Estate, Title and Interest of the said grantor either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said R. Jeffrey Maiden, his heirs and assigns, forever.

And the said the Gilbert G. Phillips for himself, his heirs and assigns, does hereby Covenant with the said R. Jeffrey Maiden, 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 clear, Free and Unincumbered; And further, that he will Warrant and Will Defend the same against all claims of all persons whomsoever.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: [Signature]
DATE: 9/19/90

89
J
#

37.50'

IP SET

N 48°-30' W -- 350.00'

IP SET

N 41°-30' E - 255.00'

REX JEFFREY MAIDEN
2.04 ACRES

S 41°-30' W - 255.00'

S 48°-30' E -- 350.00'

34.25'

SEX IP

N 48°-30' W -- 250.00'

TRACT TWO - EASEMENT ONLY

50.00' N 41°-30' E

S 48°-30' E -- 250.00'

IP SET

LELAND A. #
CAROL MAE
ALLMAN
367 - 531

60'

50'

50'

96

TRIPLETT
376 - 743

IP SET

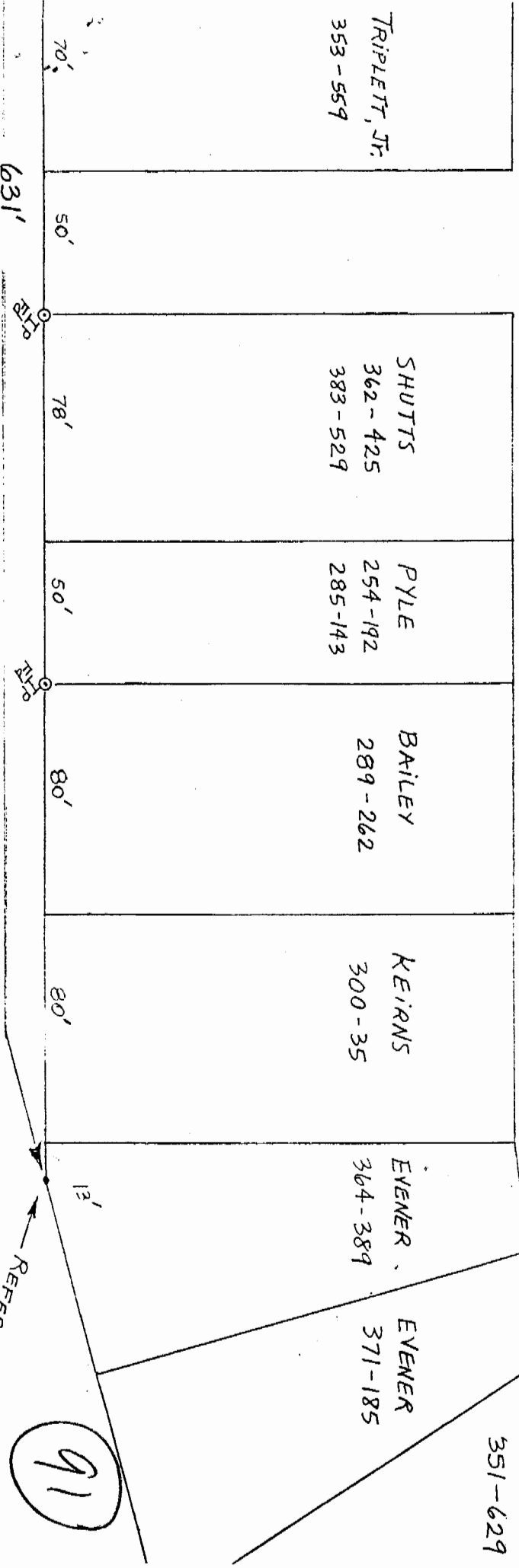
IP SET

IP SET

GILBERT G. PHILLIPS
82-777



MORRISTOWN



TRIPLETT, JR.
353-559

SHUTTS
362-425
383-529

PYLE
254-192
285-143

BAILEY
289-262

KEIRNS
300-35

EVENER
364-389

EVENER
371-185

STRAUSBAUGH
351-629

631'

STP

STP

REFERENCE P.

91

37.50'

IR SET

N 48°-30' W -- 350.00'

IR SET

N 41°-30' E - 255.00'

REX JEFFREY MAIDEN
2.04 ACRES

S 41°-36' W - 255.00'

IR SET

S 48°-30' E -- 350.00'

IR SET

57.25'

N 48°-30' W -- 250.00'

TRACT TWO - EASEMENT ONLY

50.00'
N 41°-30' E

IR SET

S 48°-30' E -- 250.00'

LELAND A. #
CAROL MAE
ALLMAN
367-531

60'

IR SET

50'

IR SET

50'

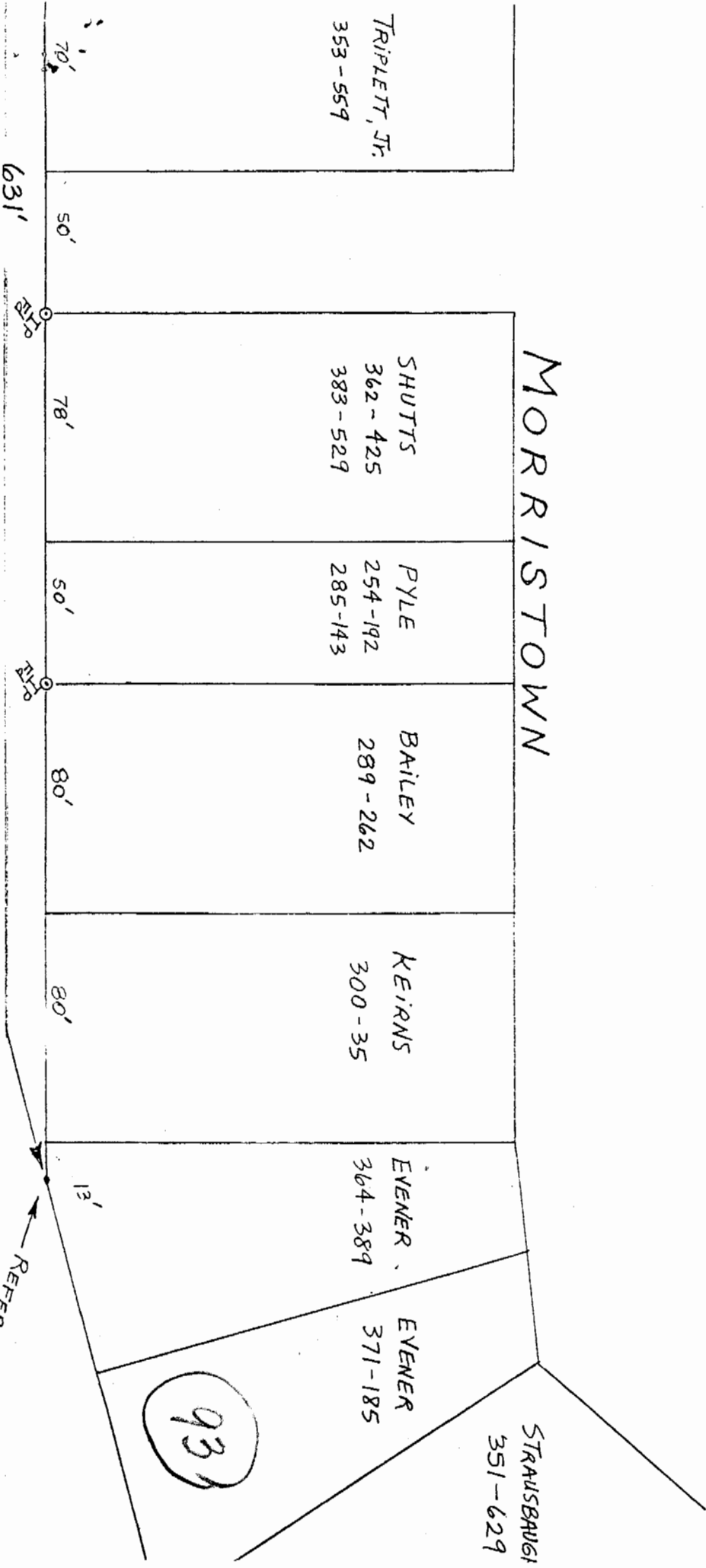
IR SET

92

TRIPLETT
376-743

GILBERT G. PHILLIPS
82-777

MORRISTOWN



933

REFERENCE POINT