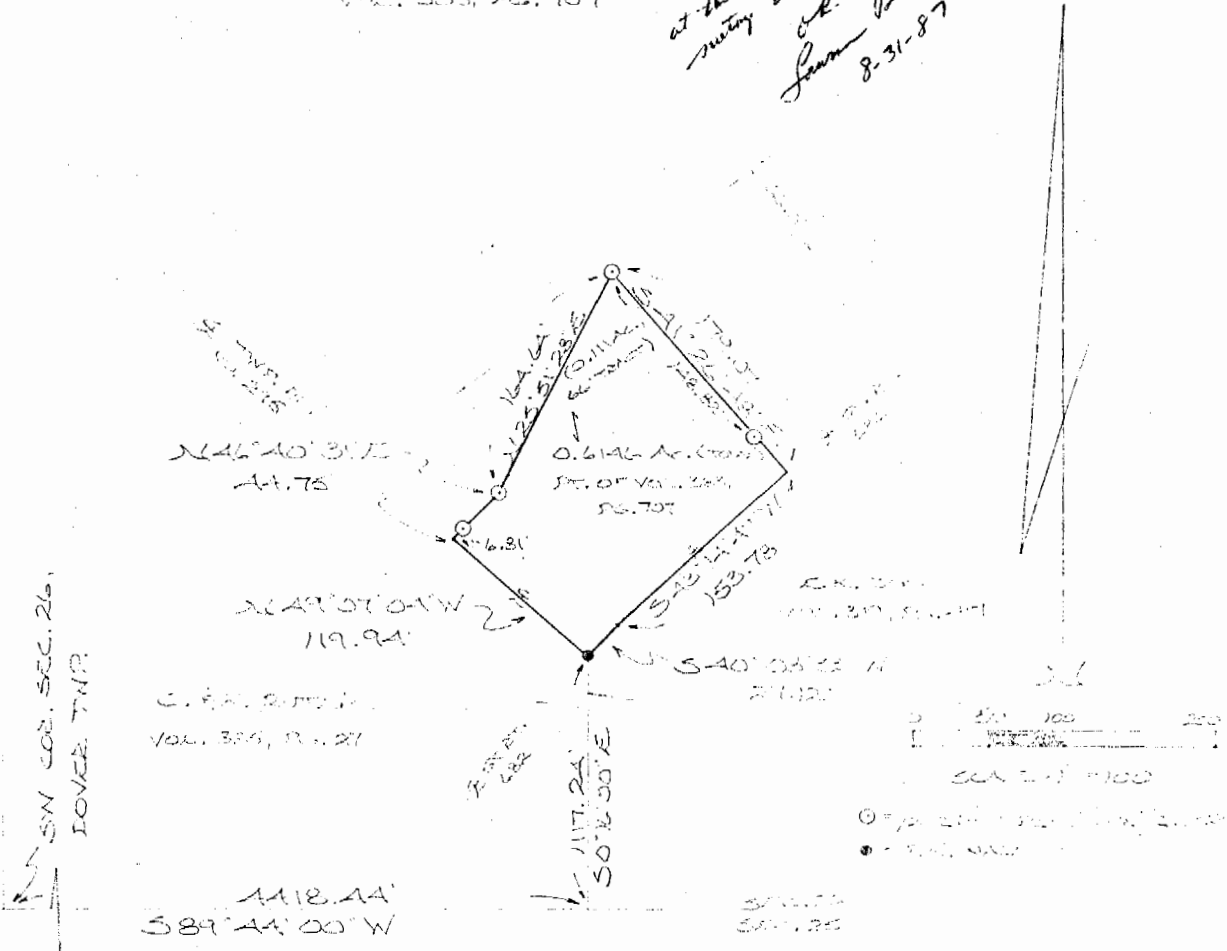


BEING A PART OF THE SEA OF SEC. 26, DOVER
TWP, T-104, R-14W, ATHENS CO., OHIO

NOTES: CORNER ELEVATIONS ARE BASED ON THE BOUNDARY LINE OF SEC. 26
AS RUNNING S81°44'00"W.

T. 104, R. 14W, P. 26
Vol. 283, Pg. 707

*Varian granted for sewer
at the Athens Co. Eng. Board of Health
meeting 8-5-87
OK'd to transfer
Lynn Bean, Sanitation
8-31-87*



REFERENCES:

COUNTY TAX MAPS
COUNTY OF ATHENS
DEEDS (AS NOTED)

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF OHIO
AND AM NOT PROVIDING ANY PROFESSIONAL SERVICE TO ANY PARTY
OTHER THAN THE STATE OF OHIO.

Michael P. Berry
REGISTERED SURVEYOR



35#26
DOW#26

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That T & D THOMPSON, INC., the grantor, a corporation organized and existing under the laws of the State of Ohio, with its principal office at P. O. Box 88, Laurelville, Ohio, 43135, by authority of its Board of Directors and in consideration of One Dollar and other valuable consideration to it paid by T & D THOMPSON, INC., an Ohio corporation, the grantee, whose tax mailing address is: P. O. Box 88, Laurelville, Ohio, 43135, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the said T & D THOMPSON, INC., its successors and assigns forever, the following described real estate:

Situated in the State of Ohio, County of Athens, Township of Dover:

Being a part of a 301.27 acre tract and part of 4.68 acre tract last transferred to T. & D. Properties in Deed Vol. 383, Page 707, and Official Record Vol. 5, Page 694, Athens County Recorder's Office, situated in the Southeast Quarter of Section 26, Dover Township, Township 10 North, Range 14 West, Athens County, Ohio, and being more particularly described as follows:

Beginning at a p. k. nail found at the intersection of the center lines of S. R. No. 682 and Township Road No. 295, said p. k. nail being referenced by the Southwest corner of said Section 26 which bears South 0° 16' 00" East a distance of 1,117.24 feet and South 89° 44' 00" West a distance of 4,418.44 feet; thence with the center of said Township Road No. 295, North 49° 07' 04" West a distance of 119.94 feet to a point; thence leaving said township road and with a series of new lines the following three courses: 1) North 46° 40' 31" East, passing an iron pin set at 6.81 feet, going a total distance of 44.75 feet to an iron pin set; 2) North 25° 51' 28" ^{EAST} a distance of 164.64 feet to an iron pin set; 3) South 41° 26' 48" East, passing an iron pin set at 148.82 feet, going a total distance of 179.07 feet to a point in the center of S. R. 682; thence with the center of S. R. 682 the following two courses: 1) South 48° 14' 47" West a distance of 153.78 feet to a point; 2) South 40° 08' 55" West a distance of 27.12 feet to the place of beginning, containing 0.6146 of an acre, more or less, of which 0.111 of an acre lies within the boundaries of the previously mentioned 4.68 acre tract.

The above described tract is subject to the right-of-way of Township Road No. 295, S. R. No. 682, and all valid easements.

Cited bearings are based on the South line of Section 26 as running South 89° 44' 00" West.

All iron pins described as being set are 1/2" x 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803 on March 11, 1987.

EXCEPTING AND RESERVING, however, from this conveyance a fifteen foot wide easement across the 0.6146 acre tract, said easement for the purpose of installation and maintenance of water and other utility lines.

ALSO, conveyed by this instrument, is an easement for the purpose of installation and maintenance of utility lines over and across a fifteen foot wide tract of land on the 0.7150 of an acre tract located next adjacent to the Northeast-erly boundary of the tract conveyed herein.

PRIOR DEED REFERENCE: Vol. _____, Page _____, Athens County Deed Records.

The premises are conveyed subject to all easements, leases, conditions and restrictions of record, if any, and except current real estate taxes.

Together with all the estate, right, title and interest of the said T & D Thompson, Inc., the grantor, in and to said premises.