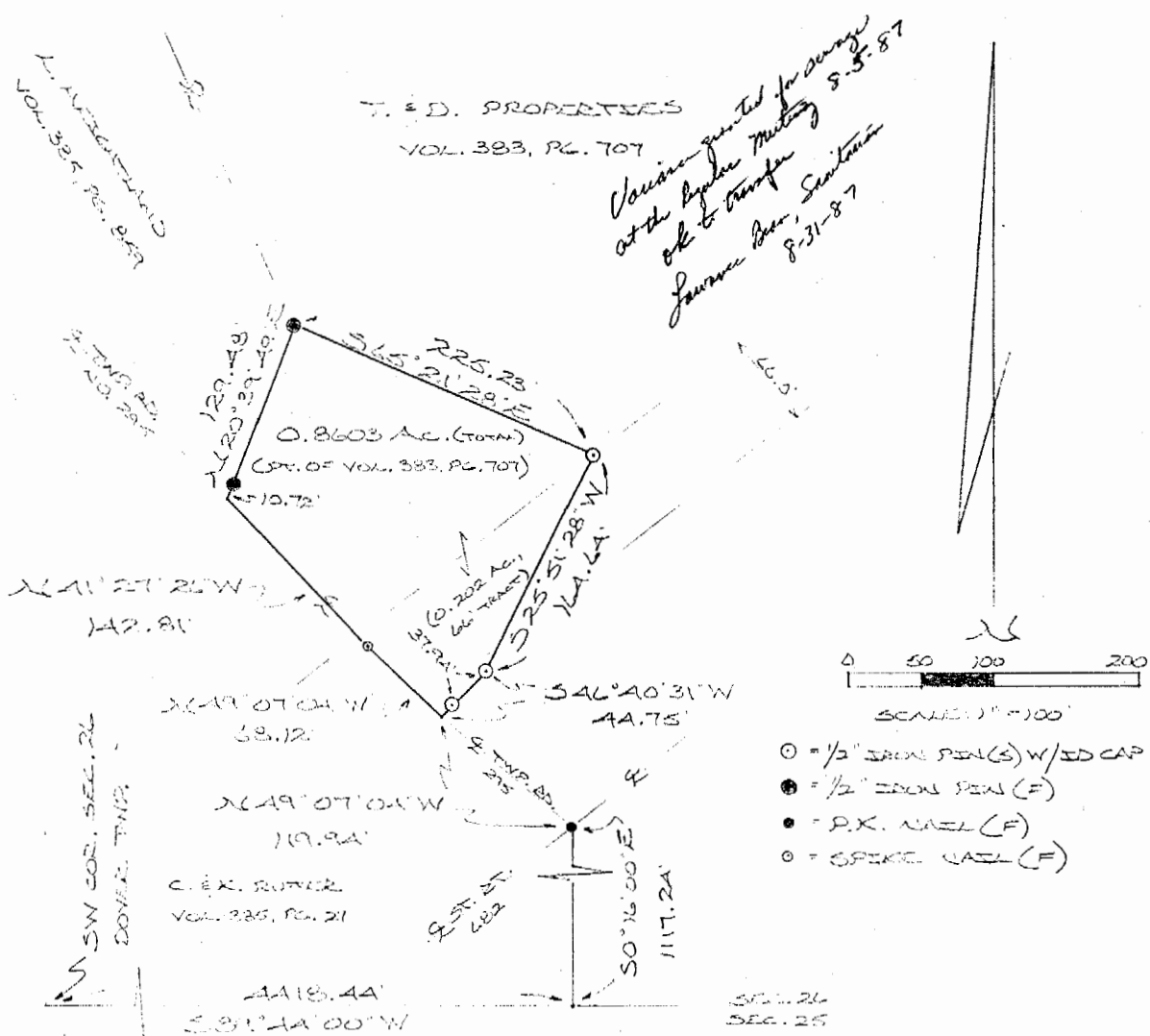


BEING A PART OF THE SE 1/4 OF SEC. 26, DOVER TWP., T-10N, R-11W, ATHENS CO., OHIO

NOTE: CITED BEARINGS ARE BASED ON THE SOUTH LINE OF SEC. 26 AS RUNNING S 89° 44' 00" W.



REFERENCES:

COUNTY TAX MAPS SURVEYS OF RECORDED DEEDS (AS NOTED)

I HEREBY DECLARE THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AS DETERMINED BY AN ACQU. SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE 17th DAY OF MARCH, 1987.

Michael P. Berry
OHIO REGISTERED SURVEYOR NO. 2802



Drawn 2/87

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 RUTH PIERCE, the grantee, whose tax mailing address is: S. R. 682, Chauncey, Ohio, 45719, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Ruth Pierce, her heirs and assigns forever the following described real estate:

Situated in the State of Ohio, County of Athens, and 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 for reference at 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, said point being the principal place of beginning for the tract herein described; thence continuing with the center of said Township Road No. 295 the following two courses: 1) North 49° 07' 04" West a distance of 68.12 feet to a spike nail found; 2) North 41° 27' 26" West a distance of 142.81 feet to a point, said point being the Southern most corner of a 1.496 acre tract described in Vol. 385, Page 859; thence leaving said township road and with the Easterly boundary of said 1.496 acre tract North 20° 39' 49" East, passing an iron pin found at 10.72 feet, going a total distance of 129.48 feet to an iron pin found; thence with a series of new lines the following three courses: 1) South 65° 21' 28" East a distance of 225.23 feet to an iron pin set; 2) South 25° 51' 28" West a distance of 164.64 feet to an iron pin set; 3) South 46° 40' 31" West, passing an iron pin set at 37.94 feet, going a total distance of 44.75 feet to the principal place of beginning, containing 0.8603 of an acre, of which 0.202 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 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 0.8603 of an 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 0.6146 of an acre tract located next adjacent to the Southeastly boundary of the tract conveyed herein, and on the 0.7150 of an acre tract located next adjacent to the Northeastly boundary of the 0.6146 acre tract.

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

DON C. RICHAF
ATTORNEY AT LAW
ADELPHI, OHIO
43101

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *Quilley*
DATE: 9-2-87

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