

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, The Peoples Banking and Trust Company, an Ohio corporation, in consideration of one dollar and other good and valuable consideration to it paid by Eldon R. Hardy, whose tax mailing address is: C/O Victor Barnhart, P. O. Box 439 Chauncey, OH 45719 the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Eldon R. Hardy, his heirs and assigns, the following described real estate:

Situate in the Township of Dover, County of Athens and State of Ohio, Township 10N, Range 14W, Ohio River Survey and being a part of Ohio Company River Lot No. 357, of Section 32, and being more particularly described as follows: Beginning at a stone found at the Northeast Corner of Section 32, thence along the North line of Section 32, North 85 degrees 51 minutes 11 seconds West a distance of 876.170 feet to the Northwest Corner of Ohio Company River Lot No. 357, where there is 1-1/4 inch iron bar, found; thence South 04 degrees 20 minutes 37 seconds West a distance of 4735.50 feet to a 3/4 inch rebar/cap monument set and stamped "Corner No. 54", the True Point of Beginning for the Tract herein to be described; thence South 65 degrees 00 minutes 26 seconds East a distance of 403.181 feet to a 3/4 inch rebar/cap monument set and stamped "Corner No. 53"; thence South 20 degrees 06 minutes 01 seconds West a distance of 40.000 feet to a 3/4 inch rebar/cap monument set and stamped "Corner No. 52", said corner being the Northeast Corner of Eldon R. Hardy, Athens County Deed Volume 279, Page 589; thence with the northerly line of said Eldon R. Hardy, North 64 degrees 39 minutes 12 seconds West a distance of 392.494 feet to a 3/4 inch rebar/cap monument set and stamped "Corner No. 56", this corner also being Hardy's Northwest corner; thence, with the East line of Ruth Carr, Athens County Deed Volume 241, Page 409, North 64 degrees 39 minutes 12 seconds West a distance of 40.000 feet to the True Point of Beginning, containing 0.353 acres, more or less.

Together with a 20 foot wide easement for road purposes from Dover Township Road No. 631 to the East side of the above described 0.353 acre tract.

This description was prepared by Terry A. Krasko, Ohio Professional Surveyor No. 6973, and was based upon actual surveys performed by Vernon Land Surveying Company in April, 1992 while under contract for the USDA Forest Service. Basis of Bearings was made by Polaris observation April 12, 1992.

DEED REFERENCE: Volume 87, Page 915 Official Records of Athens County, Ohio.

THE ATTORNEY PREPARING THIS DOCUMENT MAKE NO WARRANTY AS TO DESCRIPTION OR WARRANTY OF TITLE OF PROPERTY HEREIN DESCRIBED.

and all 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 Eldon R. Hardy, his heirs and assigns forever.

And the said The Peoples Banking and Trust Company, for its successors and assigns, does hereby Covenant with the said Eldon R. Hardy that it is the true and lawful owner of the said premises, and has full power to convey the same; that the title so conveyed is

Dover # 32

Clear, Free and Unincumbered; and that it will Warrant and Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, Joseph Yazombek, Executive Vice President, has hereunto set his hand this 14 day of September, 1992.

Signed and acknowledged in presence of:

C. Snodgrass

Betty J. Reynolds

THE PEOPLES BANKING & TRUST COMPANY

By *Joseph Yazombek*
Joseph Yazombek, Executive Vice President

STATE OF OHIO,
COUNTY OF WASHINGTON, ss.

Before me, a Notary Public, and and for said County, personally appeared Joseph Yazombek, Executive Vice President of The Peoples Banking and Trust Company, the corporation which executed the foregoing deed who acknowledged that he did sign the instrument as Executive Vice President of said corporation and by authority of its Board of Directors and that said instrument is the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.

C. Snodgrass
Notary Public
my Comm. Exp. 1-27-97

This Instrument Prepared By:
Frederick L. Oremus
NOLAN AND OREMUS CO., L.P.A.
55 West Washington Street
Nelsonville, Ohio 45764

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Susan Osborn*
DATE: 10-1-92

LEGAL DESCRIPTION

For a 0.353 acre Parcel to be conveyed by
The Peoples Bank of Nelsonville to
Eldon R. Hardy

Situated in the State of Ohio, Athens County, Dover Township, Township 10 North, Range 14 West, Ohio River Survey, and being a part of Ohio Company River Lot No. 357, of Section 32, and more particularly described as follows:

Beginning at a stone found at the Northeast Corner of Section 32, thence along the North line of Section 32 N 85°51'11" W a distance of 876.170 feet to the Northwest Corner of Ohio Company River Lot No. 357, where there is 1-1/4" iron bar, found; thence S 04°20'37" W a distance of 4735.50 feet to a 3/4" rebar/cap monument set and stamped "Corner No. 54", the True Point of Beginning for the Tract herein to be described; thence S 65°00'26" E a distance of 403.181 feet to a 3/4" rebar/cap monument set and stamped "Corner No. 53"; thence S 20°06'01" W a distance of 40.000 feet to a 3/4" rebar/cap monument set and stamped "Corner No. 52", said corner being the Northeast Corner of Eldon R. Hardy, Athens County Deed Volume 279, Page 589; thence, with the Northerly line of said Eldon R. Hardy, N 64°39'12" W a distance of 392.494 feet to a 3/4" rebar/cap monument set and stamped "Corner No. 56", this corner also being Hardy's Northwest corner; thence, with the East line of Ruth Carr, Athens County Deed Volume 241, Page 409, N 04°20'37" E a distance of 40.000 feet to the True Point of Beginning, containing 0.353 acres, more or less.

Together with a 20 foot wide easement for road purposes from Dover Township Road No. 631 to the East side of the above described 0.353 acre tract.

This description was prepared by Terry A. Krasko, Ohio Professional Surveyor No. 6973, and was based upon actual surveys performed by Vernon Land Surveying Company in April, 1992 while under contract for the USDA Forest Service. Basis of bearings was made by Polaris observation, April 12, 1992.

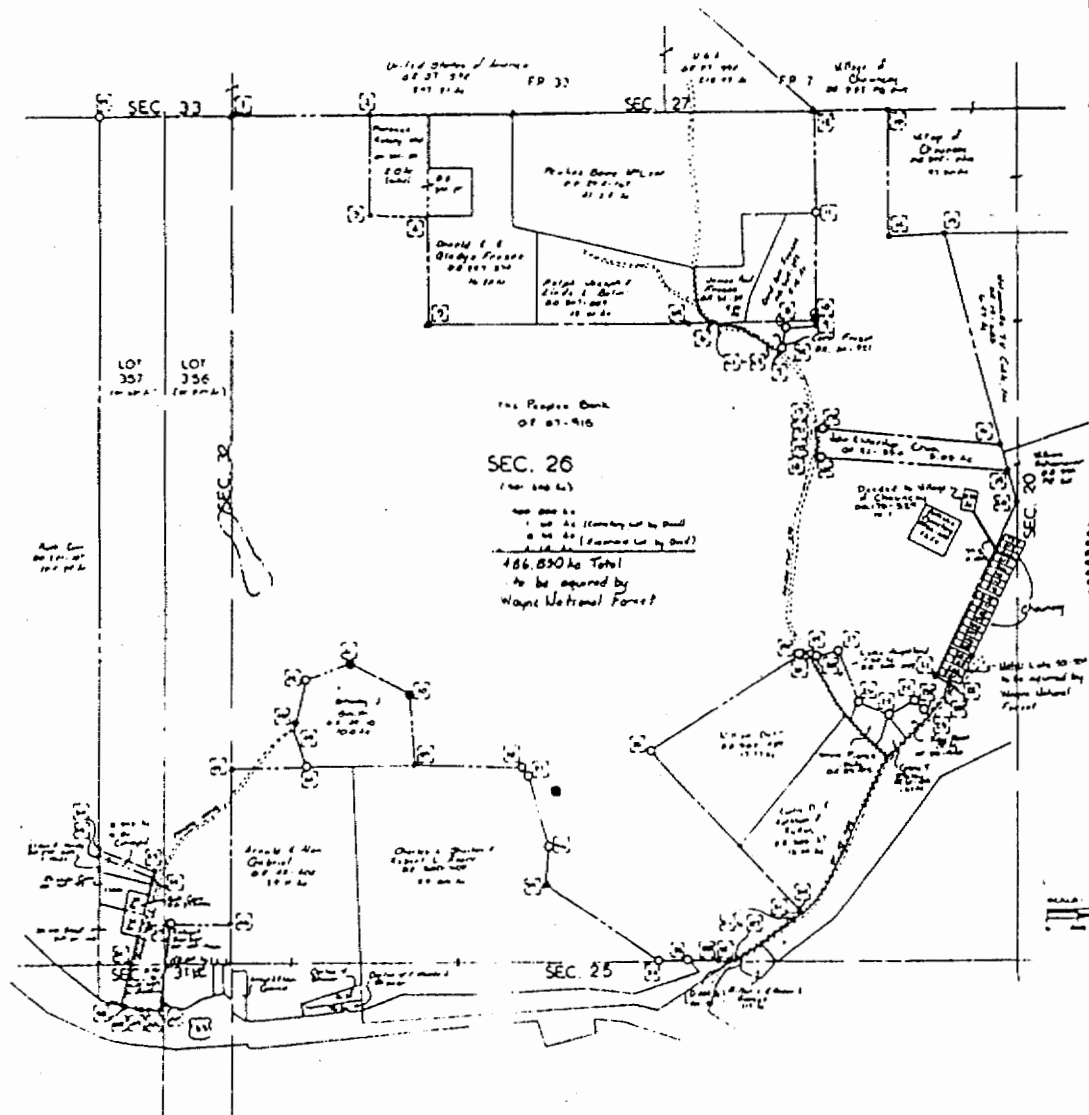
Terry A. Krasko
6-23-92

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Susan Wornil*
DATE: 10-1-92

NORTH BASED
ON POLARIS
OBSERVATION.
APRIL 12, 1992.

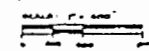
(SHEET 1 OF 2) **92-3405**
ORDER No. 43-9281-2-0166

PREPARED FOR
U.S.D.A. FOREST SERVICE
WAYNE NATIONAL FOREST
STATE OF OHIO
ATHENS COUNTY
DOVER TOWNSHIP
TOWNSHIP 10 NORTH, RANGE 14 WEST
SECTIONS 25 & 26
OHIO COMPANY PURCHASE
OHIO RIVER LOTS 357 & 357
SECTIONS 31 & 37



- LEGEND**
- ① CORNER NUMBER
 - ② CENTERLINE OF ROAD POINT
 - ③ REFERENCE MONUMENT
 - IRON PIN W/CAP SET BY VERNON
 - IRON PIN FOUND
 - ▲ STONE FOUND

NOTE SEE SHEET 2 OF 2 FOR LISTING OF ALL BEARINGS AND DISTANCES.



VERNON
VERNON SURVEYING CO.
PROFESSIONAL SURVEYORS
PO BOX 741, MARIETTA, OHIO 45750
1/644/373-8397

DATE ASSIGNED: 2-14-92	DRN BY: LXM	FIELD CONTROL: F.W.
DATE COMPLETED:	CHKD BY:	SCALE: 1" = 400'

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STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

Revised Code Sec. 319.202 and 319.54 (F) (3)

TYPE OR PRINT ALL INFORMATION

SEE INSTRUCTIONS

FOR COUNTY AUDITOR'S USE ONLY

Table with columns: Date, Co. No., Number, Instrument, Taxing Dist. No., Tax List, Land, Building, Total

D.T.E. CODE NO. Split/New Plat Remarks: Property Located in Taxing District Name on Tax Duplicate Acct. or Permanent Parcel No. Map Book Page Description:

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

1. Grantor's Name Peoples Banking and Trust Company
2. Grantee's Name Eldon R. Hardy
3. Address of Property
4. Tax Billing address
This Conveyance Dated: 09/ /92 is exempt from the fees required by division (F) (3) section 319.54 of the Revised Code of Ohio, for the reason checked below:

- (a) To or from the United States, this state, or any instrumentality, agency, or political subdivision of the United States or this state;
(b) Solely in order to provide or release security for a debt or obligation;
(c) To confirm or correct a deed previously executed and recorded;
(d) To evidence a gift, in trust or otherwise and whether revocable or irrevocable, between husband and wife, or parent and child or the spouse of either;
(e) On sale for delinquent taxes or assessments;
(f) Pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant such order;
(g) Pursuant to reorganization of corporations or unincorporated associations or pursuant to the dissolution of a corporation, to the extent that the corporation conveys the property to a stockholder as a distribution in kind of the corporation's assets in exchange for the stockholder's shares in the dissolved corporation;
(h) By a subsidiary corporation to its parent corporation for no consideration, nominal consideration, or in sole consideration of the cancellation or surrender of the subsidiary's stock;
(i) By lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever;
(j) When the value of the real property or interest in real property conveyed does not exceed one hundred dollars;
(k) Of an occupied residential property being transferred to the builder of a new residence when the former residence is traded as part of the consideration for the new residence;
(l) To a grantee other than a dealer in real property, solely for the purpose of and as a step in, the prompt sale of the real property to others;
(m) To or from a person when no money or other valuable and tangible consideration readily convertible into money is paid or to be paid for the real estate and the transaction is not a gift;
(n) Pursuant to division (B) of section 317.22, or to section 2113.61 of the Revised Code, between spouses or to a surviving spouse pursuant to section 5302.17 of the Revised Code as it existed prior to April 4, 1985, between persons pursuant to section 5302.17 or 5302.18 of the Revised Code on or after April 4, 1985, to a person who is a surviving, survivorship tenant pursuant to section 5302.17 of the Revised Code on or after April 4, 1985, or pursuant to section 5309.45 of the Revised Code;
(o) To a trustee acting on behalf of minor children of the deceased;
(p) Of an easement or right-of-way when the value of the interest conveyed does not exceed one thousand dollars;
(q) Of property sold to a surviving spouse pursuant to section 2113.38 of the Revised Code;
(r) To or from an organization exempt from federal income taxation under section 501(c)(3) of the "Internal Revenue Code of 1986," 100 Stat. 2085, 26 U.S.C. 1, as amended, provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization;
(s) Among the heirs at law or devisees, including a surviving spouse of a common decedent, when no consideration in money is paid or to be paid for the real property, and the transaction is not a gift;
(t) To a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust;
(u) To the grantor of a trust by a trustee of the trust, when the transfer is made to the grantor pursuant to the exercise of the grantor's power to revoke the trust;
(v) To the beneficiaries of a trust if the fee was paid on the transfer from the grantor of the trust to the trustee;
(w) To a corporation for incorporation into a sports facility constructed pursuant to section 307.696 [307.69.6] of the Revised Code.

The grantor has indicated that this property (check one box) is (a) or is not (b) entitled to receive the senior citizen or disabled persons home-stead exemption for the preceding or the current tax year. If box (a) is checked complete DTE Form 101.

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement. (R.C. Sec. 5703.25)

September, 1992

DATE

SIGNATURE OF GRANTEE OR HIS REPRESENTATIVE

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**AGREED DIVISION OF VALUATION
IN TRANSFER OF LANDS AND LOTS**

Revised Code, Sec. 319.20

Athens, Ohio.

September, 19 92

TO THE AUDITOR OF Athens COUNTY:

We, the undersigned owners of the following described property, to-wit:

R. T. S.	What Part	No. of Acres	Value of Land	Value of Bldgs.	TOTAL VALUE
R. 14W, T.10N, S.32					
LOT No. and SUB. or ADD.	What Part	Feet Front	Value of Land	Value of Bldgs.	TOTAL VALUE

hereby agree that the appraised value may be divided by the County Auditor, as follows, to-wit:

NAME	Acres	What Part of Lot	Value of Land	Value of Bldgs.	TOTAL VALUE
To Eldon R. Hardy	0.353				
To					
To Peoples Banking and Trust Company					
To					
To					
To					
To					
To					
To					

PEOPLES BANKING AND TRUST COMPANY

By _____ Grantor

Eldon R. Hardy

Grantee

Note: In accordance with the requirements of Sec. 319.20 Revised Code of Ohio, when A PART ONLY of a tract of land or lot is conveyed, no transfer will be made upon the Auditor's Duplicate unless the above "Agreed Division of Valuation" blank signed by both grantor and grantee is presented.

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AGREED DIVISION
OF VALUATION
IN TRANSFER OF LANDS AND LOTS

From _____

To _____

Filed _____, 19____

County Auditor.
By _____ Deputy.
