

GENERAL WARRANTY DEED
With Survivorship

RICHARD T. ZIPPERT, unmarried, the GRANTOR, for valuable consideration paid, grants with general warranty covenants, to **RICHARD E. SANBORN and CAROL S. SANBORN, husband and wife, for their joint lives remainder in fee simple to the survivor of them**, the GRANTEES, whose tax-mailing address will be 17000 Bell Road, Millfield, Ohio 45761, the following described property:

Situated in Sections 12 and 18, Town 10, Range 14, Trimble Township, Athens County, Ohio and being more particularly described as follows;

Commencing at the estimated Southeast Corner of said Section 12; thence N 0°00'00" E 2696.05 feet; thence N 2°53'22" E 11.90 feet to a point in the center of Township Road 331; thence along said centerline N 1°28'47" W 37.72 feet; thence N 3°07'05" W 89.57 feet; thence N 1°45'17" W 88.08 feet; thence N 3°30'05" W 95.16 feet to the point of beginning of the tract herein described;

Thence leaving the road N 31°52'14" W 563.80 feet to an iron pin set;

Thence N 00°37'35" E 169.22 feet to an iron pin found;

Thence S 82°38'36" E 407.80 feet to an iron pin set;

Thence S 2°13'02" E 194.32 feet to an iron pin set;

Thence S 84°10'38" W 78.32 feet to an iron pin found;

Thence S 1°20'04" E 114.57 feet to an iron pin found;

Thence S 87°48'11" W 49.36 feet to an iron pin found;

Thence S 2°13'02" E 216.00 feet to a point in the center of Township Road 331, passing an iron pin found at 157.75 feet;

Thence S 00°04'55" E 61.41 feet to the point of beginning containing 3.275 acres, 0.751 acres in Section 12 and 2.524 acres in Section 18.

Parent Parcel Identification Numbers: G01-00100738-01 and G01-00100739-00

Reference: Official Records Volume 358, Page 2685, Athens County Recorder's Office.

Property Address: 17000 Bell Road, Millfield, Ohio 45761

PREPARER DOES NOT WARRANT TITLE TO THE PROPERTY OR PROPERTY DESCRIPTION.

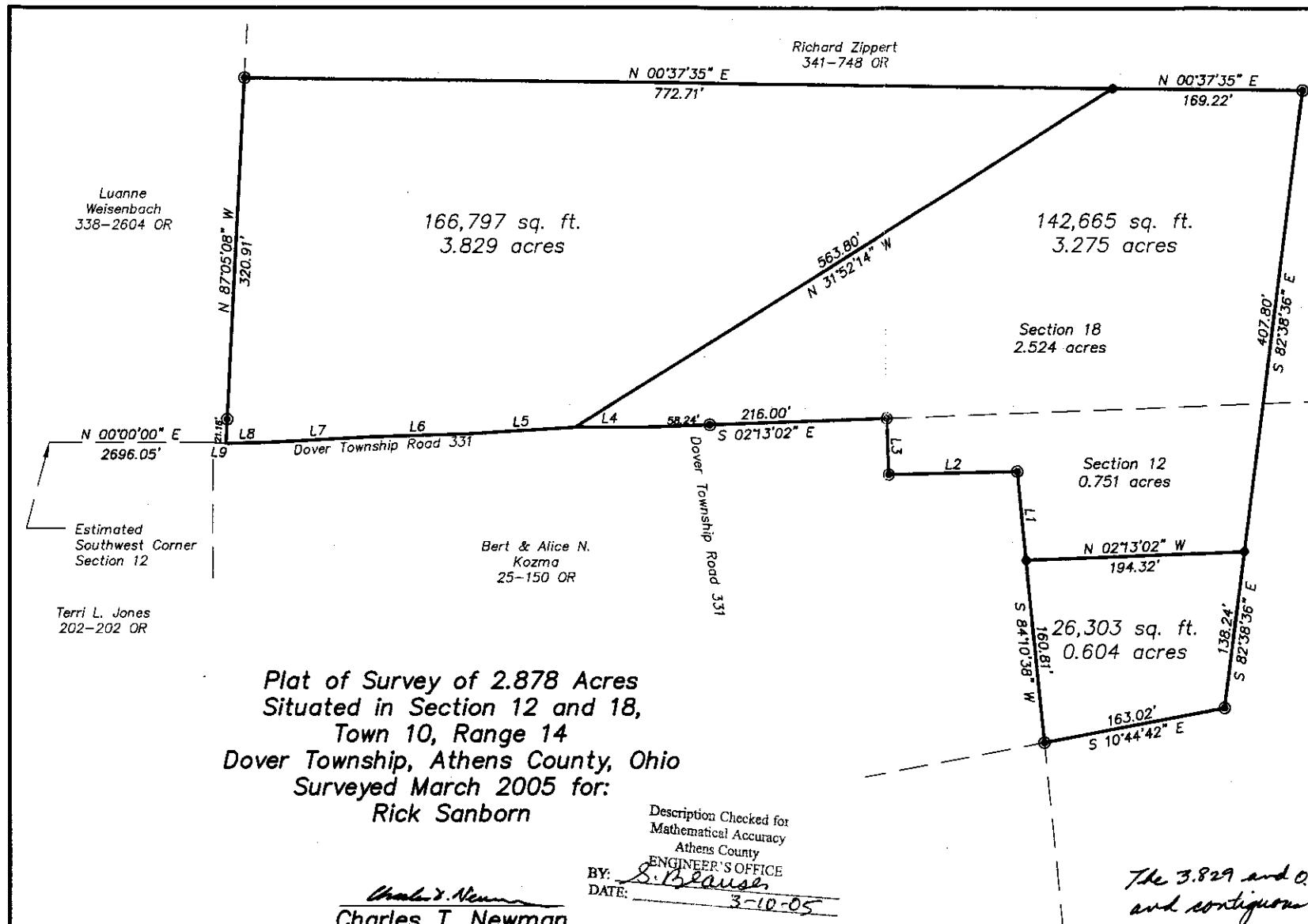
GRANTOR does hereby covenant and warrant unto said GRANTEES, the Grantees' heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor was lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor has good right to sell and convey the same to the Grantees, the Grantees' heirs, assigns, or successors, and that the Grantor does warrant and does hereby agree to defend the same to the Grantees and the Grantees' heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

Executed by RICHARD T. ZIPPERT, unmarried, this ___ day of March, 2005.


RICHARD T. ZIPPERT



- ⊙ = Iron Pin Found
- = Iron Pin Set



Richard Zippert
341-748 OR

Section 18
Section 12

OK TO TRANSFER
Michael B. Blyer, R.S.
ATHENS CITY-COUNTY
HEALTH DEPARTMENT
3-10-05

LINE	LENGTH	BEARING
L1	78.32	S84°10'38"W
L2	114.57	S01°20'04"E
L3	49.36	S87°48'11"W
L4	61.41	S00°04'55"E
L5	95.16	S03°30'05"E
L6	88.08	S01°45'17"E
L7	89.57	S03°07'05"E
L8	37.72	S01°28'47"E
L9	11.90	S02°53'22"W

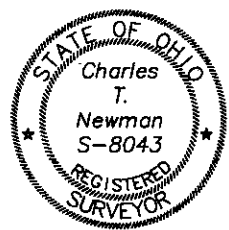
"Approved by the Athens
County Regional Planning
Commission; No plat
Required"

Charles T. Newman 3-10-05
Planning Director Date
The 3.829 and 0.604 acre parcels are to be continuous
and contiguous with property described in 341-748 OR
Revised 3/9/05

Plat of Survey of 2.878 Acres
Situated in Section 12 and 18,
Town 10, Range 14
Dover Township, Athens County, Ohio
Surveyed March 2005 for:
Rick Sanborn

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Beause*
DATE: 3-10-05

Charles T. Newman
Charles T. Newman



Member of Professional Land Surveyors of Ohio Land Surveys, Subdivisions

C. Tim Newman
C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place Athens, Ohio 45701 740-594-1884 FAX 740-594-9413

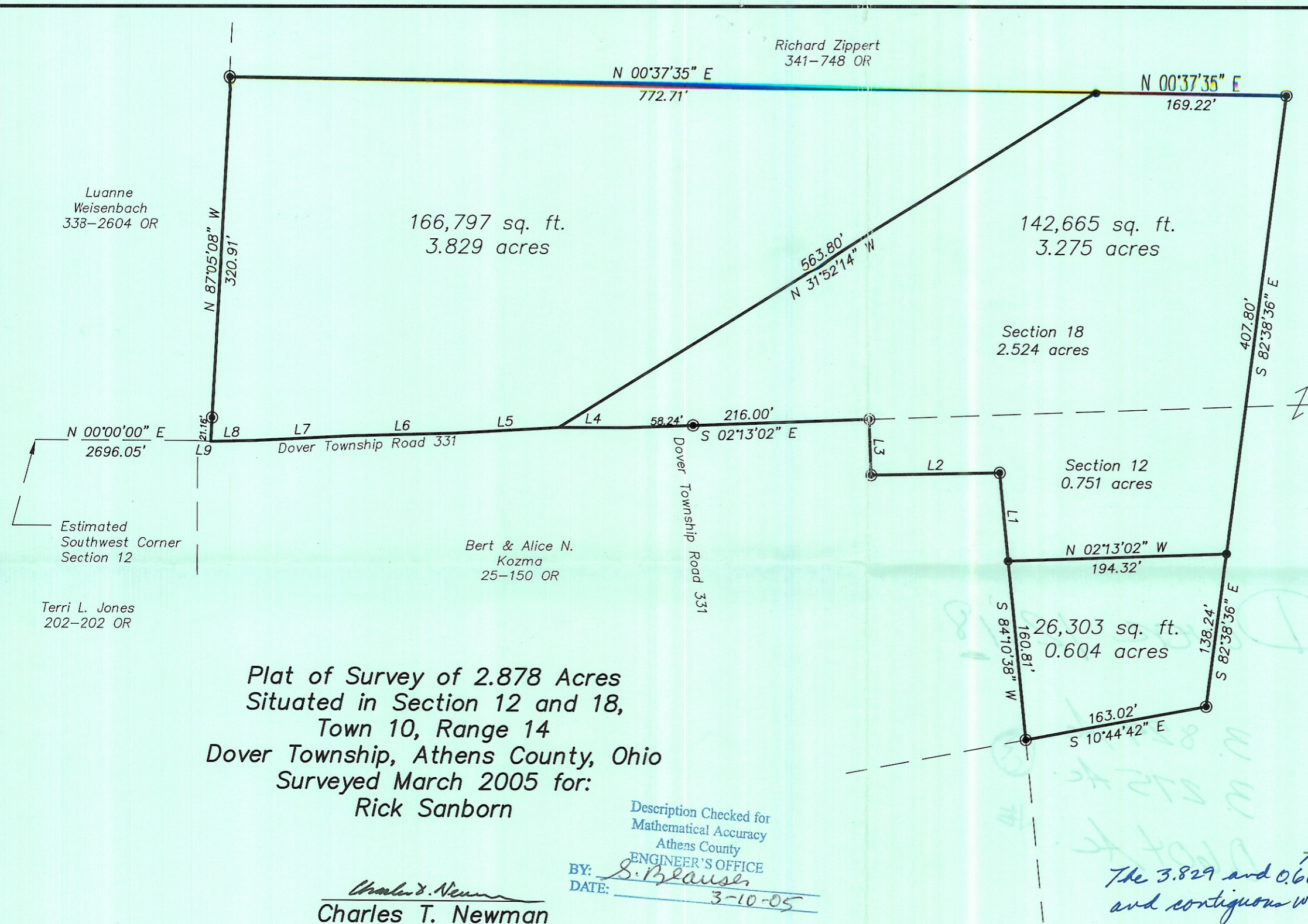
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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- = Iron Pin Set



Richard Zippert
341-748 OR

Section 18
Section 12

*OK TO TRANSFER
Michael B. Cooper, R.S.
Athens City-County
HEALTH DEPARTMENT
3-10-05*

LINE TABLE		
LINE	LENGTH	BEARING
L1	78.32	S84°10'38"W
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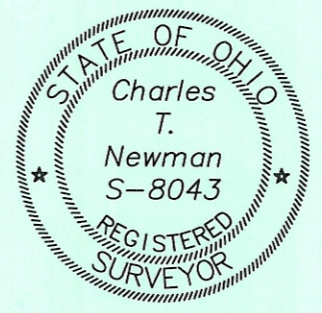
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Description Checked for
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Athens County
ENGINEER'S OFFICE
BY: *S. Blausen*
DATE: *3-10-05*

Charles T. Newman
Charles T. Newman

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3-10-05
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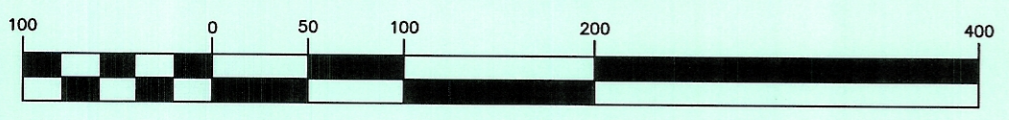


Member of Professional Land Surveys, Subdivisions
Land Surveyors of Ohio

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place Athens, Ohio 45701 740-594-1884
FAX 740-594-9413

GRAPHIC SCALE



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