

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_

hereinafter referred to as the grantor in consideration of the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the \_\_\_\_\_ of \_\_\_\_\_, County of Athens, State of Ohio, and in Section 10, Fraction 4, Town 11 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 1WD

Being a parcel of land lying on the both side s of the centerline of a survey, made by the Department of Transportation, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, of the records of Athens County and being located within the following described points in the boundary thereof:

Commencing at an iron pin (found & used) in the East line of Section 10 and the East line of Fraction 4, 15.87 feet left of Station 508+49.90 from the centerline of a survey made in 1987 by the Ohio Department of Transportation of State Route 78 in Fraction 4, Section 10, Trimble Township, Athens County, Ohio; thence South 05 Degrees 16 Minutes 29 Seconds West along said line a distance of 18.74 feet to (passing centerline Station 508+48.19 at 15.96feet) the Southeast corner of Fraction 4, 2.77 feet right of Station 508+47.90; thence North 85 Degrees 44 Minutes 04 Seconds West along the South line of Fraction 4 a distance of 789.17 feet to the Grantor's Southeast property corner, 4.33 feet left of Station 500+62.16; said point being the True Place Of Beginning; thence North 85 Degrees 44 Minutes 04 Seconds West along the Grantor's South property line and the South line of Fraction 4 a distance of 563.75 feet to the Easterly Existing Right-Of-Way line of S.R. 13, 8.94 feet right of Station 495+21.02; thence along said line with a curve to the left having a radius of 756.20 feet an arc length of 107.23 feet and a chord bearing North 06 Degrees 52 Minutes 51 Seconds West a chord distance of 107.14 feet to the Northerly Existing Right-Of-Way line of S.R. 78, 95.50 feet left of Station 494+97.13; thence along said Right-Of-Way with the following 3 (three) courses:

- (1) South 84 Degrees 00 Minutes 00 Seconds East a distance of 79.50 feet to a point, 95.50 feet left of Station 495+76.63;
- (2) thence South 06 Degrees 00 Minutes 00 Seconds West a distance of 40.00 feet to a point, 55.50 feet left of Station 495+76.63;
- (3) thence South 84 Degrees 00 Minutes 00 Seconds East a distance of 437.00 feet to a point, 52.31 feet left of Station 500+15.42;

thence North 79 Degrees 24 Minutes 15 Seconds East a distance of 92.32 feet to a point, at the Grantor's Easterly property line and the Easterly Existing Right-Of-Way line of the Consolidated Railroad Corporation, 75.00 feet left of Station 501+05.92; thence South 19 Degrees 25 Minutes 30 Seconds West a distance of 75.82 feet to the Place Of Beginning.

This description is based on a survey made by the Ohio Department of Transportation under the direction and supervision of Franklin D. Blair, Registered Surveyor No. 5676.

It is understood that the strip of land above described contains 0.831 acres, more or less, including the present road which occupies 0.779 acres, more or less.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauer  
DATE: 9-13-94

53  
ATH #16

The above described area is to be deleted from the auditor's tax duplicate no. M01-00100267-00 of the Athens County record of deeds, and carried as 104.219 ares in the tax map department. Auditor's parcel no. M01-00100267-00 = 105.050 acres as per tax map department.

Grantor claims title by instrument(s) of record in D.B. \_\_\_\_\_ Page \_\_\_\_\_ County Recorder's Office.

**TO HAVE AND TO HOLD** the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said Grantor, for itself and its successors and assigns does hereby covenant with the said Grantee, its successors and assigns, that it 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 free and clear from all liens and encumbrances whatsoever, and further, that it does Warrant and will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused its coporate name to be subscribed and its corporate seal to be affixed by its \_\_\_\_\_ president and \_\_\_\_\_ secretary this \_\_\_\_\_ day day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_.

In the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
(SEAL) By \_\_\_\_\_

STATE OF OHIO, COUNTY, ATHENS, ss.

Before me, a Notary Public, in and for said county, personally appeared \_\_\_\_\_, \_\_\_\_\_ president and \_\_\_\_\_, \_\_\_\_\_ Secretary of \_\_\_\_\_

the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said coporation; that they did sign and seal said instrument as such \_\_\_\_\_ president and \_\_\_\_\_ secretary in behalf of said corporation and by authority of its board of directors; and that said instrument is their free act and deed individually and as such \_\_\_\_\_ president and \_\_\_\_\_ secretary and the free and corporate act and deed of said \_\_\_\_\_.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

This instrument prepared by \_\_\_\_\_ for the State of Ohio, Department of Transportation.

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WARRANTY DEED
FROM
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Address
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TO THE
STATE OF OHIO
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=====
S.R. \_\_\_\_\_ County \_\_\_\_\_
=====

Section \_\_\_\_\_

Parcel No. \_\_\_\_\_

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TRANSFERRED
=====

\_\_\_\_\_, 19\_\_\_\_, Auditor

Received \_\_\_\_\_, 19\_\_\_\_

At \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded \_\_\_\_\_, 19\_\_\_\_

in \_\_\_\_\_ County

Record of Deeds, Vol. \_\_\_\_\_ Page \_\_\_\_\_

Recorder's Fee, \$ \_\_\_\_\_, Recorder

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NOTE
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To the County Recorder:

As soon as this deed has been recorded, it should be returned to the Department of Transportation at Box 658, Marietta, Ohio.