

GENERAL WARRANTY DEED

Margaret Covelle, unmarried, of Athens County, Ohio, for valuable consideration paid, grants with general warranty covenants, to Elijah Brooks and Dianna Brooks, husband and wife, whose tax-mailing address is Route 3, Glouster, OH 45732, the following REAL PROPERTY: Situated in the County of Athens in the State of Ohio and in the Township of Trimble, and bounded and described as follows:

FIRST TRACT: Being a part of Fraction 18, Section 21, and commencing at the Northwest corner of Section 21; thence South 87 deg. 07 min. 50 sec. East 1,611.02 feet; thence South 58 deg. 37 min. East 231.00 feet; thence North 31 deg. 23 min. East 60.00 feet to a point on the North line of S.R. 78; thence along the North line of S.R. 78 South 58 deg. 37 min. East 200.35 feet to an iron pin at the true point of beginning; thence North 31 deg. 23 min. East (passing an iron pin at 65.47 feet) 67.55 feet; thence South 69 deg. 41 min. East 31.61 feet; thence North 24 deg. 26 min. East 35.00 feet; thence South 65 deg. 34 min. East 73.75 feet; thence South 31 deg. 23 min. West (passing an iron pin at 31.08 feet) for a total distance of 117.29 feet to an iron pin on the North line of S.R. 78; thence North 58 deg. 38 min. West 100.00 feet to the point of beginning, containing 0.207 acre. (Being part of a 3.00 acre tract described in Volume 297, Page 223 of the Athens County Deed Records.) (Surveyed June 12, 1973, by Harold D. Whaley, Registered Surveyor No. 4986.)

Said premises are conveyed and accepted subject to all easements of record, leases of record, restrictions of record, and established rights-of-way.

LAST TRANSFER: Volume 297, Page 223.

This deed is given to complete a land contract entered into by Margaret Covelle, unmarried, as seller, and Elijah Brooks and Diann Brooks, husband and wife, as buyers, on August 17, 1980.

SECOND TRACT: Situated in Fraction 18, Section 21, Town 11, Range 14, Trimble Township, Athens County, Ohio and being more particularly described as follows: Commencing at the Northwest corner of Section 21; thence S 87°07'50" E 1611.02 feet; thence S 58°37' E 323.35 feet; thence N 31°23' E 60.00 feet to an iron pin set on the north right-of-way of State Route 78, said point being 50 feet left of Station 140+75, said point being the point of beginning of the tract herein described; thence along the right-of-way N 31°23' E 80.00 feet to an iron pin set 130 feet left of Station 140+75 in the center of Old State Route 78 (now a township road); thence along the centerline of the Township Road S 70°30' E 137.74 feet to an iron pin set; thence leaving the Township Road S 24°26' W 35.00 feet to an iron pin set; thence N 69°41' W 31.61 feet to an iron pin set; thence S 31°23' W 67.55 feet to an iron pin set on the north right-of-way line of State Route 78; thence along the right-of-way line N 58°37' W 108.00 feet to the point of beginning containing 0.2500 acres.

LAST DEED REFERENCE: Volume 297, Page 223, Athens County Deed Records.

As a condition to this conveyance, the foregoing Second Tract is to be held in continuous and contiguous ownership with the First Tract.

Witness her hand this 26th day of February, 1988. Signed in the presence of:

David Frey
Witness

Margaret Covelle

Sandra Jollick
Witness

STATE OF OHIO COUNTY OF ATHENS ss:

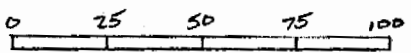
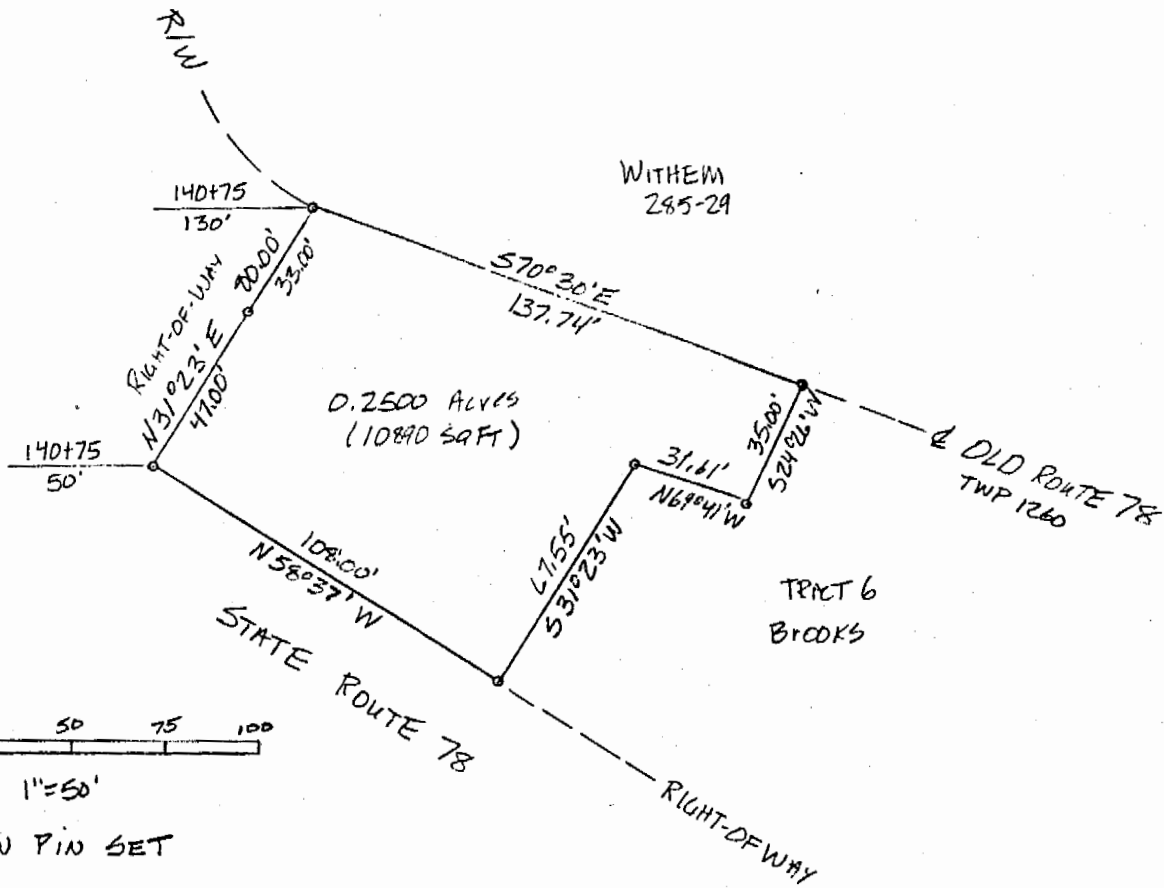
BE IT REMEMBERED, That on this 26th day of February, 1988, before me, the subscriber, a notary public in and for said state, personally came Margaret Covelle, unmarried, the Grantor in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed by seal on the day and year last aforesaid.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Bob Eichenberg
DATE: 8/28/89

Sandra Jollick
Sandra Jollick
Notary Public, State of Ohio
My Commission Expires 2/13/1992

This instrument was prepared by David Frey, Attorney at Law
Athens, OH 45701

Trm Rec # 21



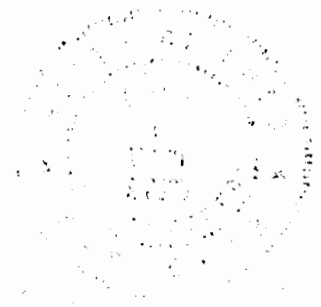
SCALE: 1"=50'
 o = IRON PIN SET

PLAT OF SURVEY FOR MARGARET COVELLE
 SITUATED IN SECTION 21, TOWN 11, RANGE 14,
 TRIMBLE TOWNSHIP, ATHENS COUNTY, OHIO

BY

EVANS, MELCHWART HAMBLETON & TILTON INC.
 CONSULTING ENGINEERS AND SURVEYORS
 ATHENS OHIO LAHANNA, OHIO

Margaret Whit
 REGISTERED SURVEYOR 6-6535



AD-1748

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