

General Warranty Deed

KENNETH E. YERIAN aka **KENNETH YERIAN**, and **DOLLY D. YERIAN** aka **DOLLY YERIAN**, husband and wife, of Athens County, Ohio for valuable consideration paid, grants with general warranty covenants, to **ROBERT R. MCLAUGHLIN, JR.** and **PENNY A. MCLAUGHLIN**, whose tax-mailing address is: St. Rt. 78, Glouster, Ohio, 45732

the following **REAL PROPERTY**: Situated in the County of Athens in the State of Ohio and in the Township of Trimble:

Being a tract of land located in the Southeast quarter of the Southwest quarter of Section 4, Trimble Township, T-11-N, R-14-W, Jackson County, Ohio and being a portion of the lands conveyed to Kenneth Yerian, et al as recorded in Volume 33, Page 337 and being further described as follows:

Commencing for reference at an iron pin found in the Northwest corner of the Southeast quarter of the Southwest quarter of Section 4;

Thence S 02° 50' 33" W, 330.00' to a point;

Thence along the North line of the State of Ohio tract (V190/P891) the following 2 courses, S 67° 53' 13" E, 385.79' to a point;

Thence S 62° 37' 19" E, to an iron pin set, said iron pin being the POINT OF BEGINNING;

Thence N 02° 14' 56" E, 348.07' to an iron pin set;

Thence S 71° 18' 20" E, 257.02' to an iron pin set;

Thence S 05° 16' 29" W, 382.00' to an iron pin set in the North line of the State of Ohio tract;

Thence along said North line, N 62° 37' 19" W, 250.00' to the point of beginning and containing 2.00 acres.

The above described tract is subject to all legal easements and rights-of-way of record.

All courses are corrected magnetic and are for angular purposes only.

All iron pins set are 1/2" in diameter and 30" in length and id. cap.

This description was prepared from the results of an actual survey made May 1998.

Ohio Mining Consultants, 240 Huron Street, Jackson, Ohio 45640

W. Royce Horton, P.S. 5465

Prior Instrument Reference: Volume 33, Page ²337, of the Official Records of Athens County, Ohio.

Witness their hands this 26, day of May, 1998.

*.50⁰
Transferred
6-15-98*

This conveyance has been examined and the Grantor has complied with Section 316.202 of the Revised Code.

No. EX Transfer Fee Paid \$ 0
David L. Lovett, Athens County Auditor

Signed and acknowledged in presence of:

By [Signature] Deputy Auditor

[Signature]
Witness Christian S. Gerig

[Signature]
Kenneth E. Yerian aka Kenneth E. Yerian

[Signature]
Witness Angela L. Buchtel
State of Ohio

[Signature]
Dolly D. Yerian aka Dolly Yerian

BE IT REMEMBERED, That on this 26 day of May, 1998, before me, the subscriber, a Notary Public in and for said state, personally came, Kenneth E. Yerian aka Kenneth Yerian and Dolly D. Yerian aka Dolly Yerian, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



ANGELA L. BUCHEL
Notary Public, State of Ohio
My Commission Expires June 10, 2002

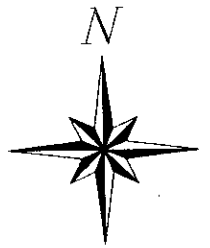
[Signature]
Notary Public

This instrument was prepared by:

CHRISTIAN S. GERIG, ATTORNEY AT LAW, ATHENS, OHIO

The attorney preparing this instrument makes no warranties as to title or the legal description contained herein.

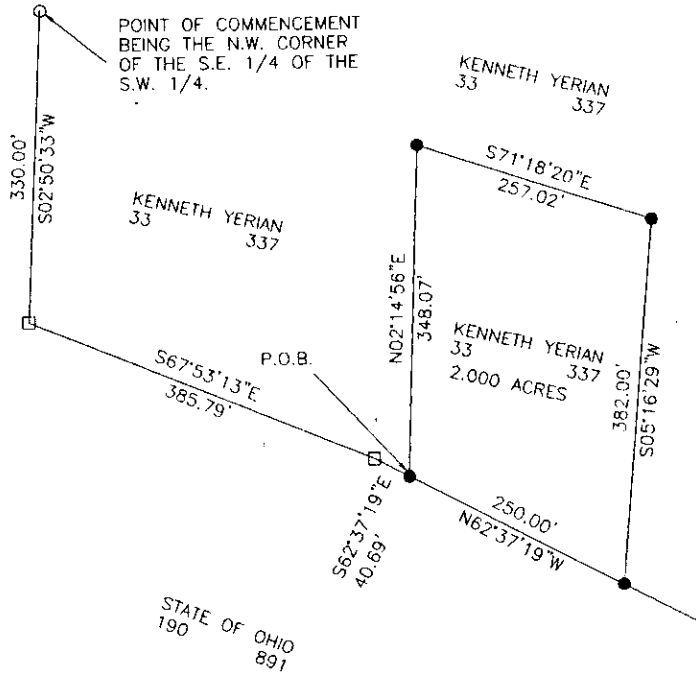
OHIO MINING CONSULTANTS
 240 E. HURON ST.
 JACKSON, OHIO 45640
 614-286-3585



9800004933
 Filed for Record in
 ATHENS COUNTY, OHIO
 JULIA MICHAEL SCOTT
 On 06-17-1998 At 12:47 P.M.
 DEED 14.00
 Book OR Vol. 269 Pg. 497 - 498

ALL COURSES ARE
 CORRECTED MAGNETIC
 AND ARE FOR ANGULAR
 PURPOSES ONLY.

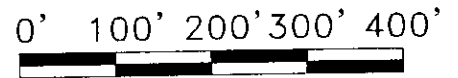
9800004933
 CHRISTIAN GERIG



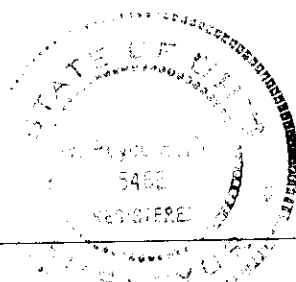
Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blausen
 DATE: 5-18-98

NOTE: IRON PINS SET
 ARE 30" X 1/2" WITH
 ID. CAPS.

NOTE: INFORMATION
 WAS ACQUIRED FROM
 TAX MAPS, SURROUNDING
 DEEDS, AND PHYSICAL
 EVIDENCE FOUND ON SITE.



SCALE: 1" = 200'



I DO HEREBY CERTIFY THAT THE
 ABOVE DELINEATED AREA IS THE RESULT
 OF AN ACTUAL SURVEY BY ME AND IS
 TRUE AND CORRECT TO THE BEST OF MY
 BELIEF.

W. Royce Horton P.S.
 W. ROYCE HORTON P.S. 5465

IT IS HEREBY UNDERSTOOD THAT
 THE ABOVE SIGNED IS NOT RESPONSIBLE
 FOR LOST OR OBLITERATED POINTS
 AFTER DATE SHOWN ON PLAT.

PLAT OF SURVEY OF
 2.000 ACRES LOCATED IN
 THE S.E. 1/4 OF THE
 S.W. 1/4 OF SEC. 4,
 T-11-N, R-14-W,
 TRIMBLE TOWNSHIP,
 ATHENS COUNTY, OHIO.

FOR
 KENNETH YERIAN
 DATE: MAY 1998

- LEGEND
- x—x FENCE
 - o I.P. OR MON. FOUND
 - POINT
 - I.P. SET
 - ▲ P.K. OR SPIKE SET
 - △ P.K. OR SPIKE FND.