

Legal Description for Wells Fargo Bank, N.A. as Trustee

Situated in the Township of Troy, County of Athens and State of Ohio and being part of the Southeast ¼ of Section 13, Township 5, Range 11 of the Ohio Company's Purchase, being further bounded and described as follows:

Commencing at a mag nail set at the Southeast corner of Section 13;

Thence South 89° 48'28" West along the Southerly line of said Section 13, a distance of 643.50 feet to the centerline of an abandoned road and a Southwesterly corner of land conveyed to Bonnie Sams by deed recorded in Official Records Book 424, Page 2407 of Athens County Records;

Thence North 00° 11'32" East along said centerline of an abandoned road and a Westerly line of said land conveyed to Bonnie Sams, a distance of 83.00 feet to an angle point therein and a Southwesterly corner of land conveyed to Franklin W. Smeeks by deed recorded in Official Records Book 307, Page 2101 of Athens County Records;

Thence North 02° 22'00" East along said centerline of an abandoned road and a Westerly line of said land conveyed to Franklin W. Smeeks, a distance of 296.38 feet to a 1" iron pipe found at a Northeasterly corner of land conveyed to Christopher W. Smeeks by deed recorded in Official Records Book 305, Page 2647 of Athens County Records and being the Place of Beginning of the land herein described;

Course Number 1: Thence North 69° 55'22" West along a Northerly line of said land conveyed to Christopher W. Smeeks, a distance of 266.96 feet to a mag nail set in the centerline of Rock Run Road, aka Township Road 161, no width designated;

Course Number 2: Thence North 24° 53'27" East along said centerline of Rock Run Road, a distance of 315.53 feet to mag nail set at a Southwesterly corner of land conveyed to Melissa D., Brian E., Charles K. and Zachary T. Barringer by deed recorded in Official Records Book 396, Page 608 of Athens County Records as "Tract 2";

Course Number 3: thence South 88° 11'00" East along a Southerly line of said land conveyed to Melissa D., Brian E., Charles K. and Zachary T. Barringer, a distance of 96.92 feet to a 5/8" iron pin found at Westerly corner of land conveyed to Melissa D., Brian E., Charles K. and Zachary T. Barringer by deed recorded in Official Records Book 396, Page 608 of Athens County Records as "Tract 1";

Course Number 4: thence South 03° 13'00" East along a Westerly line of said land conveyed to Melissa D., Brian E., Charles K. and Zachary T. Barringer and a Westerly line of said land conveyed to Franklin W. Smeeks, a distance of 375.38 feet to the Place of Beginning and containing 60,090 Square Feet or 1.379 Acres of land more or less and being subject to all easements, restrictions and right-of-way of record.

This description is based upon a survey performed by Scott J. Casey, Professional Surveyor Number 8219 on January 18th of 2014, for Exacta Ohio 2132 East 9th Street, Cleveland Ohio 44115.

The Bearings for this survey are based on the East line of Subject Parcel as shown on the Survey Plat prepared by Walter Stewart and Dated October 31, 1978.

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey P.S. 8219".

[Handwritten signature] 1/25/2014

Description Approved
Jill A. Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandon Williams*
DATE: 3/28/14