WARRANTY DEED

CECIL O. LUCAS and HELEN F. LUCAS, husband and wife, of Troy Township, Athens County, Ohio, for valuable consideration paid, grant with general warranty covenants, except the lien of real estate taxes for the year 1986, which are to be prorated between the parties herein as of the date of this instrument, to DAVID G. JOHNSON and SHARON E. JOHNSON, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is Route 1, Box 229, Coolville, Athens County, Ohio 45723, the following real property:

Situated in the Township of Troy, County of Athens, and State of Ohio, being in Fraction 17, Town 5, Range 11, to-wit:

Beginning at an iron rod found in the north line of Fraction 17, where the Northwest corner of Fraction 17 bears N. 80° 37' 02" W. 2765.40 feet distant; thence S. 04° 07' 03" W. passing through iron rods found 639.00 and 1282.64 feet distant, a distance of 1714.37 feet to an iron rod found in the Northerly right of way of Ohio Route No. 7; thence S. 62° 29' 18" W. passing through an iron rod set, 214.40 feet distant, a distance of 262.17 feet to a P.K. nail set in the center line of County Road No. 58, as it now exists; thence on the centerline of said County Road No. 58 the following six (6) courses, N. 60° 09' 42" W. a distance of 91.70 feet, N. 65° 06' 49" W. a distance of 87.41 feet, N. 65° 32' 56" W. a distance of 84.15 feet, N. 59° 56' 42" W. a distance of 149 feet, N. 52° 39' 26" W. a distance of 116.68 feet, N. 49° 42' 42" W. distance of 241.25 feet; thence N. 21° 14' 24" E. passing through an iron rod set 37.24 feet distant, a distance of 1589.95 feet to an iron rod set; thence S. 80° 37' 02" E. a distance of 426.51 feet to the place of beginning, containing 27.563 acres, as shown on a survey made by Walter Penn Stewart, Ohio L.L.S. No. 5618 on December 12, 1986.

This conveyance is made subject to all legal rights of way, leases and easements of record.

REFERENCE: Volume 377, page 675, Athens County Deed Records.

The Grantors hereby reserve unto themselves, a right of way for purposes of ingress and egress around the perimeter perimeter

Mathematical Accuracy

SKOWSLOW OFFICE

DATE 4-2-07

Tray # Cox

of the property hereby conveyed which right of way shall be along the existing County Road No. 58, Ohio Route 7 and Ohio Route 50, which said right of way shall be installed only after the prior approval of grantees as to its location. The purpose of this right of way is to provide a way to transport water over the above-described property to adjacent real estate owned by the Grantors.

Grantors hereby release all rights of dower therein.

WITNESS our hands this 24th day of March, 1987.

Signed and acknowledged in the presence of:

Juntille Cecil O. Lucas

Cecil O. Lucas

Helen F. Lucas

STATE OF WEST VIRGINIA,)
COUNTY OF WOOD
SS:

On this Add day of March, 1987, before me, a Notary Public in and for said county, personally came the above named CECIL O. LUCAS and HELEN F. LUCAS, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Parkersburg, Wood County, West Virginia.

My Commission expires: July 17, 1995

HILLIAM OFFICIAL SEAL MARILLYN A. WILSON

NOTARY PUBLIC STATE OF WEST VICENSIA

EY COCKERSON ENGINES JULY 17, 1995

Bib & MARILLYN A. FALLESPOOR, UJ 25101

This instrument prepared by Davis, Bailey, Pfalzgraf & Hall, Attorneys at Law, Parkersburg, West Virginia 26101.

0816C

