

SURVIVORSHIP DEED

Lois Smith, widowed and not remarried, of Washington County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to Harold A. Person and Harold E. Person, for their joint lives remainder in fee simple to the survivor thereof, whose tax-mailing address is P.O. Box 28, Portland, Ohio 45770, the following real property:

Being a part of 3.37 acre ± tract of land as transferred to Harry & Louis Smith as recorded in Vol. 384, page 802, Athens County Recorder's Office, Athens County, Ohio, also being a part of Sec. 8, Township 5 North, Range II West, Troy Township, Athens County, State of Ohio and more particularly described as follows:

Beginning at an existing 5/8 in. iron pin found on the North line of said 3.37 acre ± tract which is assumed to bear North 08 deg. 40 min. 10 sec. West a distance of 380.56 feet and South 82 deg. 44 min 21 sec. West a distance of 511.86 feet from the southeast corner of said Section 8, T 5 N, R II W; thence leaving said North line South 05 deg. 15 min. 55 sec. West passing thru an existing 5/8 in. iron pin at a distance of 287.31 feet and going a total distance of 331.11 feet to a point in the center line of County Road #62; thence with said centerline the following seven courses: North 80 deg. 11 min. 03 sec. West a distance of 54.96 feet to a point; North 87 deg. 07 min. 51 sec. West a distance of 112.57 feet to a point; North 73 deg. 33 min. 46 sec. West a distance of 74.16 feet to a point; North 59 deg. 43 min. 19 sec. West a distance of 79.58 feet to a point; North 52 deg. 04 min. 17 sec. West a distance of 106.25 feet to a point which bears South 22 deg. 53 min 18 sec. West a distance of 18.20 feet from a 5/8 in. iron pin set; North 47 deg. 38 min. 04 West a distance of 88.73 feet to a point; North 33 deg. 31 min. 51 sec. West a distance of 73.62 feet to a point being the assumed Northwest corner of said 3.37 acres tract; thence leaving said centerline and along said North line North 82 deg. 44 min. 21 sec. East passing thru a point which bears North 22 deg. 53 min. 18 sec. East a distance of 4.57 feet from a 5/8 in. iron pin set, at a distance of 167.67 feet and going a total distance of 531.12 feet to the principal point of beginning containing 2.6159 acres ± subject to all legal easements and rights of way.

Bearings are assumed and are for the determination of angles only.

The above description was prepared from an actual survey made on the 12th day of August, 1992, by C. Thomas Smith, Ohio Prof. Sur. #6844.

Prior Instrument Reference: Volume 384²⁵, Page 802²¹⁸, records of Athens County, Ohio.

Lois Smith, the Grantor, releases all rights of dower therein. Witness her hand this

7th day of October, 1992.

Signed & acknowledged in presence of:

[Signature]
as to both

[Signature]
Lois Smith

[Signature]
as to both

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: [Signature]
DATE: 10-17-92

4

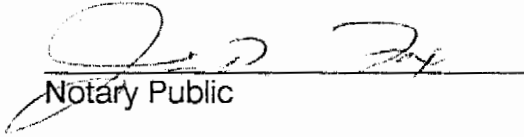
Troy Twp - 8

STATE OF OHIO, COUNTY OF WASHINGTON, ss:

Before me a Notary Public in and for the County and State, personally appeared the above named Lois Smith, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal this 7th day of October, 1992.

My commission expires:


Notary Public

JIM D. FOX
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03, OHIO REVISED CODE

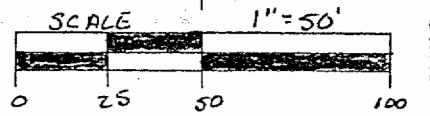
This Instrument Prepared By: Jim D. Fox, Attorney at Law, 2002 Washington Blvd.,
Belpre, Ohio 45714.

25

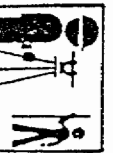
BEING A PART OF SECTION 8, TOWNSHIP-5-NORTH, RANGE-11-WEST,
TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

NOTE: BEARINGS ARE ASSUMED AND
ARE FOR THE DETERMINATION OF
ANGLES ONLY.

16141 949-2524 — Office



C. THOMAS SMITH
and Associates Surveying
Racine, Ohio 45771
P. O. BOX 393

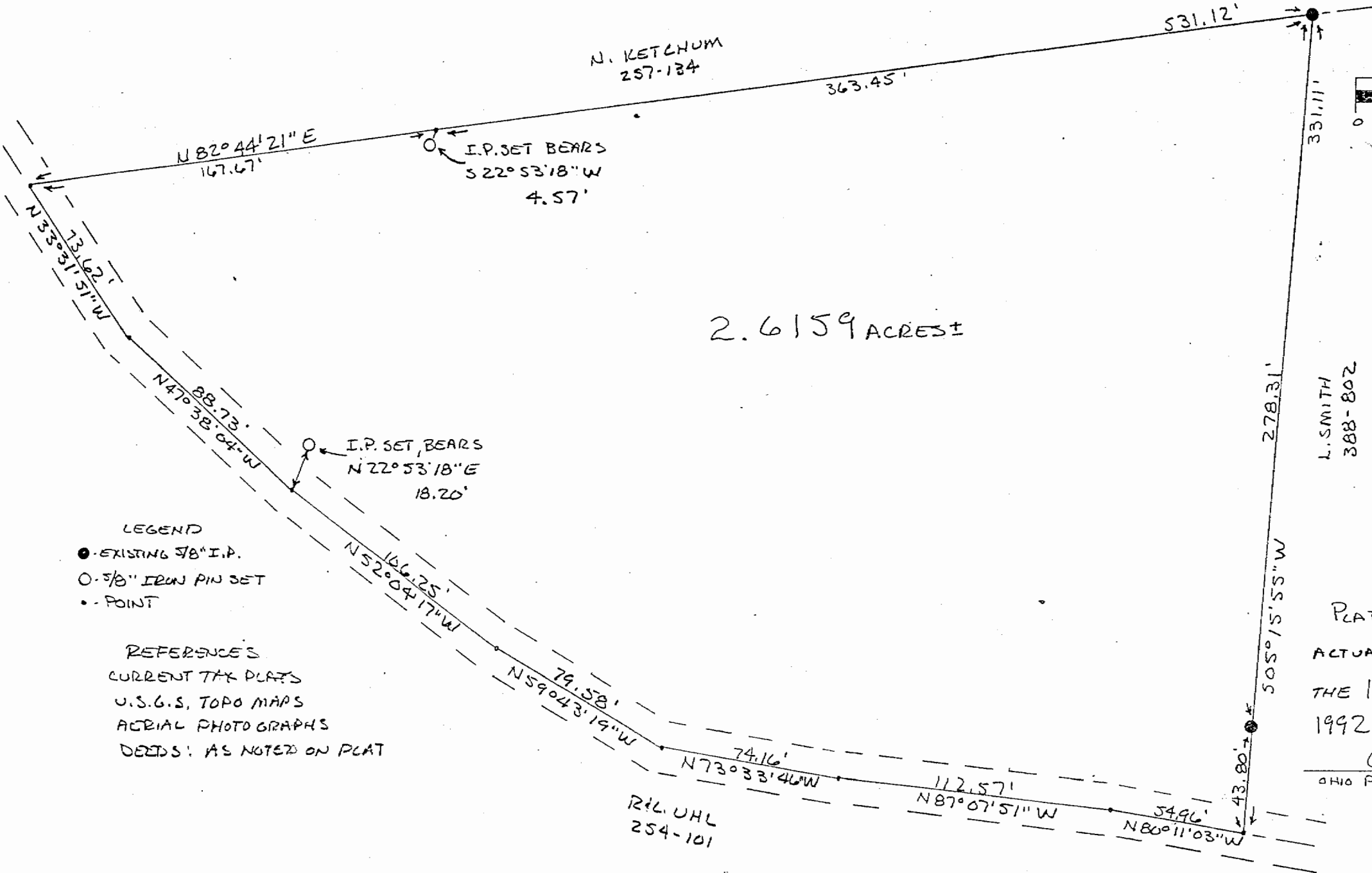


208-888
HLMWS.T

PLAT PREPARED FROM AN
ACTUAL SURVEY MADE ON
THE 12TH DAY OF AUGUST,
1992 BY
C. Thomas Smith
OHIO PROFESSIONAL SURVEYOR

16141 949-2955 — Home

2.6159 ACRES ±



- LEGEND
- EXISTING 3/8" I.P.
 - 5/8" IRON PIN SET
 - POINT

- REFERENCES
- CURRENT TAX PLATS
 - U.S.G.S. TOPO MAPS
 - AERIAL PHOTOGRAPHS
 - DEEDS: AS NOTED ON PLAT

6

No. 6844