

600383

OHIO WARRANTY DEED

NORMA L. KETCHUM, widow, of P. O. Box 518, Hockingport, Ohio 45739, and ROGER A. KETCHUM and RONDA KETCHUM, his wife, of P. O. Box 561, Hockingport, Ohio 45739, for valuable consideration paid, grant, with general warranty covenants to KETCHUM L.T.D., a general partnership pursuant to the Uniform Partnership Act of the State of Ohio, whose tax mailing address is P. O. Box 551, Hockingport, Ohio 45739, the following real estate:

Situated in Section 7, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at an iron pin (calculated location) at the southeast corner of the southwest quarter of Section 8, Troy Township; thence along a random line on an assumed bearing South 59 degrees 29' 23" West 1,415.80 feet to a point on the grantor's northerly property line at the intersection of a ravine with the southerly line of the eastern private easement to the Hocking Terrace Subdivision, said point is THE TRUE POINT OF BEGINNING; thence along the southerly line of said eastern private easement the following seven bearings and distances: South 64 degrees 50' 49" East 172.17 feet to an iron pin (calculated location); thence along a curve to the right 34.91 feet to an iron pin (calculated location), said curve has a radius of 25.00 feet, a central angle of 80 degrees 00' 00" and a chord which bears South 24 degrees 50' 49" East 32.14 feet; thence South 15 degrees 09' 11" West 50.00 feet to a point; thence South 15 degrees 40' 14" West 103.36 feet to an iron pin (calculated location); thence South 15 degrees 09' 11" West 150.00 feet to an iron pin (calculated location) thence along a curve to the left 176.40 feet to an iron pin (calculated location), said curve has a radius of 275.04 feet, a central angle of 36 degrees 44' 53" and a chord which bears South 03 degrees 13' 15" East 173.40 feet; thence South 21 degrees 35' 42" East 258.64 feet to an iron pin at the northeast corner of a 1.25 acre tract described in Volume 379, Page 620, of the Athens County Deed Records; thence along the north line of said 1.25 acre tract South 64 degrees 50' 35" West (passing a found iron pin at 183.10 feet) for a total distance of 210.87 feet to a point in Troy Township Road 163; thence along said road the following seven bearings and distances: North 28 degrees 48' 46" West 126.45 feet to a point; thence North 34 degrees 15' 42" West 69.96 feet to a point; thence North 40 degrees 11' 38" West 107.57 feet to a point; thence North 50 degrees 50' 07" West 60.55 feet to a point; thence North 60 degrees 23' 32" West 156.81 feet to a

point; thence North 65 degrees 59' 04" West 175.09 feet to a point; thence North 57 degrees 17' 09" West 144.51 feet to a point; thence leaving said road and along a random line the following two bearings and distances: North 30 degrees 47' 12" East (passing a set iron pin at 14.03 feet) for a total distance of 110.48 feet to a set iron pin; thence North 67 degrees 20' 18" East 82.76 feet to a point in a ravine; thence along said ravine the following six bearings and distances: North 41 degrees 26' 57" East 81.15 feet to a point; thence North 77 degrees 40' 46" East 190.08 feet to a point; thence North 58 degrees 05' 59" East 177.69 feet to a point; thence North 84 degrees 44' 08" East 67.26 feet to a point; thence North 46 degrees 51' 02" East 55.06 feet to a point thence North 03 degrees 30' 58" East 16.42 feet to the point of beginning and containing 8.390 acres and being a part of a 32.76 acre (by deed) tract described in Volume 22, Page 113, of the Athens County Official Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated September 30, 1992.

Subject to all easements and rights of way of record.

PRIOR INSTRUMENT REFERENCE: Volume 22, Page 113.

WITNESS the following signature and seal on this 1st day of September, 1992.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Harold W. Wilson

Norma L. Ketchum
Norma L. Ketchum

Patricia L. Ramsey

Roger A. Ketchum
Roger A. Ketchum

Harold W. Wilson

Patricia L. Ramsey

Ronda Ketchum
Ronda Ketchum

Harold W. Wilson

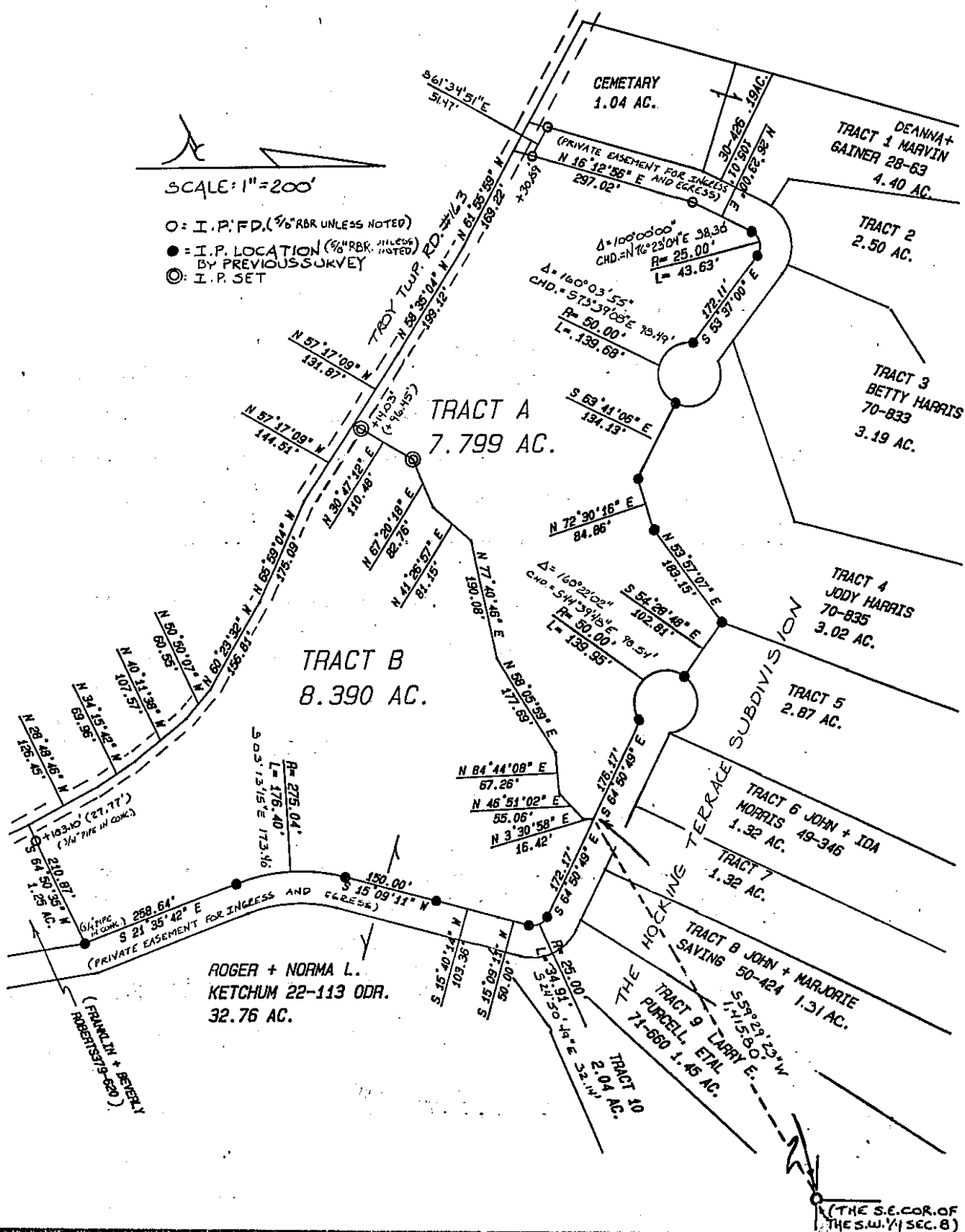
Patricia L. Ramsey



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701



Plat of Tracts A & B Scale 1" = 200'
 Surveyed for Roger & Norma Ketchum Date 9/30/92
 Subdivision ---
 Township Troy Section 7 Town 5N Range 11W
 Corporation --- County Athens State Ohio
 Leonard F. Swoyer Jr. Reg. Prof. Land Surveyor No. 6765



VOL 137 PAGE 39
000383