

KNOW ALL MEN BY THESE PRESENTS

That ALLEN H. BOUDINOT and MADOLINE BOUDINOT, husband and wife, having a mailing address of 16866 Bell Road, Millfield, Ohio 45761, hereinafter referred to as the Grantors, for the consideration of SEVEN THOUSAND DOLLARS (\$7,000.00) received to its full satisfaction of CONSOLIDATED RAIL CORPORATION, a Corporation of the Commonwealth of Pennsylvania, having an office at Six Penn Center Plaza, Philadelphia, Pennsylvania, 19103, hereinafter referred to as the Grantee, does give, grant, bargain, sell, release and convey with general warranty covenants unto the said Grantee, the successors and assigns of the said Grantee, all its right, title and interest of, in and to:

ALL THAT CERTAIN piece or parcel of land, being adjacent to a portion of the line of railroad of the Grantee, known as the Penn Central Southern Branch and identified as Line Code 8123, situate in Section 17, Township 10, Range 14, Township of Dover, County of Athens and State of Ohio, which is bounded and described in accordance with a Plat of Survey, dated January, 1990, prepared by Gregory K. Wriglet, Registered Surveyor No. S-6535, of the State of Ohio; as follows:

COMMENCING at the northeast corner of said Section 17; thence along the north line of the section North $86^{\circ} 32' 42''$ West, 2,131.02 feet to a point on the westerly Consolidated Rail Corporation right of way, the point of Beginning of the tract herein described; thence along said right of way South $36^{\circ} 45' 20''$ West, 157.32 feet; thence along a spiraled curve to the left, having a nominal spiral length of 250 feet; the long chord of which bears South $34^{\circ} 10' 44''$ West, 254.08 feet; thence along a circular curve to the left, having a radius of 966.17 feet, the long chord of which bears South $6^{\circ} 08' 20''$ West, 753.48 feet; thence along a spiraled curve to the left, having a nominal length of 250 feet, the long chord of which bears South $21^{\circ} 54' 04''$ East, 254.06 feet; thence South $24^{\circ} 28' 41''$ East, 933.00 feet to a point in the center of Sunday Creek; thence leaving the railroad right of way and along the center of Sunday Creek South $65^{\circ} 31' 19''$ West, 12.14 feet; thence North $57^{\circ} 07' 26''$ West, 187.00 feet; thence North $33^{\circ} 07' 26''$ West, 87.50 feet; thence North $10^{\circ} 47' 26''$ West, 151.00 feet; thence North $20^{\circ} 07' 26''$ West, 142.50 feet; thence North $39^{\circ} 37' 26''$ West, 120.52 feet; thence North $72^{\circ} 37' 31''$ West, 50.54 feet to a point on the easterly limited access right of way of State Route 13; thence leaving Sunday Creek and along said right of way North $20^{\circ} 40' 55''$ West, 208.41 feet; thence North $30^{\circ} 54' 17''$ West, 169.34 feet; thence North $10^{\circ} 04' 31''$ West, 448.07 feet; thence North $12^{\circ} 44' 02''$ East, 375.56 feet; thence North $31^{\circ} 39' 43''$ East, 187.37 feet; thence North $15^{\circ} 39' 00''$ East, 245.36 feet to a point in the old channel of Sunday Creek; thence leaving the right of way and along said channel North $69^{\circ} 09' 00''$ East, 198.41 feet to a point on the north line of

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DOK 17

Section 17; thence along said line South 86° 32' 42" East, 50.75 feet to the point of BEGINNING.

CONTAINING 6.2670 acres of land, more or less.

BEING a part or portion of the same premises which Janet Shields, single, granted and conveyed to Allen H. Boudinot and Madoline Boudinot, in a deed dated July 29, 1978 and recorded on August 3, 1978, in the Recorder's Office of Athens County, Ohio, in Deed Book Volume 349, page 523.

UNDER and SUBJECT, however, to any easements or agreements of record.

TO HAVE AND TO HOLD, the above granted and conveyed premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And said Grantor, for their heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents they are lawfully seized of the above described premises, as a good and indefeasible estate in fee simple and have good right to sell and convey the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever, and that they will warrant and defend the said premises, with the appurtenances thereunto belonging to the said Grantee, its successors and assigns forever, against all lawful claims and demands of all persons.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the heirs, legal representatives or successors and assigns of the Grantor and Grantee.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

Chris Cotton
5-21-90

IN WITNESS WHEREOF the said Grantors have hereunto set

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Plat of Survey of 6,267.0 Acres
Sited in Section 17, Town 10, Range 14,
Dover Township, Athens County, Ohio
Surveyed January, 1990 for:

Conrail

Gregory K. Wright

Gregory K. Wright
Registered Surveyor S-6535

1307.26 N. A. 1310.0
Centerline of Sandy Creek
S 271.81 W 12.2
953.000

1/4" = 100'

