

Eugene R. Edwards and Betty Edwards, husband and wife

of Athens County, Ohio,
in consideration of One Dollar and other good and valuable consideration

to them in hand paid by B. & R. Theatres, Inc., an Ohio Corporation, duly incorporated under the laws of the State of Ohio, having its principal office and place of business at 636 Northland Road, Cincinnati, Hamilton Co., Ohio,

do hereby Grant, Bargain, Sell and Convey to the said B. & R. Theatres, Inc., an Ohio Corporation

its successors heirs and assigns forever, the following described Real Estate, situate in the Township of York in the County of Athens and State of Ohio.

Being a part of River Lots 623 and 624 in Section 10, Town 12, Range 15 more particularly described as follows:

Beginning at an iron pipe in the north line of River Lot 623, said iron pipe being west 728.65 feet from the intersection with the east line of Section 10; thence south 75°40'40" west 224.83 feet to an iron pin; thence south 74°29' west 511.73 feet to an iron pipe; thence north 27°47' west 217.60 feet to an iron pipe in the north line of River Lot 623; thence with said River Lot Line east 200.06 feet to an iron pin; thence north 7°35' east 358.22 feet to an iron pin; thence north 49°54' east 254.11 feet to an iron pin on the westerly side of Athens County Road 11; thence along the westerly side of said County Road south 42°02' east 622.10 feet to an iron pin; thence south 38°59'20" west 72.94 feet to the place of beginning and containing 6.6314 acres more or less, 1.7659 acres being in River Lot 623 and 4.8655 acres being in River Lot 624, subject to the rights of way of U.S. Route 33 and Athens County Road 11.

The above description prepared by: Evans, Mochwart, Hambleton & Tilton, Inc. Surveyor #5216, William M. Watkins.

References: Vol. 209, Page 210; Vol. 212, Page 292; Vol. 215, Page 306; Vol. 223, Page 348; Vol. 224, Page 188; Vol. 270, Page 85; Vol. 275, Page 514 and Vol. 281, Page 46, Athens County Deed Records.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors heirs and assigns forever.

And the said

Eugene R. Edwards and Betty Edwards, husband and wife

do hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that they will defend the same against all lawful claims of all persons whomsoever.

Sec 10 YR R

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