

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Don Roger and Nancy Johnson and being part of Parcel 2 as recorded in Official Record 96 at page 604, Athens County Recorder's Office, said tract being a "NON-BUILDING SITE-ADJOINING PROPERTY OWNER TRANSFER PARCEL", and being part of the original Outlot 5 that lies north of the abandoned Hocking Canal in the "Original Town Plat of Nelsonville" as recorded in Envelope 115B, situated in Section 24, T12N, R15W, City of Nelsonville, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at an iron pin found on the northeast corner of original Inlot 120 of the above mentioned "Original Town Plat of Nelsonville";

Thence along the east line of said inlot, South 00 degrees 00 minutes 00 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at the southeast corner of said inlot, the northwest corner of Lot 874 of "W.W. Myers Addition" as recorded in Envelope 87C and on the north line of the above mentioned Outlot 5 at 132.00 feet, going a total distance of 163.26 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the west line of Lot 874 and the grantor's east line, said iron pin being the principal place of beginning for the tract herein described;

Thence continuing along the grantor's east line and the west line of Lot 874, South 00 degrees 00 minutes 00 seconds East a distance of 42.39 feet to an iron pipe found on the grantor's southeast corner;

Thence leaving the west line of Lot 874 and along a southerly line to the grantor, North 42 degrees 10 minutes 30 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 9.42 feet, going a total distance of 59.52 feet to an iron pin found on one of the grantor's southerly corners;

Thence leaving the grantor's line and with a new line through the grantor's property, South 87 degrees 31 minutes 34 seconds East a distance of 40.00 feet to the principal place of beginning, containing 0.0194 acre, (846.92 square feet), more or less, and subject to all easements of record.

The above described tract is to be held in continuous and contiguous ownership with

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 7-7-95

56

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Being a part of the tract of land that is now or formerly in the name of Don Roger and Nancy Johnson and being part of Parcel 2 as recorded in Official Record 96 at page 604, Athens County Recorder's Office, said tract being a "NON-BUILDING SITE-ADJOINING PROPERTY OWNER TRANSFER PARCEL", and being part of the Original Outlot 5 that lies north of the abandoned Hocking Canal in the "Original Town Plat of Nelsonville" as recorded in Envelope 115B, situated in Section 24, T12N, R15W, City of Nelsonville, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at an iron pin found on the northeast corner of Original Inlot 120 of the above mentioned "Original Town Plat of Nelsonville";

Thence along the east line of said inlot, South 00 degrees 00 minutes 00 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at the southeast corner of said inlot, the northwest corner of Lot 874 of "W.W. Myers Addition" as recorded in Envelope 87C and on the north line of the above mentioned Outlot 5 at 132.00 feet, going a total distance of 163.26 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the west line of Lot 874 and the grantor's east line, said iron pin being the principal place of beginning for the tract herein described;

Thence continuing along the grantor's east line and the west line of Lot 874, South 00 degrees 00 minutes 00 seconds East a distance of 42.39 feet to an iron pipe found on the grantor's southeast corner;

Thence leaving the west line of Lot 874 and along a southerly line to the grantor, North 42 degrees 10 minutes 30 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 9.42 feet, going a total distance of 59.52 feet to an iron pin found on one of the grantor's southerly corners;

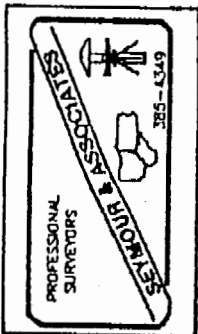
Thence leaving the grantor's line and with a new line through the grantor's property, South 87 degrees 31 minutes 34 seconds East a distance of 40.00 feet to the principal place of beginning, containing 0.0194 acre, (846.92 square feet), more or less, and subject to all easements of record.

The above described tract is to be held in continuous and contiguous ownership with Lot 874 of the "W.W. Myers Addition" as recorded in Envelope 87C.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of Inlot 120 as bearing North 00 degrees 00 minutes 00 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, December 9, 1994.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-7-95

57

RRK #24

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

Don Roger Johnson and Nancy Johnson, married,
(the Grantors)

in consideration of One Dollar and other good and valuable consideration,
the receipt of which is hereby acknowledged, to them paid by

Lawrence W. McClain and Constance M. McClain

the Grantee (s), whose address is 13876 St. Rt. U.S. 33, Nelsonville, Ohio 45764

do (does) hereby GRANT, BARGAIN, SELL, AND CONVEY unto

Lawrence W. McClain and Constance M. McClain, HUSBAND AND WIFE,

FOR THEIR JOINT LIVES, THE REMAINDER TO THE SURVIVOR OF THEM

their heirs and assigns forever, the following described property:

See the attached Exhibit "A"

with all the rights, easements and appurtenances thereunto belonging, and all the
rents, issues and profits thereof, to the said grantees, their heirs and assigns forever,
subject however, to all legal highways, zoning restrictions and to the conditions
herein contained.

The Grantors, for their heirs, executors and administrators, hereby covenant
with the said grantee (s), their heirs and assigns, that the said grantors are the true
and lawful owners of said premises, and are well seized of the same in fee simple,
and have good right and full power to bargain, sell and convey the same in the
manner aforesaid, and that the same are free and clear from all incumbrance except
current taxes and assessments, and that the grantors will Warrant and Defend the
same against all claims of all persons whatsoever.

Don Roger Johnson and Nancy Johnson hereby release all their rights of
dower herein.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands
this 29th day of March, 1995.

58

Signed and acknowledged
in the presence of:

Harriet M. Weeks

Don Roger Johnson
Don Roger Johnson

M. Marlenerazier

Nancy Johnson
Nancy Johnson

STATE OF OHIO,
COUNTY OF ATHENS, SS:

Before me, a Notary Public in and for said county, personally appeared the above named Don Roger Johnson, and Nancy Johnson, married, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Nelsonville, Ohio, the date and year above written.

Harriet M. Weeks
Notary Public
Expiration Date: 9/17/96

This Instrument Prepared by Michael Nolan, Attorney at law, Nelsonville Ohio.

THE ATTORNEY PREPARING THIS DOCUMENT MAKES NO WARRANTY
AS TO DESCRIPTION OR TITLE OF PROPERTY DESCRIBED HEREIN.

PROFESSIONAL LAND SURVEYORS

- BUILDING PLANS
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES



P.O. BOX 624
LOGAN, OHIO 43138
395-5954

PLAT OF SURVEY

OF 2 "NON-BUILDING SITE-ADJOINING PROPERTY OWNER TRANSFER PARCELS" SITUATE IN SECT. 24-T.12-R.15 CITY OF NELSONVILLE-YORK TOWNSHIP-ATHENS CO., STATE OF OHIO.

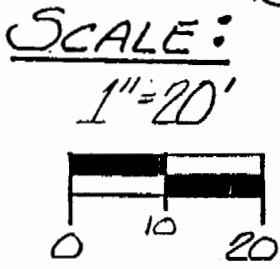
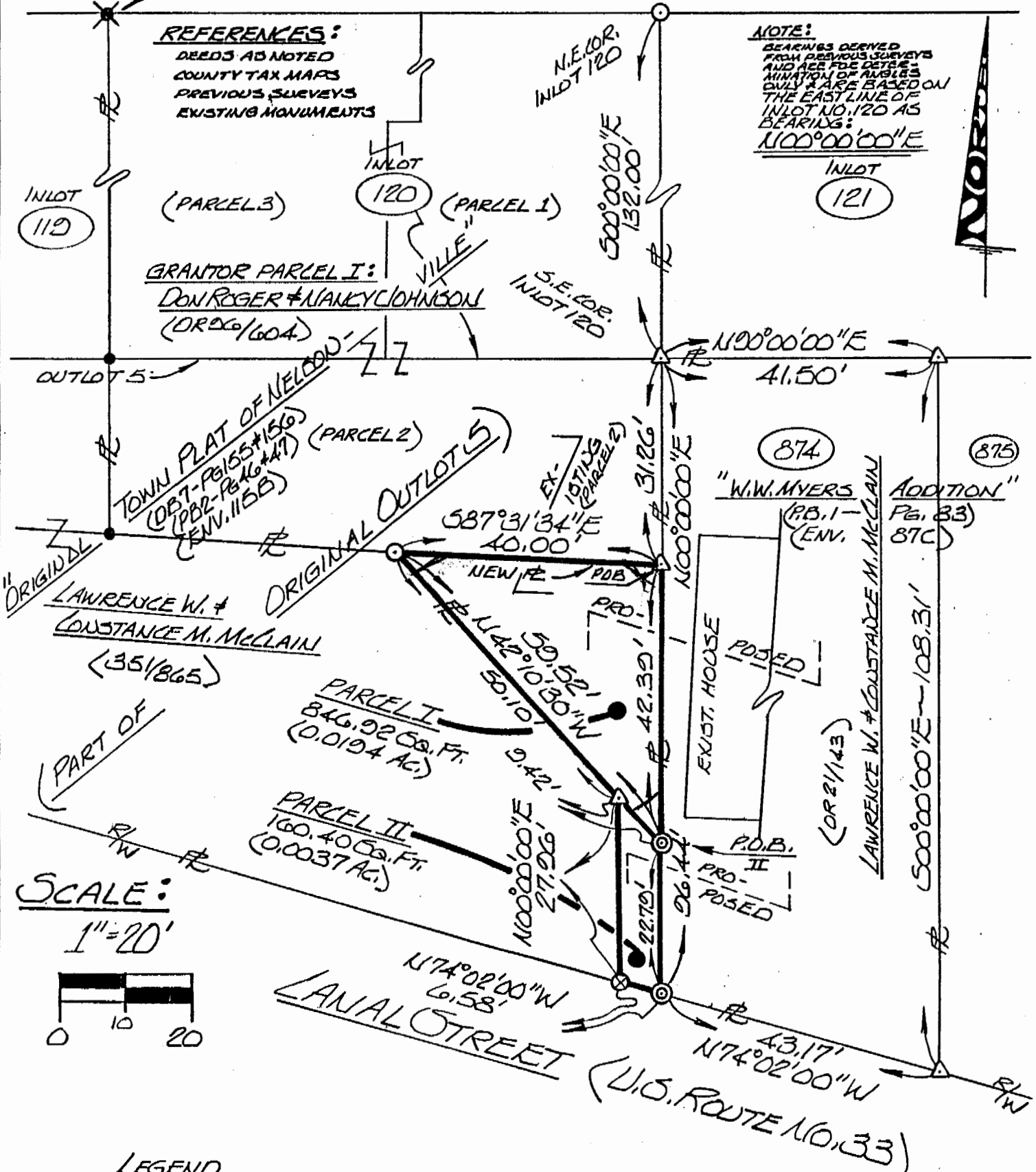
FOR: LAWRENCE & CONSTANCE McCLAIN
DATE: 12-9-04 BY: *GB*



JOB No: A70426

'X' NOTCH FOUND IN CONC. SIDEWALK

FAYETTE STREET (66.0' R/W)



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 9TH DAY OF DEC. 1904 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

Gerald W. Bayha
GERALD W. BAYHA, P.S.
PROFESSIONAL SURVEYOR NO. 6139