

TRUSTEE'S DEED

Huntington National Bank, Trustee under ITEM VIII of the Last Will and Testament of R. Baird Stuart, deceased, by power under the said Will, Grantor and every other power, for Five Thousand Five Hundred Dollars (\$5,500.00) paid, grants, with fiduciary covenants, to Steven Varner & Christina Varner, husband and wife, 21 Robbins Road, Nelsonville, Ohio 45764

the following described real property, situated in the Township of York, County of Athens and State of Ohio, bounded and described as follows, to-wit:

Situated in Town 12, Range 15, Section 24 and beginning at a post at the intersection of the centerline of River Lot 644 and the South line of Section 24; thence North 17°48'17" E. 641.91 feet along a random line to a point in Robbins Road; thence with the said road S. 55°39'13" E. 198.92 feet to a point; thence S. 52°24'10" E. 122.88 feet to a point; thence S. 43°13'09" E. 175.00 feet to the point of beginning of the tract herein described; thence leaving the road S. 42°02'15" W. 216.40 feet to an iron pin, passing an iron pin at 20.00 feet; thence S. 47°29'10" E. 140.00 feet to an iron pin; thence N. 43°05'18" E. 218.24 feet to a point in said road, passing an iron pin at 198.24 feet; thence with said road N. 48°13'09" W. 144.00 feet to the point of beginning and containing 0.7037 acres. Subject to the rights of way and easements of Record.

Description prepared by Evans, Mechwart, Hambleton & Tilton, Inc. from a survey made by Gregory K. Wright, Registered Surveyor #6535.

Reference: Vol. 360, Page 29, Athens County Deed Records.

This deed is given to fulfill a Land Contract recorded in Vol. 233, Page 9, Athens County Mortgage Records.

Witness my hand this ____ day of October, A.D. 1988.

Signed & acknowledged in presence of:

THE HUNTINGTON NATIONAL BANK, TRUSTEE
BY _____
Stephen B. Shea, Trust Officer

State of Ohio, Franklin County, ss:

The foregoing instrument was acknowledged before me this ____ day of October, 1988 by Stephen B. Shea, Trust Officer of The Huntington National Bank, Trustee under ITEM VIII of the Last Will and Testament of R. Baird Stuart, deceased on behalf of the Trustee.

My Comm. Expires:

Notary Public

This instrument prepared by C.E.Berry, Attorney at Law, Athens, Ohio but not completed and executed in his presence.

Description checked to:
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Chris Gilton
DATE: 10-12-88

No R.P.C. approval required. This parcel is in the City of Nelsonville.

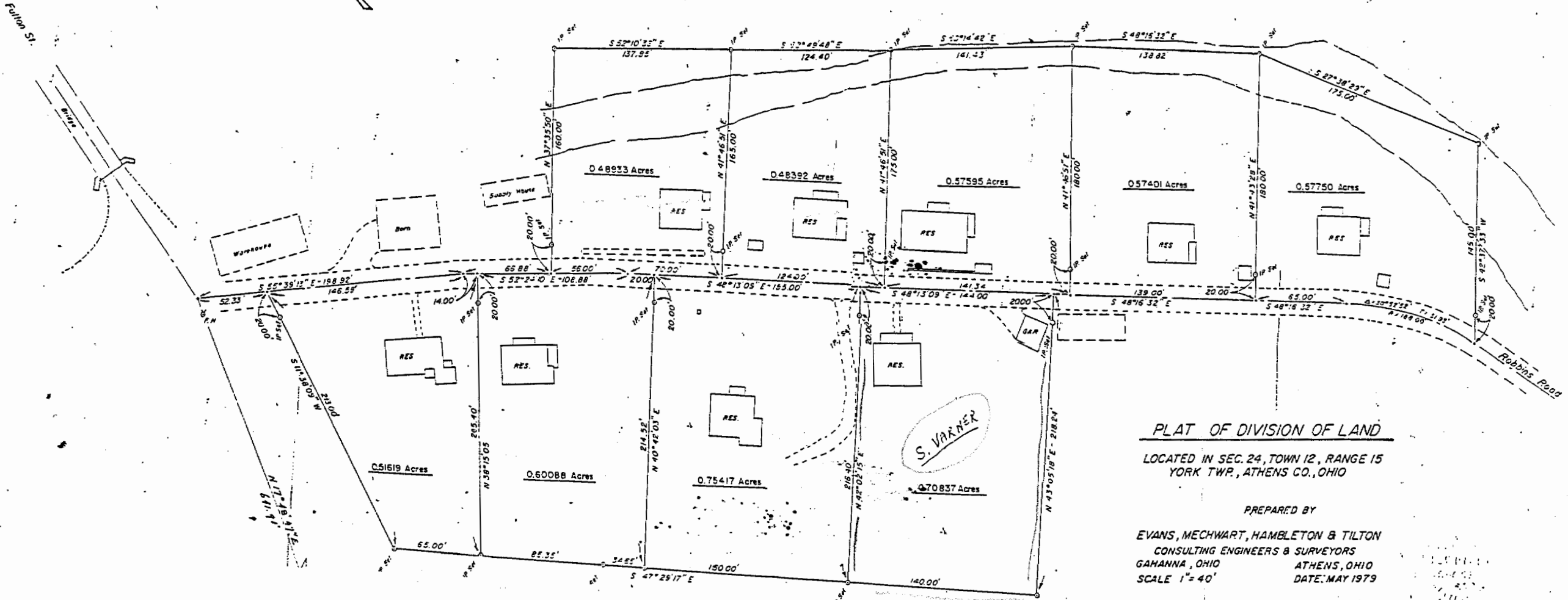
BE 11-5-88

ERROR NORTH= -0.0037
 ERROR EAST= -0.0046
 ERROR= 0.0059
 ERROR BEARING= S 51 14 45 W
 ERROR OF CLOSURE= 121825
 TOTAL DISTANCE TRAVERSED = 718.64

BEARING	DISTANCE	NORTH	EAST	PT. #
		5,000.000	5,000.000	1
S 42 2 15 W	216.400	4,839.278	4,855.095	2
S 47 29 10 E	140.000	4,744.671	4,958.291	3
N 43 5 18 E	218.240	4,904.052	5,107.376	4
N 48 13 9 W	144.000	4,999.996	4,999.995	5

AREA IN SQ. FT.= 30856.6
 AREA IN ACRES= 0.708

18



PLAT OF DIVISION OF LAND
 LOCATED IN SEC. 24, TOWN 12, RANGE 15
 YORK TWP., ATHENS CO., OHIO

PREPARED BY
 EVANS, MECHWART, HAMBLETON & TILTON
 CONSULTING ENGINEERS & SURVEYORS
 GAHANNA, OHIO ATHENS, OHIO
 SCALE 1" = 40' DATE: MAY 1979

James E. Smith
 REGISTERED SURVEYOR No. 6535