

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 Six Thousand Nine Hundred Dollars (\$6,900.00) paid, grants, with fiduciary covenants to

James R. Lauderback & Kathy S. Lauderback, husband & wife  
R.D., Nelsonville, Ohio 45764, Grantees

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:

Being a part of River Lots 659 and 660 in Section 35, Town 12, Range 15, more particularly described as follows:

Beginning at an iron pin in the northerly right of way line of the Chesapeake and Ohio Railway, said iron pin being South 40° 32' 00" East 98.61 feet from the West line of River Lot 659; thence North 40° 32' 00" West 228.38 feet to an iron pin; thence North 37° 22' 00" East 114.03 feet to an iron pin; thence North 78° 56' 00" East 382.65 feet to an iron pin in the Northerly right of way line of Chesapeake and Ohio Railway; thence with a curve to the right having a central angle of 13° 47' 31" and a radius of 1870.75 feet, a chord of South 41° 16' 12" West 449.23 feet to the place of beginning and containing 1.590 acres, 1.359 acres in River Lot ~~559~~ and 0.231 acres in River Lot 660.

A right of way 25 feet on each side of the following described line: Beginning at a point in the Northwesterly right of way line of the Chesapeake and Ohio Railway, said point being South 48° 32' 17" West 25.00 feet from the Southeast corner of the above described property; thence North 40° 32' 00" West, parallel with the Westerly property line, 50 feet to a point. (B)

Also a right of way on the Southerly side of the Railroad right of way line 25 feet on each side of the following described line: Beginning at a point in the Southerly right of way line of the Railroad, said point being South 48° 32' 17" West 25.00 feet and South 40° 32' E. 100.00 feet from the Southeast corner of the above described property; thence South 59° 20' 00" East 183.90 feet to a point in the center of Ohio Route 278. (C)

Premises surveyed and description prepared by William M. Watkins, Registered Surveyor #S5216.

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

together with all the privileges and appurtenances thereunto belonging and subject to rights of way and easements of Record.

This deed is given to fulfill Land Contract recorded in Vol. 239, Page 44 of the Mortgage Records of Athens County, Ohio.

Witness my hand this 10th day of January, A. D. 1989.

Signed in the presence of:

John Z. Stoodley  
William M. Watkins

THE HUNTINGTON NATIONAL BANK, TRUSTEE

Stephen B. Shea  
(Stephen B. Shea, Trust Officer)

YRK #35  
28

STATE OF OHIO, FRANKLIN COUNTY, SS:

The foregoing instrument was acknowledged before me, this 12<sup>th</sup> day of January, A. D. 1989 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.

JOHN L. SHOOKLEY  
Notary Public  
State of Ohio  
Commission expires 7-19-93

My Commission expires:

John L. Shookley  
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: Bob Eichenberg  
DATE: 3-8-89

Description checked to:  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Chris Cotton  
DATE: 1-18-89

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the Hocking Valley Scenic Railway Company, hereinafter called the Grantor, and James R. Lauderback & Kathy S. Lauderback, husband and wife, hereinafter called the Grantees, agree as follows:

The Grantee is the owner of certain lands adjacent to the land of the Grantor described in the attached Exhibit A and the Grantee desires access from its lands to the highway known as State Rt. 278 over the land of the Grantor; now, therefore, the Grantor, in consideration of the sum of \$1.00 and other good and valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, and in consideration of the agreements of the grantees herein contained, does hereby grant and release unto the said Grantees, their heirs and assigns, a right of way on and over lands of the Grantor which are adjacent to the land of the Grantees, for the Grantees, their heirs and assigns, and their agents, servants, tenants, visitors, licensees, and all of the persons for the advantage of the Grantees, their heirs and assigns, at all times to freely pass and repass, on foot, or by vehicles of every description, to and fro, from said highway to said land of the Grantees, over and across the premises described in the attached Exhibits B and C.

TO HAVE AND TO HOLD said Easement and right unto the grantees, their heirs and assigns forever.

The Grantees, in consideration whereof, hereby agree that the Grantor, its successors and assigns, and its servants, agents, tenants, visitors and licensees, and all other persons for the advantage of the Grantor, may use said right of way to pass and repass between the highway and other portions of the lands of the Grantor.

The Grantees further promise and agree to repair the right of way and to maintain the same in good condition.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 27<sup>th</sup> day of January, 1989.

Executed in the presence of:

James E. Odell  
[Signature]

HOCKING VALLEY SCENIC RAILWAY COMPANY

Robert J. Ballard  
Robert J. Ballard, Its President

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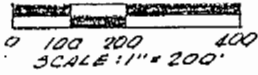
James R. Lauderback

\_\_\_\_\_

Kathy S. Lauderback

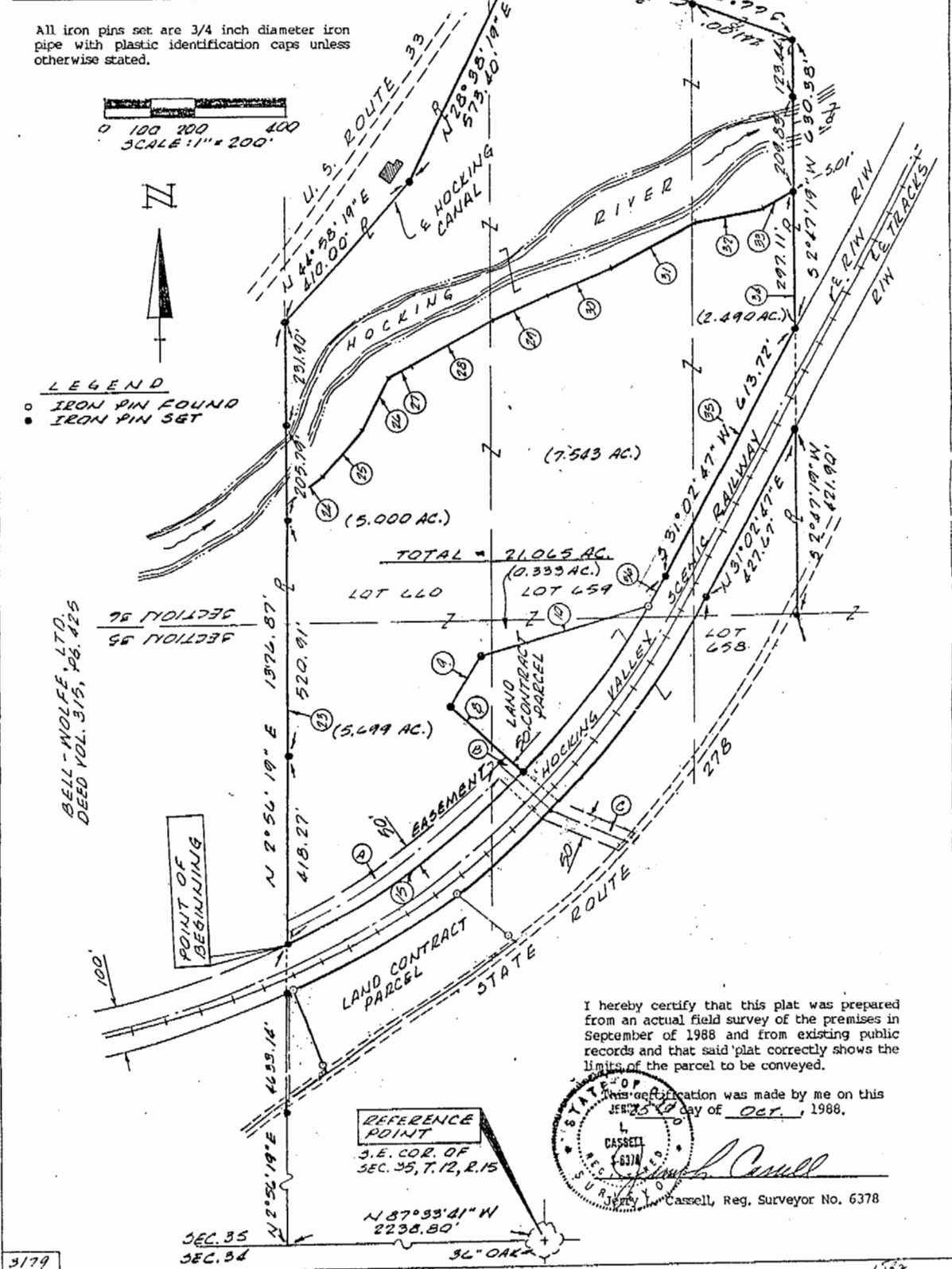
PARCEL TO LAKE HOPE ASPHALT SAND & GRAVEL					
29	N 2°56'19"E	469.21'	35	S 31°02'47"W	613.72'
24	N 54°27'55"E	44.70'	CND. BEG. S 32°14'25"W		
26	N 43°24'55"E	136.42'	CND. DIST. 77.97'		
26	N 51°15'11"E	119.78'	D = 2°23'20" R = 1870.09'		
27	N 60°59'44"E	56.34'	10	S 77°59'54"W	382.63'
28	N 68°10'20"E	218.75'	9	S 36°25'51"W	118.03'
24	N 67°15'37"E	133.43'	8	S 41°25'04"E	278.36'
30	N 68°51'37"E	143.88'	CND. BEG. S 57°11'24"W		
31	N 64°58'54"E	215.12'	CND. DIST. 446.74'		
32	N 83°02'36"E	185.16'	D = 19°52'56" R = 1870.09'		
33	N 60°24'14"E	90.57'			
34	S 2°47'19"N	502.12'			

All iron pins set are 3/4 inch diameter iron pipe with plastic identification caps unless otherwise stated.



**LEGEND**  
 ○ IRON PIN FOUND  
 ● IRON PIN SET

BELL-WOLFE, LTD.  
 DEED VOL. 315, P. 425



I hereby certify that this plat was prepared from an actual field survey of the premises in September of 1988 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.



This certification was made by me on this 25th day of Oct., 1988.  
 L. CASSELL  
 Reg. Surveyor No. 6374

31