

Know All Men By These Presents,

That, John E. McClain, Jr. and Rosemary McClain, husband and wife

(Marital Status)

of

Athens County,

for valuable consideration paid, grant(s), (COVENANTS, IF ANY)

to

Marvin D. Pidcock, (Marital Status) husband

and

Marjorie A. Pidcock, (Marital Status) wife
joint lives, remainder to the survivor of them, whose tax mailing addresses are

for their

Route 1, State Route 691, Nelsonville, Ohio 45764

the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

Situated in Section 7, Town 12, Range 15, York Township, Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin found on the north line of Section 7, said pin bearing North 87 degrees 10' West 1740.60' from the northeast corner of said section; thence along the east line of a 1.328-acre tract, as recorded in Volume 367, Page 245, South 37 degrees 14' East 98.31 feet to an iron pin found at the northeast corner of a 4.34 acre tract (Volume 300, Page 295); thence South 40 degrees 57' 22" East, 755.52 feet to an iron pin found at the southeast corner of said tract; thence South 47 degrees 38' West 267.60 feet to a point in State Route 691; passing an iron pin found at 235.68 feet; thence along said road South 31 degrees 08' 30" East 216.65 feet to a point; thence leaving said road, North 52 degrees 02' 48" East 590.61 feet to an iron pin set, passing iron pins set at 25.53 feet, 321.61 feet; thence North 03 degrees 18' West, 607.86 feet to an iron pin set in the north line of Section 7; thence along said section line North 87 degrees 10' West 900.86 feet to the point of beginning, and containing 11.37 acres.

Survey and description by John M. Branner, Reg. Sur. No. 6805.

RESERVING AND EXCEPTING, however, from said premises all the coal of every variety, and all of the iron ore, fire clay, salt water in and under the same, together with all and such other surface and mining rights and privileges heretofore conveyed to the New Pittsburg Coal Company, by deed dated March 19, 1904, and recorded in Deed Book 94, Page , of record of deeds in said county, to which deed reference is hereby made for a more complete and full description of said minerals and surface rights hereby reserved.

Subject to all rights of way, easements and leases of record.

Prior Instrument Reference: Deed Book , Page .

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YRK# 7

BRANNER SURVEYING
MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD
ROUTE 3 BOX 240B
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 11.37 ACRE TRACT

Situated in Section 7, T.12, R.15, York Township, Athens County, Ohio and being more particularly described as follows:
Beginning at an iron pin found on the North-line of Section 7, said pin bearing North 87 Degrees 10 Minutes West from the North-east corner of said section; thence, along the East-line of a 1.328 acre tract as recorded in Volume 367, Page 245, South 37 Degrees 14 Minutes East, 98.31 feet to an iron pin found at the North-east corner of a ~~3.00~~ ^{4.24} acre tract (Vol. ~~370~~ ³⁷⁸, Page ~~289~~); thence, South 40 Degrees 57 Minutes 22 Seconds East, 755.52 feet to an iron pin found at the South-east corner of said tract; thence, South 47 Degrees 38 Minutes West, 267.60 feet to a point in State Route 691, passing an iron pin found at 235.68 feet; thence, along said road South 31 Degrees 08 Minutes 30 Seconds East 216.65 feet to a point; thence, leaving said road, North 52 Degrees 02 Minutes 48 Seconds East, 590.61 feet to an iron pin set, passing iron pins set at 25.53 feet, 321.61 feet; thence, North 03 Degrees 18 Minutes West, 607.86 feet to an iron pin set in the North-line of Section 7; thence, along said section -line North 87 Degrees 10 Minutes West, 900.86 feet to the point of beginning and containing 11.37 acres.

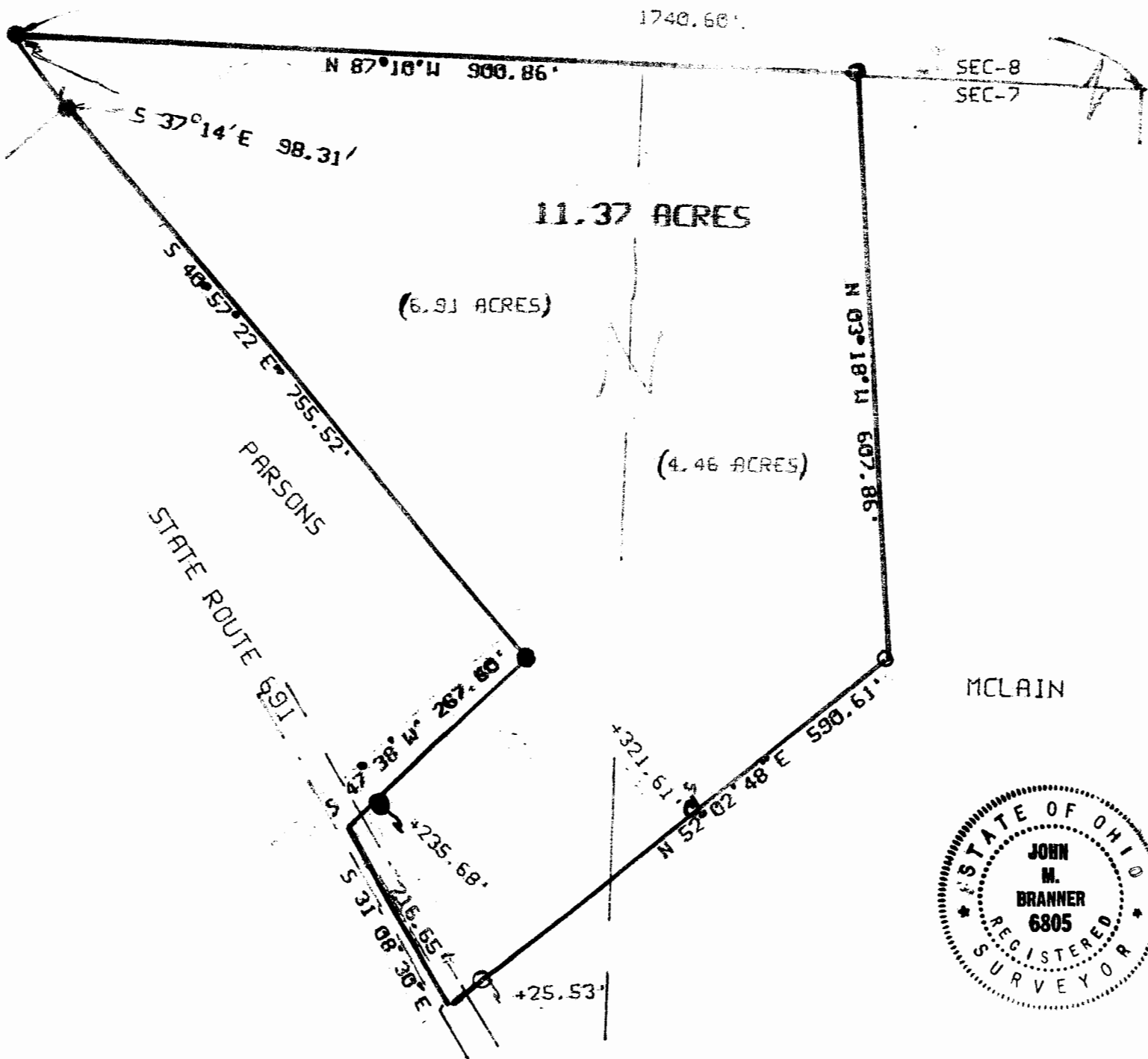
Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6805



Checked & Approved for Accuracy 10-7-07
And [Signature]

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N.E. COR SECTION 7



SCALE: 1"=150'
 ●=IRON PIN FOUND
 ○=IRON PIN SET

SURVEY OF A 11.37 ACRE TRACT
 IN SECTION 7 TOWN 12 RANGE 15
 YORK TOWNSHIP ATHENS COUNTY O.
 - SURVEYED OCTOBER 1987
 FOR COLUMBUS & SOUTHERN POWER CO.

MCLAIN

John M. Branner

JOHN M. BRANNER R.L.S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS OHIO 614-592-5778

