

**Instrument
9600007678**

GENERAL WARRANTY DEED

(ORC §5302.05, ORC §5302.06)

Charles V. Wachenschwanz and Brenda L. Wachenschwanz, husband and wife, for valuable consideration paid, grant with general warranty covenants as set forth in ORC §5302.06, to Charlene Jacobs, her heirs and assigns, whose tax mailing address is: 14775 Kimberly Road, Nelsonville, Ohio 45764, the following described Real Property:

Situate in Fraction 6, Section 15, Town 12, Range 15, York Township, Athens County, Ohio and further described as follows: Commencing at the Northwest corner of Fraction 6; thence North 79°20'00" East a distance of 1,222.73 feet to an iron pin found; thence along a calculated bearing and distance, South 46°35'19" East a distance of 312.25 feet to an iron pin found; thence South 50°37'00" East a distance of 173.09 feet to an iron pin found, said iron pin being the true point of beginning; thence North 53°13'20" East a distance of 153.12 feet to an iron pin found; thence South 65°10'32" East passing through an iron pin found at 99.06 feet, a distance of 172.72 feet to a point in the center of Athens County Road No. 1; thence along the center of said county road, South 32°36'29" West a distance of 100.17 feet to a point; thence continuing along the center of said road, South 32°02'30" West a distance of 50.00 feet to a point; thence leaving said road North 61°35'18" West, passing through an iron pin found at 25.00 feet, a distance of 226.14 feet to the true point of beginning. Containing 0.66 acres of which 0.36 acre being the parcel described in Volume 97, Page 162 of the Official Records and 0.30 acre being a part of the parcel described in Volume 40, Page 186 of the Official Record located in the Athens County Recorder's Office.

EXCEPTING from the above described tract all the coal, oil, gas and all other minerals of every variety in, on and under said tract, together with the right to mine and remove said minerals. Subject to all legal right-of-ways, easements and leases of record. ALSO granting an ingress-egress easement being 20 feet in width and parallel to the South line of the above described property.

The above description was prepared from actual surveys of the properties performed by Joseph C. Roman, R.S.#6461.

LAST DEED REFERENCES: Volume 40, Page 186 and Volume 97, Page 162 of the Official Records of Athens County in the Athens County Recorder's Office.

The bearing basis for the above description is based on survey described in Volume 40, Page 186 of the Official Records of Athens County.

Together with all the estate, right, title and interest of said grantors in and to said premises; to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Charlene Jacobs, her heirs and assigns.

IN WITNESS WHEREOF, the said Charles v. Wachenschwanz and Brenda L. Wachenschwanz, husband and wife who hereby release their respective dower interests, have hereunto set their hands this day August, 1996.

