



Know all Men by these Presents

That IRA C. GASTON, JR., and IRMA GASTON, husband and wife,

of Athens County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to KARIN STACY HALL

whose tax mailing address is 11847 Rainbow Lake Road, Athens, OH 45701

the following real property: situate in the township of Alexander, Athens County, State of Ohio, to-wit:

Being a part of Lease Lot 1, Section 2, Town 8, Range 14, Ohio Company's Purchase, described as follows: Beginning at the northeast corner of said Lease Lot 1; thence north 84° 08' west 644.60 feet to the center of the township road; thence along the center of said road south 57° 32' west 149 feet; thence south 42° 25' west 169 feet; thence south 60° 40' west 252.50 feet to the junction of the township road and the county road; thence along the center of the county road south 41° 17' east 45.70 feet; thence leaving the county road; thence north 85° 06' west 804 feet; thence south 4° 48' west 1288.30 feet; thence south 84° 56' east 1304 feet; thence north 7° 12' east 118.40 feet; thence north 75° 43' east 233.80 feet to the center of the county road; thence along the center of the county road; north 27° 31' west 341.10 feet; thence north 31° 12' west 332.10 feet; thence north 25° 12' west 180.60 feet; thence leaving the county road, north 74° 40' east 826.50 feet; thence north 5° 30' east 501.90 feet to the place of beginning and containing 48.15 acres.

Exceptions: (1) all minerals in and under said premises with the right to mine and remove the same; (2) 13.49 acres, more or less, heretofore conveyed to Ira C. and Irma Gaston, Jr., reference Vol. 322, Page 313, Athens County Deed Records; (3) 5.285 acres, more or less, heretofore conveyed to Raymond K. and Tisha Hudnell and subsequently conveyed to William R. Dix III, references: Vol. 366, Page 1055 and Vol. 373, Page 389, Athens County Deed Records; (4) 17.48 acres, heretofore conveyed to William R. Dix III, references: Vol. 382, Page 936, Athens County Deed Records; (5) 1.16 acres, to wit: Situated in Farm-lot 1, Section 2, T. 8, R. 14, Alexander Township, Athens County, Ohio and being a part of a 29.73 acre tract as recorded in Volume 378, Page 737, Athens County Deed Records and being more particularly described as follows: Commencing at the South-west corner of Farmlot 1, thence, North, 25.21 chains (deed) to an iron pin; thence, N 06° 18' 38" E, 471.02' to a point; thence, N 73° 12' 39" E, 241.71' to an iron pin; thence, N 70° 58' 29" E, 319.90' to an iron pin; thence, N 72° 09' 31" E, 393.90' to an iron pin set, said pin being the point of beginning for the tract of land herein described: Thence, N 24° 46' 51" W, 47.58' to an iron pin set; thence, N 53° 35' 15" E, 188.41' to an iron pin set; thence, N 33° 44' 43" E, 61.74' to a rail-road spike set in County Road 89; thence, along said road S 28° 59' 20" E, 262.23' to a point; thence, leaving said road, S 71° 12' 33" W, 256.41' to an iron pin set; thence, N 25° 29' 25" W, 116.97' to the point of beginning and containing 1.164 acres. Leaving after said exceptions 10.73 acres, more or less.

and the said Ira C. Gaston, Jr. and Irma Gaston, husband and wife, do hereby covenant and warrant that the title so conveyed is clear, free and unincumbered, and that they will defend the same against all lawful claims.

Subject to all legal rights of way and easements of record. Also subject to oil and gas rights of Bates and Associates of Dogleston, Ohio.

Title references: Vol. 211, Page 7, and Vol. 378, Page 263, Athens County Deed Records.

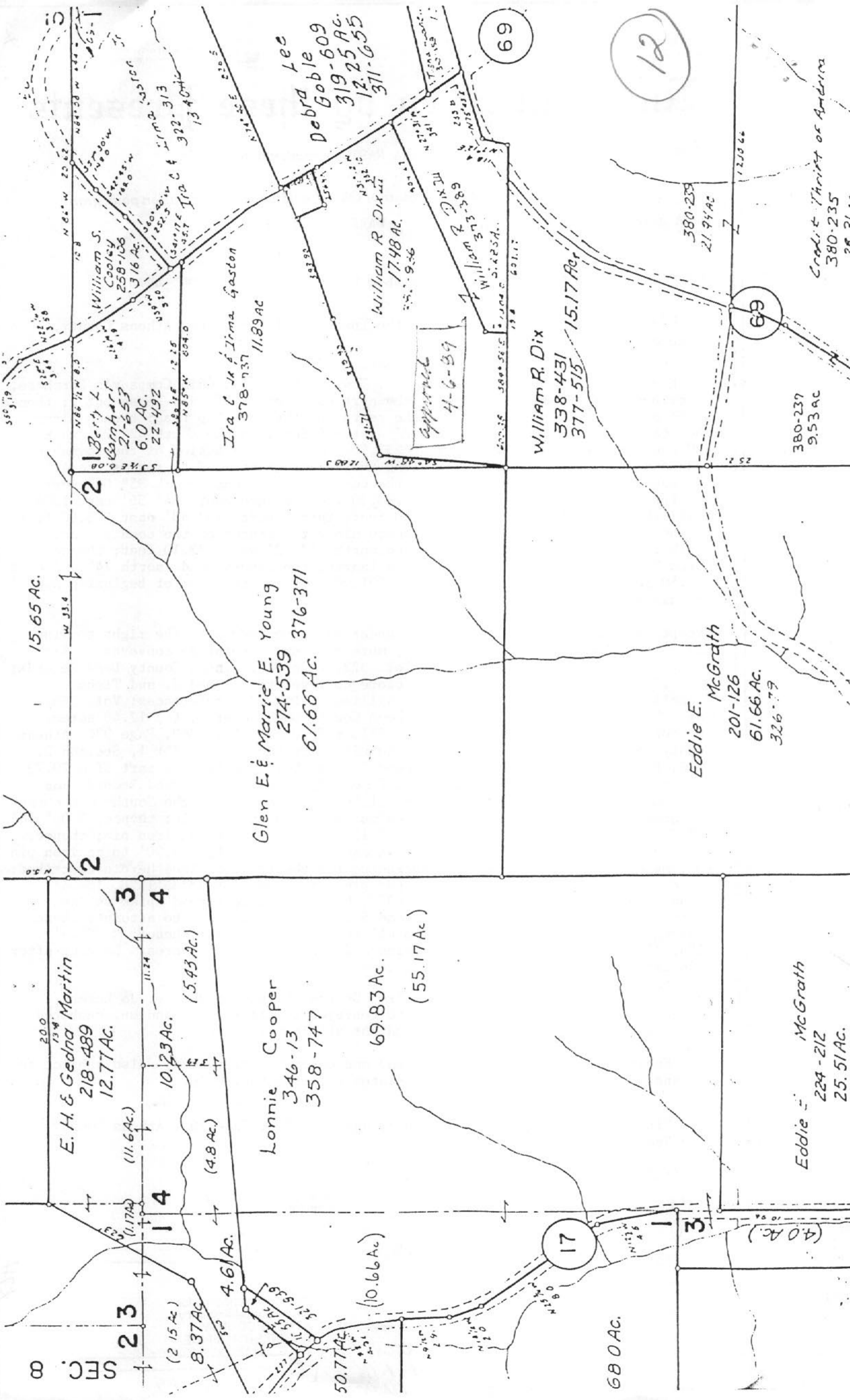
page 1369
B01-00100019-00
LUC 001
2390-4100-6490
SEC 2 FRA 1

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

11-89 AC
JUNE, THE ACCURACY
CHECK IS FOR THE 1.16
AND 17.48 ACRE PARCELS

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Bob Eshenley
DATE: 11-16-89

ALX #2



SFC 23

15.65 Ac.

E. H. & Gedna Martin
218-489
12.77 Ac.

10.23 Ac.
(5.43 Ac.)

Lonnie Cooper
346-13
358-747

69.83 Ac.
(55.17 Ac.)

680 Ac.

Eddie E. McGrath
224-212
25.51 Ac.

Berty L. Barnhart
21-653
6.0 Ac.
22-492

Ira C. & Irma Gaston
378-737
11.89 Ac.

Glen E. & Marie E. Young
274-539
376-371
61.66 Ac.

Appraisal
4-6-39

William R. Dix
17.48 Ac.

William R. Dix
338-431
377-515
15.17 Ac.

Eddie E. McGrath
201-126
61.66 Ac.
326-79

Debra Lee Goble
319-609
12-25 AC
371-655

69

12

69

17

(40 Ac.)

Credit Thrift of America
380-235

380-237
9.53 Ac.

380-239
21.94 Ac.