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NE 13-2  
Form LPA (Ind.)  
Payment by LPA  
4-83

STATE OF OHIO - ODOT - BOX

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That James S. Shipley and Jody Pugh Shipley, husband & wife

hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of three hundred seventy six & no/100 Dollars (\$376.00)

to him paid by Athens County Commissioners

the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Ames, County of Athens, State of Ohio, and in Section 3, Town 6 N, Range R 13 W, and

bounded and described as follows:

Being a parcel of land on the left and right side of centerline.

PARCEL NO. 1 WD

Commencing at the northeast corner of Section 3, Ames Township; thence south 9° 49' 01" west with the east line of said Section a distance of 4024.02 feet to a point; thence south 69° 04' 01" west a distance of 378.43 feet to a point, said point being on the centerline of County Road 38 at Station 9+71.03; thence with said centerline south 19° 00' 29" west a distance of 40.80 feet to a point at centerline Station 9+30.23, said point being the TRUE PLACE OF BEGINNING:

Thence continuing with said centerline, south 19° 00' 29" west a distance of 144.48 feet to a point, said point being on the centerline at Station 7+85.75; Thence leaving said centerline and with a Grantor's northerly line, south 82° 57' 56" east a distance of 50.60 feet to a point in Federal Creek, said point being 49.50 feet right of Station 7+96.25; Thence south 19° 44' 54" west a distance of 151.54 feet to an iron pin set, said iron pin being 47.54 feet right of Station 6+44.73; Thence south 21° 53' 48" west a distance of 148.12 feet to an iron pin set, said iron pin being 39.29 feet right of Station 4+93.30; Thence south 39° 38' 23" west a distance of 38.25 feet to an iron pin set in the existing easterly right-of-way line of County Road 38, said iron pin being 20.00 feet right of Station 4+55.55; Thence north 85° 02' 23" west a distance of 40.00 feet to an iron pin set in the westerly right-of-way line of County Road 38, said iron pin being 20.00 feet left of Station 4+55.55;

(Continued)

This description is based on a survey made by George A. Mara Engineering, Inc. under the direction and supervision of George A. Mara Registered Surveyor No. 5508.

The above described area 0.234 acres of which the present road occupies 0.370 acres is to be deleted from Auditor's Parcel No. C-01-00100057-00 which contains 2.0 acres.

The above described area 0.688 acres of which the present road occupies 0.370 acres is to be deleted from C01-00100056-00 which contains 2.0 acres.

0.234 acres checked for Mathematical Accuracy

ATHENS COUNTY ENGINEER'S OFFICE

BY: [Signature]

DATE: 11-14-92

Grantor claims title by instrument(s) of record in D.B. 65 Page 987 County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right onto and egress from the residue.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from

Ames Twp  
S.S. - LPA

and further, that he does Warrant and will Defend the same against all claims of all persons whomsoe,

IN WITNESS WHEREOF, the said Grantor, who hereby releases all right and expectance of dower herein, has hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

James S. Shipley, husband

Jody Pugh Shipley, wife

STATE OF OHIO, COUNTY OF \_\_\_\_\_, ss.

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named James S. Shipley and Jody Pugh Shipley, husband & wife

and acknowledged the signing of the foregoing deed to be their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

STATE OF OHIO, COUNTY OF \_\_\_\_\_, ss.

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

STATE OF OHIO, COUNTY OF \_\_\_\_\_, ss.

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me the subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC

This instrument prepared by Joan K. Short, Property Agent Supervisor for the State of Ohio, Department of Transportation.

WARRANTY DEED

FROM

James S. Shipley, husband

Jody Pugh Shipley, wife

ADDRESS 1799 Sandrock Road  
Amesville, Ohio 45711

TO THE

Athens County Commissioners

CR 38 County Athens

(Route or Street)

Section 1WD

Parcel No.

TRANSFERRED

19

Auditor

Received \_\_\_\_\_, 19\_\_\_\_ M.

At \_\_\_\_\_ o'clock \_\_\_\_\_, 19\_\_\_\_

Recorded \_\_\_\_\_, 19\_\_\_\_ County

in \_\_\_\_\_ Page \_\_\_\_\_

Record of Deeds, Vol. \_\_\_\_\_, Recorder

Recorder's Fee, \$ \_\_\_\_\_

NOTE

To the County Recorder:

As soon as this deed has been recorded, it should be returned to the \_\_\_\_\_ at \_\_\_\_\_

PARCEL NO. 1 WD (Continued)

Thence north  $14^{\circ} 14' 21''$  west a distance of 49.30 feet to an iron pin set, said iron pin being 40.10 feet left of Station 4+95.65;  
Thence north  $13^{\circ} 46' 15''$  east a distance of 217.50 feet to a point in Federal Creek, said point being 59.09 feet left of Station 7+09.11;  
Thence north  $15^{\circ} 46' 37''$  east a distance of 133.66 feet to an iron pin set, said iron pin being 66.62 feet left of Station 8+42.55;  
Thence north  $26^{\circ} 36' 31''$  east a distance of 84.78 feet to an iron pin set in a Grantor's northerly line, the southerly right-of-way line of the Penn Central Corporation Railroad, said iron pin being 55.41 feet left of Station 9+26.59 (20.00 feet right of RR Station 664+96.58);  
Thence with the southerly right-of-way line of said Railroad with a curve to the left, having a radius of 975.00 feet, an arc length of 55.53 feet and a chord that bears south  $74^{\circ} 45' 09''$  east a distance of 55.52 feet to the PLACE OF BEGINNING and containing 0.922 acres more or less of which the public road occupies 0.370 acres.