KNOW ALL MEN BY THESE PRESENTS, THAT, Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D. C., acting by and through the Federal Housing Commissioner, (hereinafter referred to as "Grantor"), who acquired title by deed recorded in Deed Book Volume 228, Page 505, Recorder's Office Athens County, Ohio, for and in consideration of ONE DOLLAR (\$1.00) to him paid by Reynolds Properties, Inc.

the receipt of which is hereby acknowledged, and other good and valuable considerations, does hereby grant, bargain, sell and convey to said Raynolds Properties. Inc.

and to the heirs and assigns of said Grantee(s), forever the following REAL ESTATE:

Situated in Range 14, Township 9, City of Athens, Inlot #1006, Grosvenor's Addition, Athens Township, Athens County, Ohio and being more particularly described as follows:

Beginning for reference at an iron pin on the northeast corner of Inlot #1006 of Grosvenor's Addition, said pin also being located on the northwesterly R/W line of Forest Avenue;

thence along said R/W line S 37 degrees 30' W, a distance of 60.00 feet to an iron pin;

thence leaving said R/W line N 64 degrees 30' W, a distance of 90.80 feet to an iron pin, passing an iron pin at 25.00 feet;

thence N 9 degrees 38' E, a distance of 61.01 feet to an iron pin located on the north line of said Inlot #1006;

thence following said line S 64 degrees 30° E, a distance of 119.96 feet to the place of beginning, passing an iron pin at 49.96 feet, and containing 0.142 acres more or less.

Subject to all legal highways and easements on record.

Description prepared and property surveyed by Brian D. McPherson, Reg. Surveyor #6794.

The property was surveyed on May 6, 1983.

THE ATTACHED LEGAL DESCRIPTION IS ON RECORD IN THE ATHENS COUNTY COURTHOUSE. (See Page 2)

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

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AND THE SAID GRANTOR, and his successors hereby covenants with the said Grantee(s), and the heirs and assigns of said Grantee(s), that said premises are free and clear from all encumbrances whatsoever, by, from, through or under said Grantor, EXCEPT restrictions, easements, rights, reservations, exceptions, limitations, agreements, covenants and conditions of record; and EXCEPT any state of facts which would and conditions of record; and EXCEPT any state of facts which would be disclosed by an accurate survey of the premises herein conveyed.

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