

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That _____

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 _____ Dollars (\$ _____) to him paid by the State of Ohio, 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 County of Athens, State of Ohio, and in Athens Township, Section 22, Lots No. 106 & 137, Town 9 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 22WD

Being a parcel of land lying along the right side of the centerline of a survey, made by the Department of Transportation, being located within the following described points in the boundary thereof:

Commencing at a point in the South line of Lot 106, the Northeast corner of Lot 137 and the Northwest corner of Lot 194, 165.71 feet right of Station 176+36.79; thence North 86 Degrees 47 Minutes 24 Seconds West along said line a distance of 164.81 feet to an angle point in the Grantor's West property line, 0.90 feet right of Station 176+36.77 from the centerline of a survey made in 1993 by the Ohio Department of Transportation of State Route 682 in Lots 106 & 137, Section 22, Athens Township, Athens County, Ohio; said point being the True Place Of Beginning, thence North 03 Degrees 10 Minutes 07 Seconds East along the Grantor's West property line a distance of 97.95 feet to the Grantor's Northwest property corner, 0.82 feet right of Station 177+34.71; thence South 86 Degrees 49 Minutes 53 Seconds East along the Grantor's North property line a distance of 64.18 feet to an iron pin set, 65.00 feet right of Station 177+34.77; thence South 03 Degrees 13 Minutes 55 Seconds West a distance of 175.99 feet to a point at the Grantor's South property line, 64.96 feet right of Station 175+58.78; thence South 87 Degrees 18 Minutes 17 Seconds West along said line a distance of 64.33 feet to the Grantor's Southwest property corner, 0.97 feet right of Station 175+52.15; thence North 03 Degrees 10 Minutes 07 Seconds East along the Grantor's West property line a distance of 84.61 feet to the Place Of Beginning.

This description is based on a survey made by the Ohio Department of Transportation under the direction and supervision of Franklin D. Blair, Registered Surveyor No. 5676.

It is understood that the strip of land above described contains 0.264 acres, more or less, including the present road which occupies 0.101 acres, more or less.

Of the above described area of 0.264 acres, 0.144 acres is to be deleted from Auditor's Parcel No. A04-00200337-00 which contains 0.730 acres and 0.120 acres is to be deleted from Auditor's Parcel No. A04-00200338-00 which contains 0.250 acres.

There being 0.120 acres in Lot 137 of which the present road occupies 0.047 acres and 0.144 acres in Lot 106 of which the present road occupies 0.054 acres.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 8-16-94

ATH # 22
202

203

and deed.

acknowledged the signing of the foregoing deed to be _____ voluntary act
the above named _____ and

19____, before me the subscriber, a Notary Public in and for said county, came

STATE OF OHIO, COUNTY ATHENS
BE IT REMEMBERED, That on this _____ day of _____, ss.

Notary Public

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

voluntary act and deed.

and acknowledged the signing of the foregoing deed to be _____

personally came the above named _____

19____, before me the subscriber, a Notary Public in and for said county,

STATE OF OHIO, COUNTY ATHENS
BE IT REMEMBERED, That on this _____ day of _____, ss.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and
expectance of dower herein, has herunto set his hand this _____ day
of _____, 19____.

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 all liens and encumbrances whatsoever, and further, that he does warrant and will defend the same against all claims of all persons whatsoever.

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.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves _____

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

STATE OF OHIO, COUNTY ATHENS, 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 _____ for the
State of Ohio, Department of Transportation.

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WARRANTY DEED
FROM

=====

Address _____

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TO THE
STATE OF OHIO

S.R. _____ County _____

Section _____

Parcel No. _____

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TRANSFERRED

_____, 19____,
Auditor _____

Received _____, 19____

At _____ o'clock _____ M.

Recorded _____, 19____

in _____ County _____

Record of Deeds, Vol. _____ Page _____

Recorder _____, Recorder _____

Recorder's Fee, \$ _____

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NOTE

To the County Recorder:
As soon as this deed has been
recorded, it should be returned
to the Department of Transport-
ation at Box 658, Marietta,
Ohio.

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