

RE 13  
Rev. 12-72

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That James L. Stalder, husband, Russlyn Stalder, 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 Thousand and 00/100 Dollars (\$ 3,000.00) 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 23, Lot No. 106, Town 9 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 28WD

Being a parcel of land lying along the both sides 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 165.71 feet to centerline 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 and 23, Athens Township, Athens County, Ohio; thence North 03 Degrees 13 Minutes 03 Seconds East along the centerline a distance of 536.62 feet to centerline Station 181+73.39; thence South 86 Degrees 46 Minutes 57 Seconds East with a right angle from the centerline a distance of 0.44 feet to the Grantor's Southwest property corner, 0.44 feet right of Station 181+73.39; said point being the True Place Of Beginning; thence North 86 Degrees 47 Minutes 24 Seconds West along Grantor's South property line a distance of 70.44 feet to an iron pin set, 70.00 feet left of Station 181+73.38; thence North 15 Degrees 43 Minutes 36 Seconds East a distance of 78.49 feet to an iron pin set, 53.00 feet left of Station 182+50.00; thence North 60 Degrees 59 Minutes 25 Seconds East a distance of 180.14 feet to an iron pin set, 60.00 feet left of Station 184+30.00; thence North 31 Degrees 36 Minutes 38 Seconds East a distance of 42.06 feet to an iron pin set, 40.00 feet left of Station 184+67.00; thence North 03 Degrees 13 Minutes 03 Seconds East a distance of 33.00 feet to an iron pin set, 40.00 feet left of Station 185+00.00; thence North 15 Degrees 13 Minutes 03 Seconds West a distance of 63.25 feet to an iron pin set at the Westerly Existing Right-Of-Way line, 60.00 feet left of Station 185+60.00; thence North 64 Degrees 52 Minutes 22 Seconds West along said line a distance of 32.26 feet to an iron pin set at the Grantor's Northerly property line, 90.00 feet left of Station 185+70.84; thence North 77 Degrees 40 Minutes 07 Seconds East along said line a distance of 93.43 feet to the Grantor's Northeast property corner, 0.85 feet left of Station 185+97.06; thence South 03 Degrees 10 Minutes 07 Seconds West along the Grantor's East property line a distance of 423.70 feet to the True 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 0.532 acres, more or less, including the present road which occupies 0.309 acres, more or less.

S. Blause  
12-18-96

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

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A-77 #23

The above described area of 0.532 acres is to be deleted from Auditor's Parcel No. A04-00200323-00 which contains 09.340 acres.

Grantor claims title by instrument(s) of record in D.B. 313 Page 359  
County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves \_\_\_\_\_  
the right of ingress and egress to and from the residence  
\_\_\_\_\_

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 all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance of dower herein, has hereunto set his hand this 18th day of December, 1996.

\_\_\_\_\_  
James L. Stalder  
James L. Stalder, husband  
\_\_\_\_\_  
Russlyn Stalder  
Russlyn Stalder, wife  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OHIO, COUNTY, ATHENS, ss.  
BE IT REMEMBERED, That on this 18th day of December  
1996, before me the subscriber, a Notary Public in and for said county,  
personally came the above named \_\_\_\_\_  
James L. Stalder, husband, Russlyn Stalder, 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 ATHENS, ss.  
BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_, before me the subscriber, a Notary Public in and for said county, came  
the 'above named' \_\_\_\_\_ and  
acknowledged the signing of the foregoing deed to be \_\_\_\_\_ voluntary act  
and deed.

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