

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. 137 & 194, Town 9 N, Range 14 W, and bounded and described as follows:

PARCEL NO. 13WD

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 an iron pin set at the Southeast corner of Lot 137, 44.34 feet left of Station 166+18.09; thence North 03 Degrees 37 Minutes 08 Seconds East along the East line of Lot 137 a distance of 173.14 feet to the Grantors' South property line, 45.55 feet right of Station 167+66.06 from the centerline of a survey made in 1993 by the Ohio Department of Transportation of State Route 682 in Lots 137 & 194, Section 22, Athens Township, Athens County, Ohio; said point being the True Place Of Beginning, thence South 60 Degrees 04 Minutes 10 Seconds West along said property line a distance of 57.53 feet to the Grantor's Southwest property corner, 11.94 feet left of Station 167+63.78; thence North 28 Degrees 51 Minutes 11 Seconds West along the Grantor's West property line a distance of 207.73 feet to an angle point in the Grantor's property, 32.99 feet left of Station 169+65.41; thence North 03 Degrees 10 Minutes 07 Seconds East along the Grantor's West property line a distance of 468.18 feet to a point at the Grantor's Northwest property corner, 1.08 feet right of Station 174+26.77; thence South 86 Degrees 47 Minutes 31 Seconds East along the Grantor's North property line a distance of 48.06 feet to an iron pin set, 49.14 feet right of Station 174+26.77; thence South 01 Degrees 23 Minutes 04 Seconds West a distance of 26.79 feet to an iron pin set, 50.00 feet right of Station 174+00.00; thence South 13 Degrees 26 Minutes 31 Seconds West a distance of 100.04 feet to an iron pin set at the Easterly Existing Right-Of-Way line, 32.24 feet right of Station 173+01.55; thence South 01 Degrees 05 Minutes 45 Seconds East a distance of 36.66 feet to an iron pin set, 35.00 feet right of Station 172+65.00; thence South 07 Degrees 01 Minutes 33 Seconds East a distance of 133.64 feet to an iron pin set at the Easterly Existing Right-Of-Way line, 57.42 feet right of Station 171+29.60; thence South 61 Degrees 06 Minutes 52 Seconds East along said line a distance of 134.66 feet to an iron pin set at the Grantor's West property line, 170.04 feet right of Station 170+39.70; thence South 15 Degrees 55 Minutes 52 Seconds East along said line a distance of 197.92 feet to an iron pin set at an angle point in the Grantor's West property line, 156.67 feet right of Station 167+86.04; thence South 16 Degrees 25 Minutes 51 Seconds East along said line a distance of 16.00 feet to an iron pin set at the Grantor's Southeast property corner, 153.55 feet right of Station 167+70.35; thence South 60 Degrees 04 Minutes 10 Seconds West along said right-of-way line and the Grantor's South property line a distance of 108.08 feet to the Place Of Beginning.

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

ATH # 22
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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 1.585 acres, more or less, including the present road which occupies 1.525 acres, more or less.

Of the above described area of 1.585 acres, 0.330 acres is to be deleted from Auditor's Parcel No. A04-00200352-00 which contains 0.330 acres, 1.150 acres is to be deleted from Auditor's Parcel No. A04-00200349-00 which contains 1.560 acres and 0.105 acres is to be deleted from Auditor's Parcel No. A04-00200348-00 which contains 0.370 acres.

There being 1.255 acres in Lot 137 of which the present road occupies 1.196 acres and 0.330 acres in Lot 194 of which the present road occupies 0.330 acres.

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

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

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 _____ day of _____, 19__.

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.