



Being a part of a certain 2.00 acre tract conveyed to Hickory Creek of Athens, Inc. as recorded in official record Volume 58, Page 868 Office of the Recorder of Athens County, Ohio.

Situated in the County of Athens, Township of Athens and being a part of Section No. 24, Township 9, Range 14 Ohio Company Purchase and beginning at an iron pin found on the Northwest corner of Inlot No. 672 in Michael's Fifth Addition to Verity; thence with the Southern right of way line of Fourth Street N 57° 30' 00" W 88.63 feet to a 1/2" rebar set; thence with two new lines thru said 2.00 acre tract S 32° 36' 14" W 220.00 feet to a 1/2" rebar set and S 57° 30' 00" E 89.58 feet to a 1/2" rebar set on the West line of said Inlot No. 672; thence along the West line of said Inlot No. 672 N 32° 21' 20" E 220.00 feet to the place of beginning (passing an iron pin found at 55.00 feet). Containing 0.450 acres.

I hereby certify the above survey to be correct as surveyed by me on April 13, 1992.

Raymond E. Sifford
RAYMOND E. SIFFORD, Registered Surveyor No. 4373

I hereby certify that the buildings located on the above described property are located on and within the boundaries of said premises.

I further certify that the buildings located on the adjoining property do not encroach upon said real estate.

This certification is subject to all easements, restrictions, covenants, and rights of way of record made for and at the instant of Lanco Title Agency, Inc.

This certification was made by me this 13th day of April, 1992, from documents, as furnished to me and or covered by the legal description of said property.

The above property is not in a designated flood hazard area.

Raymond E. Sifford
[Signature]

Raymond E. Sifford
RAYMOND E. SIFFORD, Registered Surveyor No. 4373

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *R. L. Nelson*
DATE: 6-25-94

6-25-94

GENERAL WARRANTY DEED*

Hickory Creek of Athens, Inc.,

⁽¹⁾, a corporation organized and existing under

the laws of the State of Ohio

for valuable consideration paid, grants, with general warranty covenants, to
Ronald E. Love and Jill A. Love*, husband and wife, for their joint lives, remainder
to the survivor of them *aka JILL ANNETTE LOVE, , whose tax-mailing address is
57 E. Fourth St. The Plains, Ohio 45780

the following **REAL PROPERTY**: Situated in the County of Athens in the State

of Ohio and in the Township Of Athens ⁽²⁾

LEGAL DESCRIPTION CONTAINED IN ITS ENTIRETY ON REVERSE:

Situated in Section 24, Town #9, Range #14, O. C. P. and beginning at an I. P.
at the N. W. corner of Inlot #672 in Michael's Fifth Addition to Verity; thence
on the W. line of said Inlot #672 a distance of 458.9 feet to the S. W. corner
of said Inlot #672; thence on the projected S. line of Inlot #672 and 671 a distance
of 187.12 feet to a point; thence parallel to the W. line of Inlot #672; N. 511.73
feet to a point on the S. side of Fourth Street; thence E. 179.51 feet to the
place of beginning, containing two (2.00) acres.

Subject to easements, leases, rights-of-way, conditions and restrictions of record.
Except for taxes and assessments due and payable after date hereof which the grantees
herein assume and agree to pay.

Prior Instrument Reference: Vol. 58 Page 868 of the Deed Records of Athens
County, Ohio.

IN WITNESS WHEREOF, grantor has caused its corporate name to be subscribed
hereto by Jack Semelberger , its president, and , its secretary,
thereunto duly authorized by resolution of its board of directors, this 28th day of May 1992.

Signed and acknowledged in the presence of:

Mary C. Graves
WITNESS MARY C. GRAVES
Charles E. Kunkel
WITNESS CHARLES E. KUNKEL

Hickory Creek of Athens, Inc. ⁽³⁾
by Jack Semelberger PRESIDENT
SECRETARY

State of Ohio ~~FAAAAA~~ Ohio County of Montgomery SS.

BE IT REMEMBERED, That on this 28th day of May , 19 92 , before me,
the subscriber, a notary public in and for said state, personally came Jack ,
Semelberger , president, and , secretary, of the Grantor in the
foregoing Deed, and acknowledged the signing thereof to be their and its voluntary act and
deed, pursuant to authority of its board of directors.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on
this day and year aforesaid.

my commission expires: 8-29-93

Charles E. Kunkel
Notary Public

This instrument was prepared by Edward T. Beery, Attorney At Law

- 1. Name of Grantor.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

Charles E. Kunkel a Notary Public
In and For the State of Ohio
My commission expires August 29, 1993.
Recorded in Cuyahoga County.

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**GENERAL WARRANTY DEED
BY A CORPORATION**

FROM

Hickory Creek of Athens, Inc.

TO

Ronald E. Love
Jill A. Love