

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that COLUMBUS SOUTHERN POWER COMPANY (formerly Columbus and Southern Ohio Electric Company), an Ohio Corporation having its principal office at 215 N. Front Street, Columbus, Ohio, 43215, Grantor, for valuable consideration, receipt of which is hereby acknowledged, subject to the exceptions, reservations, and conditions hereinafter set forth, hereby GRANTS, CONVEYS AND DONATES, with limited warranty covenants, to ATHENS CITY SCHOOL DISTRICT, an Ohio school district, having its tax mailing address at P.O. Box 68, The Plains, Ohio, 45780, Grantee, and its successors and assigns, the following real estate:

Situated in Section 30, T.9, R. 14, Athens Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-west corner of Section 30, thence, North 89 Degrees 52 Minutes 52 Seconds East, 876.75 feet to a stone; thence, South 00 Degrees 07 Minutes 07 Seconds East, 685.00 feet to an iron pin; thence, South 89 Degrees 59 Minutes 17 Seconds East, 1401.83 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, North 01 Degree 21 Minutes 57 Seconds East, 599.08 feet to a point in Poston Road, passing an iron pin set at 541.16 feet; thence, along a curve to the left, 1032.66 feet (radius=1432.40 feet, L.C.= North 89 Degrees 21 Minutes 44 Seconds East, 1010.45 feet) to a point; thence, North 68 Degrees 42 Minutes 32 Seconds East, 207.57 feet to a point; thence, North 89 Degrees 55 Minutes 42 Seconds East, 870.11 feet to a railroad spike set in Lemaster Road; thence, South 22 Degrees 53 Minutes 26 Seconds East, 164.58 feet to a point; thence, South 00 Degrees 02 Minutes East, 170.54 feet to a

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Ashley Hedges*
DATE: *8/12/92*

point; thence, South 07 Degrees 31 Minutes 37 Seconds West, 167.21 feet to a point; thence, South 14 Degrees 02 Minutes 22 Seconds West, 205.24 feet to a railroad spike; thence, leaving said road, North 89 Degrees 59 Minutes 17 Seconds West, 2080.60 feet to an iron pin, said pin being the point of beginning and containing 29.92 acres.

Being part of the lands conveyed to Columbus and Southern Ohio Electric Company (now Columbus Southern Power Company) by Edward A. Cottingham and Margaret K. Cottingham, by deed dated May 13, 1949, of record in Deed Book 201, page 607, in the Office of the Recorder of Athens County, Ohio.

This conveyance is hereby made subject to the following:

1. The lien of real estate taxes and assessments not yet due and payable, which taxes and assessments shall be prorated to the date of delivery of this deed.
2. All exceptions, reservations, covenants, conditions and rights set forth in the aforesaid deed dated May 13, 1949, to Columbus and Southern Ohio Electric Company from Edward A. Cottingham and Margaret K. Cottingham.
3. All public highways, utility easements and zoning ordinances, and to all exceptions, reservations, covenants, and conditions of record, if any, now in force or effect, and to such state of facts as an examination of the premises or an accurate survey may disclose.

There is hereby EXCEPTED and RESERVED from this conveyance unto Grantor, its successors and assigns, the existing electric line and appurtenant poles, supporting structures, crossarms, conductors, wires, cables, and other facilities and associated equipment now located on the property herein conveyed, and, also, excepting and reserving unto Grantor, its successors and assigns, a permanent right-of-way and easement to construct, operate and maintain or remove said existing electric line, with all necessary poles, anchors, wires and fixtures and the right to permit attachments of others to said poles, upon, over, under, through, and across the property herein conveyed, said easement being 20

feet in width (being 10 feet on each side of the centerline of the existing line), said easement being more particularly described as follows, to-wit:

Situated in Section 30, T.9, R.14, Athens Township, Athens County, Ohio and being 10 feet on each side of the following described center-line:

Beginning at a point where the existing power-line intersects the North-line of Section 30, said point bears North 89 Degrees 55 Minutes 42 Seconds East, 625.57 feet from the South-east corner of River-lot 352; thence, South 33 Degrees 56 Minutes 22 Seconds East, 503.80 feet to a point in the center-line of Lemaster Road and there to terminate.

EXCEPTING and RESERVING also, the right to use said easement for the transmission of electric, or other, energy, and for telephone, telegraph, or communications purposes, together with the right to Grantor to construct, reconstruct, operate, maintain, inspect, protect, repair, replace, renew, relocate and remove poles, and supporting structures, with crossarms, guys, anchors, grounding systems and fixtures and all other facilities and associated equipment, and string conductors, wires and cables, adding thereto from time to time, together with the right to cut, trim and/or otherwise control, and at Grantor's option, to remove from the right-of-way and easement herein reserved, or from the lands of the Grantees adjoining the same on either side, any trees, overhanging branches, brush, buildings, structures, or other obstructions, which may endanger the safety or interfere with the construction, operation or maintenance of said poles, supporting structures, crossarms, guys, anchors, grounding systems, fixtures, conductors, wires and cables; together with the right of ingress or egress in and over existing or future roads and lanes and other

reasonable routes; together with the rights, easements, privileges, and appurtenances which may be required or desirable for the full exercise of the rights herein reserved. It is further understood and agreed that the Grantees will place no building or other structure within the right-of-way and easement herein reserved.

In the event Grantee, or its successors or assigns, ceases to use the above-described real estate for public school purposes, then the real estate conveyed herein shall ipso facto revert back to Grantor, or its successors and assigns.

TO HAVE AND TO HOLD the above premises with the appurtenances thereunto belonging to the said Grantee, Athens City School District, and its successors and assigns, forever.

And the said Grantor, Columbus Southern Power Company, for itself, its successors, and assigns, does hereby covenant with the said Grantee that at and until the ensealing of these presents, said premises have not been encumbered by Grantor except as aforesaid, and that the Grantor will warrant and defend said premises with the appurtenances thereunto belonging to said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under it, except as aforesaid, but against none other.

IN WITNESS WHEREOF, the said Grantor Columbus Southern Power Company, hereunto sets its hand and corporate seal by

T. R. McCaffrey its President and _____, its Assistant Secretary, this _____ day of _____, 1992.

Signed and Acknowledged in the Presence of:

COLUMBUS SOUTHERN POWER COMPANY

By: _____
T. R. McCaffrey,
President

Attest: _____
Assistant Secretary

STATE OF OHIO)
) SS
COUNTY OF FRANKLIN)

Before me, a Notary Public in and for said county, personally appeared the above-named COLUMBUS SOUTHERN POWER COMPANY, by T. R. McCaffrey, President and _____, its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

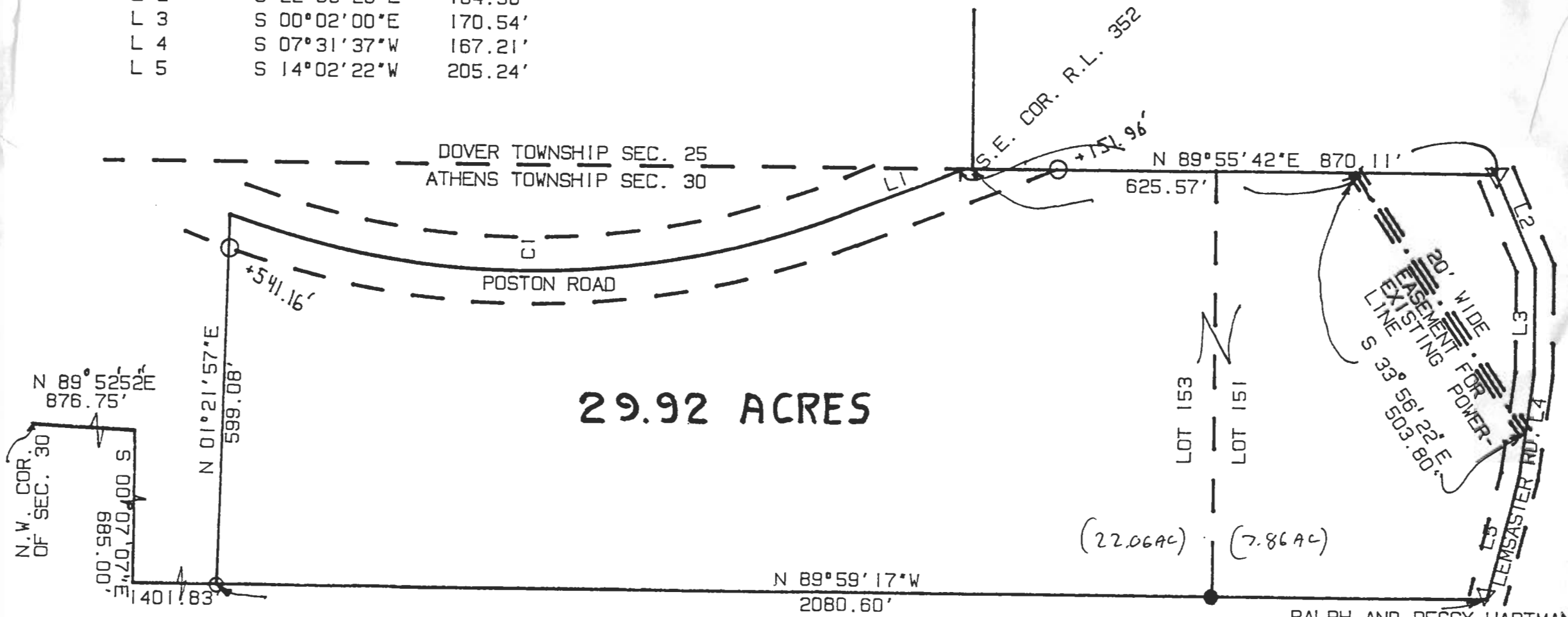
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Columbus, Ohio, this _____ day of _____, 1992.

Notary Public

My Commission Expires:

This instrument prepared by Kenneth E. McDonough, Real Estate Counsel, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, Ohio, 43215, on behalf of Columbus Southern Power Company.

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L 1	N 68° 42' 32" E	207.57'	C 1	41° 18' 23"	1432.40'	1032.66'	539.92'	1010.45'	N 89° 21' 44" E
L 2	S 22° 53' 26" E	164.58'							
L 3	S 00° 02' 00" E	170.54'							
L 4	S 07° 31' 37" W	167.21'							
L 5	S 14° 02' 22" W	205.24'							



29.92 ACRES

SURVEY OF A 29.92 ACRE TRACT IN SECTION 30, T.9. R.14 ATHENS TOWNSHIP ATHENS COUNTY, OHIO

C.J. AND P. TOPE
115.54 ACRES
50/769

RALPH AND PEGGY HARTMAN
35.51 ACRES
374-471

SURVEYED MARCH 1992
John M. Branner
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 592-5778

