

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

**KEITH STALDER, aka ROGER KEITH STALDER and ALICE
DIANE STALDER, married,
(the Grantors)**

in consideration of One Dollar and other good and valuable consideration,
the receipt of which is hereby acknowledged, to them paid by

TWYLA STALDER

the Grantee (s), whose address is 175 D. Southwestmoor Ave., Newark, Ohio
43055

do (does) hereby GRANT, BARGAIN, SELL, AND CONVEY unto

TWYLA STALDER,

her heirs and assigns forever, the following described property:

Situated in L.L. 182, Section 35, T.9, R.14, Athens Township, Athens County, Ohio and
being more particularly described as follows:

Beginning at point in County Road #9, said point bearing South 00 Degrees 22 Minutes
00 Seconds East, 908.51 feet from the Northwest corner of Lease Lot 182;
thence, leaving said road, North 76 Degrees 42 Minutes 15 Seconds East, 683.32 feet to
an iron pin set, passing an iron pin set at 26.24 feet;
thence, South 00 Degrees 10 Minutes 40 Seconds East, 415.54 feet to an iron pin set;
thence, North 88 Degrees 21 Minutes 29 Seconds West, 665.03 feet to a point in County
Road #9, passing an iron pin set at 640.03 feet;
thence, along said road, North 00 Degrees 22 Minutes West, 239.33 feet to the point of
beginning and containing 5.00 acres.

Subject to all easements and rights of way of record.

The above description is based on a field survey by John M. Branner P.S. 6805
completed December 1995.

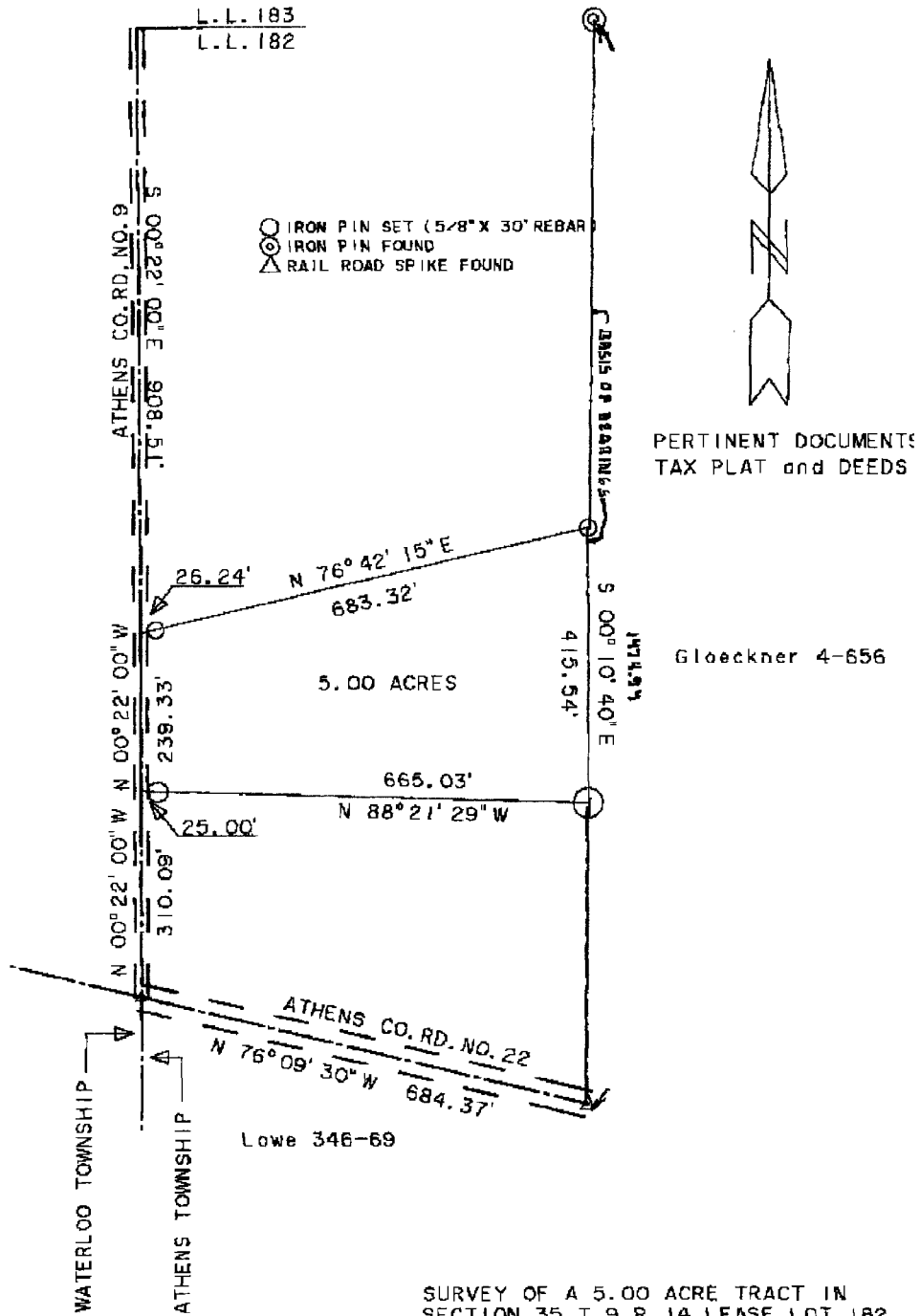
Last Deed Reference: Vol. 32 page 796, O.R. Athens County, Ohio.

with all the rights, easements and appurtenances thereunto belonging, and all the
rents, issues and profits thereof, to the said grantees, their heirs and assigns forever,
subject however, to all legal highways, zoning restrictions and to the conditions
herein contained.

The Grantors, for themselves and their heirs, executors and administrators,
hereby covenant with the said grantee, his heirs and assigns, that the said grantors
are the true and lawful owner of said premises, and are well seized of the same in
fee simple, and have good right and full power to bargain, sell and convey the same
in the manner aforesaid, and that the same are free and clear from all incumbrance
except current taxes and assessments, and that the grantors will Warrant and Defend
the same against all claims of all persons whatsoever.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 12-22-95

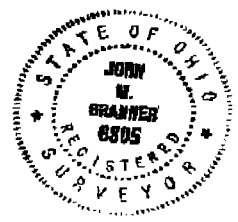
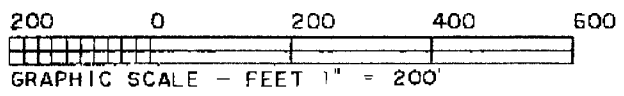
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ATH #35



SURVEY OF A 5.00 ACRE TRACT IN
 SECTION 35, T. 9, R. 14, LEASE LOT 182
 ATHENS TOWNSHIP, ATHENS COUNTY OHIO
 SURVEYED DEC. 1995

John M. Branner

JOHN M. BRANNER P. S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS OHIO (614) 592-5778



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