

GENERAL WARRANTY DEED

Harmon Holding Company, a corporation organized and existing under the laws of Ohio, for valuable consideration, the receipt of which is hereby acknowledged, grants with general warranty covenants to Myrle Linscott Vernon, whose tax mailing address is 18795 Sand Rock Road, Amesville, Ohio 45711, the following real estate, situated in Athens County, Ohio, and in the Township of Bern and bounded and described as follows:

Situated in Section 32, T.7, R.12, Bern Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-east corner of Section 32, thence, South 90 Degrees West, 23 chains (deed) to a point; thence, South 33.0 chains (deed) to an iron pin set at the base of a wild cherry tree, said pin being the point of beginning for the tract of land herein described:

Thence, South 00 Degrees 00 Minutes West, 1015.73 feet to an iron pin set at the base of an oak tree; thence, South 78 Degrees 45 Minutes 29 Seconds East, 327.12 feet to a railroad tie (iron pin set at base); thence, North 35 Degrees 53 Minutes 30 Seconds East, 1421.53 feet to an iron pin set east of a pond; thence, North 27 Degrees 24 Minutes 11 Seconds East, 229.11 feet to a railroad spike set in County Road 38; thence, along said road, North 51 Degrees 41 Minutes 57 Seconds West, 31.53 feet to a point; thence, North 42 Degrees 28 Minutes 49 Seconds West, 265.63 feet to a point; thence, North 48 Degrees 30 Minutes 07 Seconds West, 79.40 feet to a point; thence, North 55 Degrees 46 Minutes West, 59.11 feet to a point; thence, North 66 Degrees 17 Minutes 15 Seconds West, 227.04 feet to a point; thence, North 68 Degrees 46 Minutes 47 Seconds West, 225.22 feet to a railroad spike found; thence, along Grantor's West-line, South 17 Degrees 03 Minutes 40 Seconds West, 831.67 feet to an oak tree (iron pin set at base); thence, along Grantor's line North 80 Degrees 57 Minutes 28 Seconds West, 288.96 feet to the point of beginning and containing 28.26 acres.

Subject to real estate taxes and easements; zoning ordinances; public rights-of-way; and restrictions, conditions, and easements, if any, of record.

Excepting Marquis well #1 under permit #1505. Description by John M. Branner, Parcel NO. _____ P.S. 6905

Prior Instrument References: Vol. 39, page 826 of the Deed of Records of Athens County, Ohio.

This General Warranty Deed has been executed on behalf of Harmon Holding Company on October 17, 1989, by Robert H. Albert, its President, and William D. Diehl, its Secretary, duly authorized by resolution of its board of directors.

Signed and acknowledged in the presence of:

Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE BY: Chris Cotton DATE: 2-8-90 Harmon Holding Company

Yvonne A. Kelle
Jane C. Schmitt

By Robert H. Albert
Robert H. Albert, President
By William D. Diehl
William D. Diehl, Secretary

State of Ohio
County of Franklin, ss:

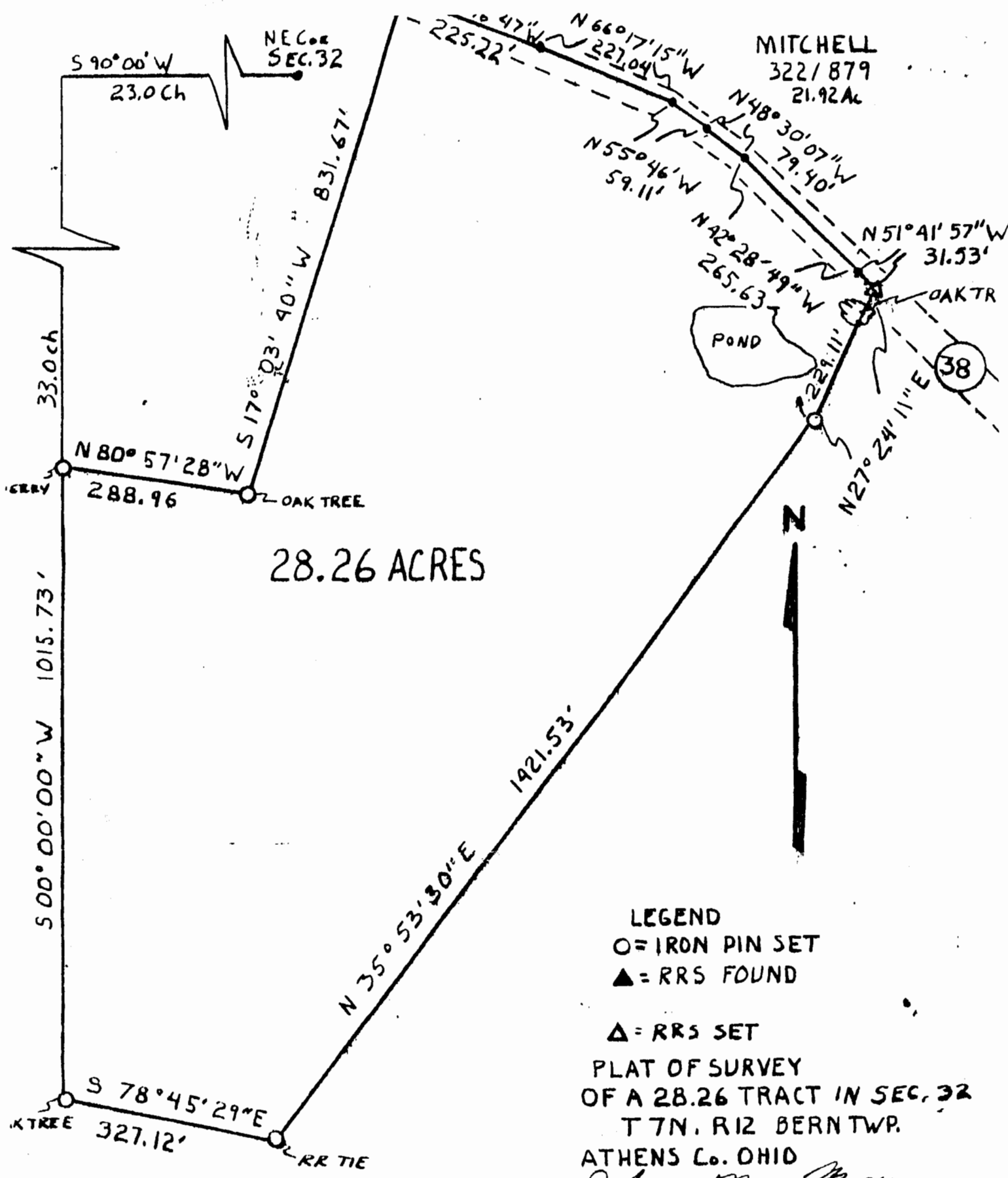
The foregoing General Warranty Deed was acknowledged before me on behalf of Harmon Holding Company, by Robert H. Albert, its President, and William D. Diehl, its Secretary, on October 17, 1989.

Jane C. Schmitt

This instrument was prepared by: Kagay, Albert & Diehl, P.O. JANE C. SCHMITT 19 Harmon Avenue, Columbus, Ohio 43223-0041 NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES JUNE 25, 1993

Surveyor, John M. Branner P.S. 6805

B-#32



John M. Branner
 JOHN M. BRANNER P.S. 6805

BRANNER SURVEYING
 12500 N. PEACH RIDGE RD.
 ATHENS, OHIO 45701

SCALE: 1" = 200'

