

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that John S. Guthrie and Geneva L. Guthrie, husband and wife, for valuable consideration paid, grant(s) with general warranty covenants, to Shadow Music, Inc., an Ohio Corporation, whose tax mailing address is

the following real property:

Being a part of a 94 acre, more or less, tract of land as recorded in Deed Book 362 at page 865, Athens County Recorder's Office, Athens County, Ohio, also being a part of the South Half of Section 24, Township-5-North, Range-13-West, Canaan Township, Athens County, State of Ohio and more particularly described as follows:

Beginning at a stone found on the North line of said 94, more or less, tract which bears North 82 degrees 36' 20" West a distance of 2845.97 feet from a stone found at the Northeast corner of said 94 acre, more or less, tract;

Thence leaving said North line South 55 degrees 26' 36" East a distance of 568.01 feet to a 5/8" iron pin set;

Thence South 15 degrees 28' 52" West a distance of 498.90 feet to a 5/8" iron pin set;

Thence West a distance of 326.29 feet to a 5/8" iron pin set;

Thence South a distance of 267.43 feet to an existing P.K. nail found in the centerline of County Road #20;

Thence along said centerline North 75 degrees 11' 29" West a distance of 146.53 feet to a point which bears South 75 degrees 11' 29" East in a distance of 42.85 feet from an existing 5/8" iron pin found in said centerline;

MICHAEL WARD
ATTORNEY & COUNSELOR
AT LAW
50 1/2 S. COURT ST.
P. O. BOX 44
ATHENS, OH
45701
PHONE:
(614) 593-3075

Thence leaving said centerline North 07 degrees 23' 52" East passing thru a 5/8" iron pin set at a distance of 19.75 feet and going a total distance of 752.74 feet to an existing 5/8" iron pin;

Thence North 07 degrees 14' 34" East a distance of 288.79 feet to the principal point of beginning containing 7.8347 acres, more or less, subject to all legal easements and rights-of-way.

Bearings were derived magnetic taken October 20, 1986.

The above description was prepared from an actual survey made on the 27th day of October, 1989, by C. Thomas Smith, Ohio Professional Surveyor, #6844.

PRIOR DEED REFERENCE: Volume 362, Page 865, Athens County Deed Book, and Volume 24, Page 672, Official Records.

NOTE: The Grantors reserve all oil and gas and other mineral rights and shall not drill wells on the above premises or within 500 feet of any potential dwellings on said premises. For valuable consideration, the Grantors convey to the Grantee a right of first refusal to purchase the oil and gas and other mineral rights beneath said premises when the Grantors convey any part of the remaining real estate described in Deed Book 362, Page 865, Athens County Recorders Office. There shall be no surface activity associated with said wells

WITNESS their hands this _____ day of April 1990.

Signed and acknowledged in the presence of:

Witness John S. Guthrie

Witness Geneva L. Guthrie

STATE OF MISSISSIPPI
COUNTY OF Hinds

Before me, a Notary Public, in and for said County and State, personally appeared the above named, John S. Guthrie and Geneva L. Guthrie who acknowledged that they did sign the foregoing instrument, and that the same is their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of April, 1990

Notary Public

This instrument prepared by Michael Ward, Attorney at Law.

10

MICHAEL WARD
ATTORNEY & COUNSELOR
AT LAW
50 1/2 S. COURT ST.
P. O. BOX 44
ATHENS, OH
45701
PHONE:
(614) 593-3075



C. THOMAS SMITH and Associates Surveying

P. O. BOX 393
Racine, Ohio 45771

DESCRIPTION OF SURVEY FOR OLIVA EDWARDS

Being a part of a 94 acre± tract of land as recorded in Deed Book 362 at Page 865, Athens County Recorder's Office, Athens County, Ohio, also being a part of the South Half of Section 24, Township-5-North, Range-13-West, Canaan Township, Athens County, State of Ohio and more particularly described as follows:

Beginning at a stone found on the North line of said 94± tract which bears North 82°36'20" West a distance of 2845.97 feet from a stone found at the Northeast corner of said 94 acre± tract;

Thence leaving said North line South 55°26'36" East a distance of 568.01 feet to a 5/8" iron pin set;

Thence South 15°28'52" West a distance of 498.90 feet to a 5/8" iron pin set;

Thence West a distance of 326.29 feet to a 5/8" iron pin set;

Thence South a distance of 267.43 feet to an existing P.K. nail found in the centerline of County Road #20;

Thence along said centerline North 75°11'29" West a distance of 146.53 feet to a point which bears South 75°11'29" East a distance of 42.85 feet from an existing 5/8" iron pin found in said centerline;

Thence leaving said centerline North 07°23'52" East passing thru a 5/8" iron pin set at a distance of 19.75 feet and going a total distance of 752.74 feet to an existing 5/8" iron pin;

Thence North 07°14'34" East a distance of 288.79 feet to the principal point of beginning containing 7.8347 acres± subject to all legal easements and rights-of-way.

Bearings were derived magnetic taken October 20, 1986.

The above description was prepared from an actual survey made on the 27th day of October, 1989, by C. Thomas Smith, Ohio Professional Surveyor, #6844.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

Chris Gilbert
4-2-90

C. Thomas Smith

C. Thomas Smith, P.S. #6844

//
Can # 24



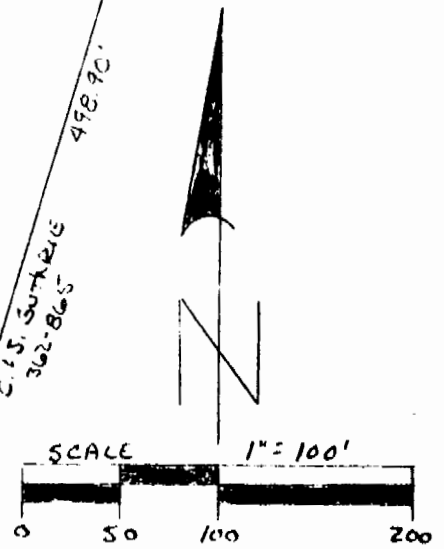
C. THOMAS SMITH and Associates Surveying

P. O. BOX 393
Racine, Ohio 45771

BEING A PART OF THE SOUTH
HALF OF SECTION 24, TOWNSHIP-
5-NORTH, RANGE-13-WEST,
CANAAN TOWNSHIP, ATHENS
COUNTY, STATE OF OHIO.

NOTE: BEARINGS DERIVED
FROM MAGNETIC TAKEN
OCT. 28, 1986.

7.8374 ACRES ±



- LEGEND
- STONE FOUND
 - EXISTING 5/8" IRON PIN
 - 5/8" IRON PIN SET
 - △ EXISTING P.K. NAIL
 - POINT

REFERENCES

- CANAAN TWP. TAX PLATS
- PLAT BOOK 3 PG 138
- PLAT BOOK 6 PG 392
- U.S.G.S. TOPO MAPS
- DEEDS AS NOTED ON PLAT

PLAT PREPARED FROM AN ACTUAL SURVEY
MADE ON THE 27TH DAY OF OCTOBER, 1989 BY,

C. T. Smith
OHIO PROFESSIONAL SURVEYOR

No. 6844

P.O.B.
BEARS NB2°36'20"W
2845.97' FROM
STONE (F) NE COR
94 AC[±] TRACT
D.B. 362 P.6. 865

288.79'

S55°26'36"E

C. J. GUTHRIE
362-865

568.01'

498.90'

C. J. GUTHRIE
362-865

N07°14'34"E

752.74'

C. J. GUTHRIE
362-865

732.99'

N07°23'52"E

146.53'
19.75'
45.82' NTS 11°29'W

V. GOEDICKE
270-297 & 295-608

267.43'

WEST
SHARON EDWARDS
OFFICIAL RECORDS
VOL 68 PG 718
1.90 AC[±]

326.29'

SOUTH

R. Co. Rd #20

MICHAEL WARD
ATTORNEY AND COUNSELOR AT LAW

POST OFFICE BOX 44
50 SOUTH COURT STREET - ATHENS, OHIO 45701
(614) 593-3075

December 5, 1989

Ms. Sharon Edwards
3110 Bates Road
Athens, Ohio 45701

Dear Sharon:

Please find enclosed the following:

1. General Warranty Deed from Mr. and Mrs. John S. Guthrie for your purchase of 1.9 acres, more or less, in Section 24, Canaan Township dated November 16, 1989 which was recorded in Volume 68, Page 778, Official Records, Athens County Recorder's Office on December 1, 1989 at 1:59 p.m.
2. Copy of form 1099-S which I will submit to the Internal Revenue Service in February.

Best of luck in the construction of your new home.

Please let me know when you have something new on the remaining acres.

Sincerely,



Michael Ward

MW:mdb
Enclosures