

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Patrick Michael Sheridan, divorced and unremarried, of Route #1, Box 257A, Coolville, Ohio 45723, for valuable consideration paid grants, to Julianne Sue Sheridan, divorced and unremarried, of Route #1, Lot 12, Colonial Trailer Park, Parkersburg, West Virginia 26101, the following real property:

Situated in the County of Athens in the State of Ohio and in the Township of Carthage:

Situate in the County of Athens and the Township of Carthage; in the North East Quarter of Section Five (5), Town Five (5), Range Twelve (12) of the Ohio River Survey, Fifth Tract in Deed to James Rader, Jr. and Wanedia Rader, dated August 29, 1952. See Carthage Twp. T-5, R 12 Tax Map. More particularly described and bounded as follows, to-wit:

BEGINNING at a Railroad spike at the North East corner of Section (5) and center line of Road 64; thence West along a fence line 798.65 ft. to an iron pin; thence S. 1 deg. 15' E., 800.00 ft. to an iron pin; thence N. 88 deg. 45' E., 556.49 ft. to a spike in center line of Road 64; thence along center line of Road 64 N. 14 deg. 38' W., 107.70 ft. to an iron spike; thence N. 14 deg. 26' W., 200.00 ft. to a spike in center line of Road 64; thence N. 1 deg. 10' E., 100.00 ft. to a spike in center line of Road 64; thence N. 18 deg. 31' E., 100.00 ft. to a spike in center line of Road 64; thence N. 36 deg. 19' E., 100.00 ft. to a spike in center line of Road 64; thence N. 39 deg. 39' E., 200.00 ft. to a spike in center line of Road 64; thence N. 53 deg. 31' E., 100.00 ft. to a R.R. Spike in center line of Road 64, the point of beginning. Containing 10.225 acres.

The principal bearing taken from Tax Map and markers in place.

EXCEPT the following tract of land which is retained by Patrick Michael Sheridan and Julianne Sue Sheridan:

Situated in the County of Athens and the Township of Carthage; in the Northeast quarter of Section 5, Town 5, Range 12, of the Ohio River Survey; part of a 10.225 acre tract described in Volume 316, Page 389, more particularly described as follows:

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CAR# 5

Commencing at a railroad spike at the Northeast corner of Section 5 and center line of County Road 64; thence along the center of County Road 64 the following courses: South 53 deg. 31' West 100.00 feet to a point; South 39 deg. 39' West 200.00 feet to a point; South 36 deg. 19' West 100.00 feet to a point; South 18 deg. 31' West 100.00 feet to a point; South 1 deg. 10' West 100.00 feet to a point; South 14 deg. 26' East 40.00 feet to a point; said point being the place of beginning for the tract of land herein described; thence continuing along center of County Road South 14 deg., 26' East 160.00 feet to a point; thence South 14 deg. 38' East 107.70 feet to a point; thence leaving County Road South 88 deg. 45' West, 207.33 feet to an iron pin, passing an iron pin at 30.00 feet; thence North 0 deg., 13' East, 242.37 feet to an iron pin; thence North 81 deg. 18' East, 140.90 feet passing an iron pin at 110.00 feet, to the place of beginning and containing 1.007 Acres.

SUBJECT to all prior reservations of oil, gas, and minerals contained in prior deeds of record.

SUBJECT to all easements, legal highways, and right of ways of record.

PRIOR INSTRUMENT REFERENCE: Volume 316, Page 389.

WITNESS his hand this 20th day of December, 1979.

Signed and acknowledged in presence of:

[Handwritten signature]

Patrick Michael Sheridan
PATRICK MICHAEL SHERIDAN

STATE OF WEST VIRGINIA,
COUNTY OF WOOD TO-WIT:

The foregoing instrument was acknowledged before me this 20th day of December, 1979, by PATRICK MICHAEL SHERIDAN, divorced and unremarried.

Sherrill R. Nugum
Notary Public

My Commission Expires: October 10, 1985

This Instrument Prepared By:

Robert A. Ellison
Albright, Fluharty, Bradley & Townsend
Attorneys at Law
P.O. Box 1885
Fifth & Green Streets
Parkersburg, West Virginia
26101

Description checked for
Mathematical Accuracy,
ATHENS COUNTY
ENGINEER'S OFFICE,

Charles E. McKinney
DATE: 12-26-79

DESCRIPTION 1.007 ACRE

Situated in the county of Athens and the township of Carthage; in the Northeast quarter of Section 5, Town 5, Range 12, of the Ohio River Survey; part of a 10.225 acre tract described in Volume 316, Page 389, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of Section 5 and center line of County Road 64; Thence along the center of County Road 64 the following courses:

South 53° 31' West 100.00 Feet to a point;

South 39° 39' West 200.00 Feet to a point;

South 36° 19' West 100.00 Feet to a point;

South 18° 31' West 100.00 Feet to a point;

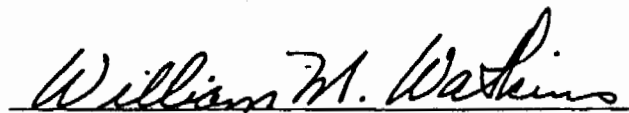
South 1° 10' West 100.00 Feet to a point;

South 14° 26' East 40.00 Feet to a point;

Said point being the place of beginning for the tract of land herein described; Thence continuing along center of County Road South 14° 26' East 160.00 Feet to a point; Thence South 14° 38' East 107.70 Feet to a point; Thence leaving County Road South 88° 45' West, 207.33 Feet to an iron pin, passing an iron pin at 30.00 Feet; Thence North 0° 13' East, 242.37 Feet to an iron pin; Thence North 81° 18' East, 140.90 Feet passing an iron pin at 110.00 Feet, to the place of beginning and containing 1.007 Acres.

Subject to all legal rights of way and easements of record.

Prepared by:



Registered Surveyor #5216



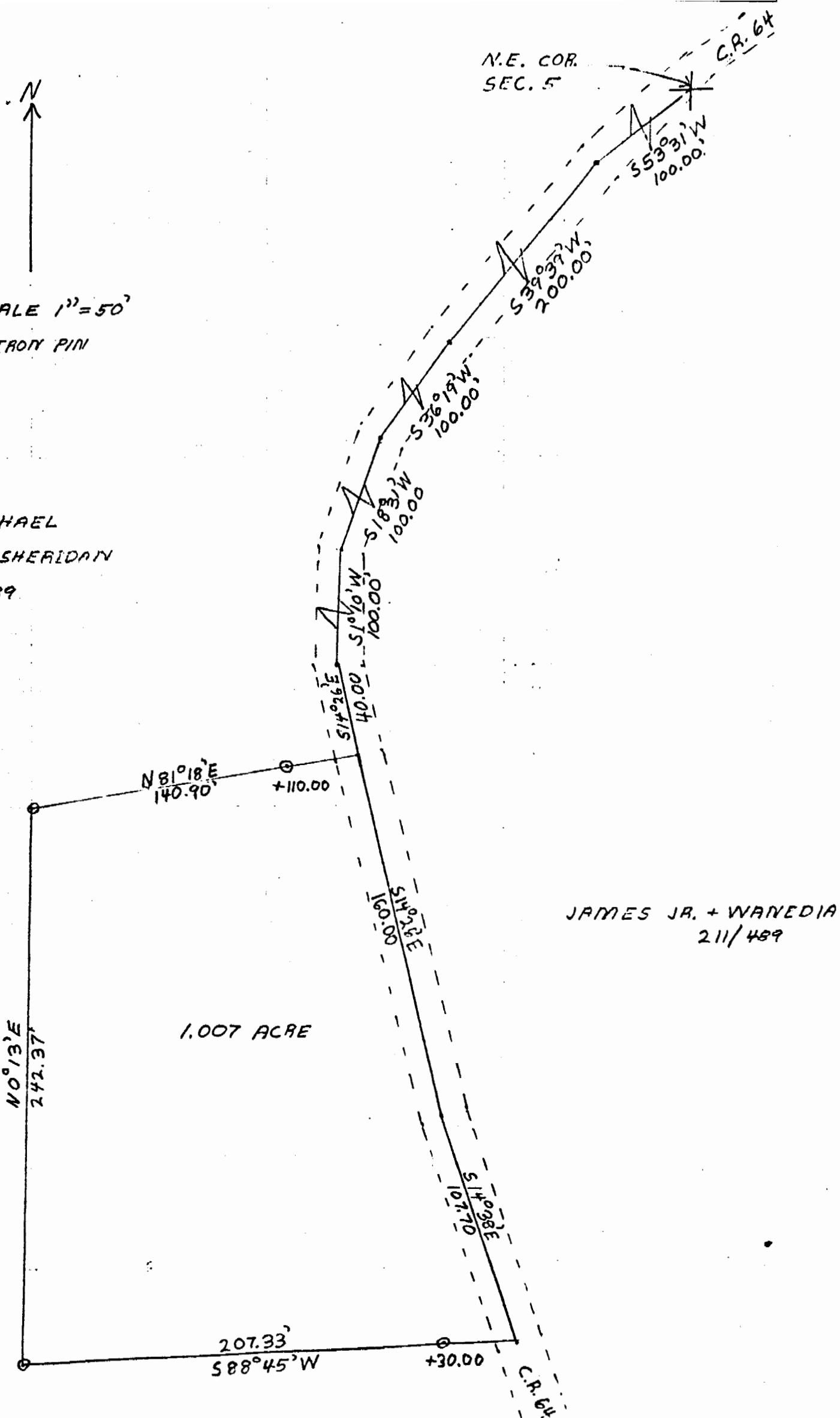
SCALE 1" = 50'

⊙ = IRON PIN

PATRICK MICHAEL
+
PATRICK SUE SHERIDAN
316/389

N.E. COR.
SEC. 5

C.R. 64



JAMES JR. + WAVEDIA
211/489

1.007 ACRE

SURVEY OF A 1.007 ACRE TRACT
IN SEC. 5, T. 5, R. 12, CARTHAGE
TOWNSHIP, ATHENS COUNTY, O.
FOR PATRICK MICHAEL SHERIDAN

SURVEYED MAY 1977