

PROPERTY DESCRIPTION
FOR
LEAVITT

SITUATE IN AND BEING A PART OF THE WEST HALF OF SECTION 5, TOWN 5, RANGE 12, TOWNSHIP OF CARTHAGE, COUNTY OF ATHENS, STATE OF OHIO.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 5;

THENCE S 00° 19' 20" W 2710.50 FEET (PRIOR DEED CALL) ALONG THE WEST LINE OF THE SECTION TO A PIN FOUND IN THE WEST LINE OF SECTION 5 BEING THE TRUE PLACE OF BEGINNING;

THENCE N 00° 19' 51" E 746.96 FEET TO A 1/2" CAPPED REBAR (SET), WHERE A STONE FOUND BEARS N 00° 19' 51" E 620.90 FEET, AND PASSING A PIPE FOUND AT 530.86 FEET;

THENCE N 90° 00' 00" E 371.27 FEET TO A 1/2" CAPPED REBAR (SET) IN THE WEST LINE OF THE 5.05 ACRE R BRUNTY TRACT DEED VOLUME 378, PAGE 761;

THENCE S 30° 18' 11" W 251.87 FEET WITH THE WESTERLY LINE OF THE BRUNTY TRACT TO A 1/2" IRON PIN (FOUND);

THENCE S 02° 38' 35" E 191.40 FEET WITH THE WESTERLY LINE OF THE BRUNTY TRACT TO A 1/2" IRON PIN (FOUND);

THENCE S 20° 09' 21" E 147.17 WITH THE WESTERLY LINE OF THE BRUNTY TRACT FEET TO A 1/2" CAPPED REBAR (SET);

THENCE N 72° 03' 50" E 144.96 FEET WITH THE SOUTHERLY LINE OF THE BRUNTY TRACT TO A 1/2" IRON PIN (FOUND);

THENCE S 23° 01' 29" E 30.15 FEET TO A 1/2" IRON PIPE (FOUND) CORNER WITH THE NELSON 0.79 ACRE TRACT RECORDED IN DEED VOLUME 364, PAGE 255;

THENCE S 72° 04' 16" W 157.92 FEET WITH THE NELSON LINE TO A 1/2" IRON PIPE (FOUND);

THENCE S 00° 58' 06" W 177.85 FEET WITH THE WEST LINE OF SAID NELSON TRACT TO A POINT IN THE CENTERLINE OF SAID ROAD PASSING A PIPE FOUND AT 162.45 FEET;

THENCE N 88° 13' 49" W 304.63 FEET TO A 1/2" IRON PIN (FOUND) IN THE WEST LINE OF THE SECTION, TO THE TRUE PLACE OF BEGINNING;

CONTAINING 5.072 ACRES, INCLUDING 0.035 ACRES IN THE RIGHT OF WAY.

CONTINUED..

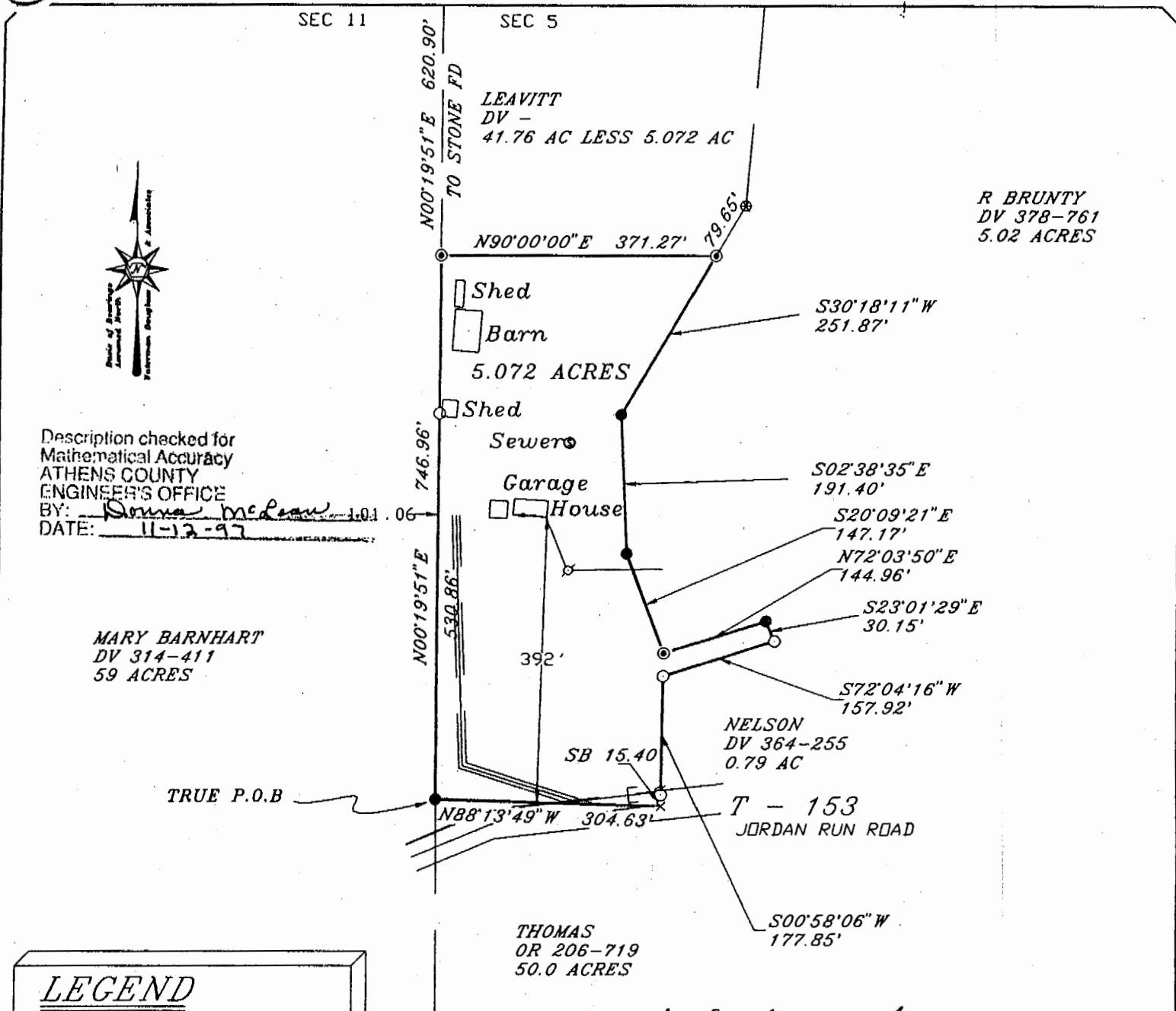
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 11-12-97

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Carthage Twp Sect 5
5.072 Acres

FLOOD DATA:

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE C. AS SHOWN ON F.E.M.A. MAP;
 COMMUNITY NUMBER 390760 PANEL 0005 A DATED 12-9-77.



Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: Donna McLean
 DATE: 11-12-97

MARY BARNHART
 DV 314-411
 59 ACRES

Richard B. Bailey
Edmund M. Leavitt



DATE: 9-25-97

SCALE: 1"=200'

PLAT OF: 23050 GORDAN RUN ROAD

SURVEY FOR: SHERRY M. LEAVITT

SUBDIVISION: -----

TOWNSHIP: CARTHAGE SECTION 5; TOWN 5; RANGE 12

CORPORATION: ----- COUNTY: ATHENS STATE: OH

WATERMAN-DOUGLASS AND ASSOCIATES

Nelson B. Douglass
 NELSON B. DOUGLASS, P.E. S. #7296
 4819 ROSEMAR ROAD
 P.O. BOX 126 STATE OF
 PARKERSBURG, WEST VIRGINIA 26102
 1-304-428-5715 TEL
 1-304-485-4258 FAX

REFERENCES

DEED VOL: 385, PAGE 509

PROJECT NUMBER 97-0494

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C:\OBPLAT

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Situate in and being a part of the west half of Section 5, Town 5, Range 12, Township of Carthage, County of Athens, State of Ohio.

Beginning at the northwest corner of Section 5; thence S. 00° 19' 20" W. 2710.50 feet (prior deed call) along the west line of the section to a pin found in the west line of Section 5 being the true place of beginning; thence N. 00° 19' 51" E. 746.96 feet to a 1/2" capped rebar (set), where a stone found bears N. 00° 19' 51" W. 620.90 feet, and passing a pipe found at 530.86 feet; thence N. 90° 00' 00" E. 371.27 feet to a 1/2" capped rebar (set) in the west line of the 5.05 acre R. Brunty Tract Deed Volume 378, Page 761; thence S. 30° 18' 11" W. 251.87 feet with the westerly line of the Brunty tract to a 1/2" iron pin (found); thence S. 02° 38' 35" E. 191.40 feet with the westerly line of the Brunty tract to a 1/2" iron pin (found); thence S. 20° 09' 21" E. 147.17 with the westerly line of the Brunty tract feet to a 1/2" capped rebar (set); thence N. 72° 03' 50" E. 144.96 feet with the southerly line of the Brunty tract to a 1/2" iron pin (found); thence S. 23° 01' 29" E. 30.15 feet to a 1/2" iron pipe (found) corner with the Nelson 0.79 acre tract recorded in Deed Volume 364, Page 255; thence S. 72° 04' 16" W. 157.92 feet with the Nelson line to a 1/2" iron pipe (found); thence S. 00° 58' 06" W. 177.85 feet with the west line of said Nelson tract to a point in the centerline of said road passing a pipe found at 162.45 feet; thence N. 88° 13' 49" W. 304.63 feet to a 1/2" iron pin (found) in the west line of the section, to the true place of beginning; containing 5.072 acres, including 0.035 acres in the right of way.

Subject to all legal highways, rights of ways, and all restrictions of record, including a right of ingress and egress and for utilities to and from the remainder of the 41.76 acre parent tract.

This description was prepared by Nelson B. Douglass, P.S. 7296, and was made in accordance with an actual field survey done on or about September 25, 1997.

Bearings are to an assumed meridian and are used to denote angles only.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 11-12-97

Warranty Deed

From

To

216

Transferred

County Auc

This plat was prepared from an actual survey of the premises made by William M. Watkins, Registered Surveyor #S5216, April, 1982.

Granting to the grantees, their heirs and assigns, a right of way for ingress and egress in and to the adjoining properties which right of way must be mutually maintained by the grantors, their heirs and assigns, and the grantees, their heirs and assigns, described as follows: Beginning at a point in Carthage Township Road 153; thence north 16° 59' west along the east line of the Jennings K. and Donna J. Nelson 0.793 acre tract 185.41 feet to an iron pin found, passing through an iron pin set at the southeast corner of said tract at 26.85 feet; thence north 29° 15' west 54.70 feet to an iron pin found at the northeast corner of the Nelson tract; thence north 23° 00' west 155.36 feet to a point; thence north 67° 00' east 30.0 feet to an iron pin; thence south 23° 00' east 153.73 feet to an iron pin; thence south 29° 15' east 50.29 feet to an iron pin; thence south 16° 59' east 72.35 feet to an iron pin found at the northwest corner of the Ralph and Judy Brunty 1.44 acre tract; thence south 15° 07' east along the west line of the Brunty tract 110.18 feet to an iron pin; thence south 48° 11' east 43.57 feet to a point in Carthage Township Road 153; thence north 79° 05' west 53.98 feet to the place of beginning.

Grantors grant to the grantees, their heirs and assigns, a 20 foot easement for construction and maintenance of utilities 10 feet on each side of the following described line; Beginning at an iron pin set at the point of beginning of the above described 5.021 acres; thence north 42° 36' east 157.0 feet to an existing electric power pole.

Prior Deed Reference: Volume 385, Page 509.

Grantors warrant to the grantees, their heirs and assigns, that there are no individual or corporate ingress and egress rights of way or easements over or through the above described property, other than those listed on the title opinion given grantees this date and county and township roads.

All oil, gas, coal and other minerals in, on or under the above described premises have been excepted and reserved by Myrle and Anna M. Griffin, in deed dated April 5, 1948, and recorded in Volume 200, page 550, of the Athens County Deed Records.

There is EXCEPTED and RESERVED therefrom the following real estate:

Warrant Deed

From

To

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Transferred

County Au

LEGAL DESCRIPTION

Situate in the Township of Carthage, County of Athens, and State of Ohio, and more particularly described as follows:

PARCEL NO. 1: Situated in the Township of Carthage, County of Athens, State of Ohio, and being a part of the southwest quarter of Section 6, Town 5, Range 12, more particularly described as follows:

Beginning at an iron pin found at the southwest corner of Section 6; thence north 0° 19' 20" east along the west line of the section 121.00 feet to a point in the center of Athens County Road 65, passing through an iron pin at 101.00 feet; thence North 59° 56' 15" east along the center line of the County Road 124.26 feet to a point; thence continuing with the center of the County Road North 69° 35' 20" east 56.32 feet to a point; thence leaving the County Road, South 5° 26' 40" east 199.67 feet to an iron pin in the south line of Section 6, passing through an iron pin at 20.0 feet; thence South 88° 41' 20" west along the south line of the Section 180.0 feet to the place of beginning and containing 0.647 acres.

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

This description was prepared from an actual survey of the premises made by William M. Watkins, Registered Surveyor #S5216, May, 1982.

PARCEL NO. 2: Situated in the Township of Carthage, County of Athens, State of Ohio, and being a part of the west half of Section 5, Town 5, Range 12, more particularly described as follows:

Beginning at an iron pin found at the northwest corner of Section 5; thence north 88° 41' 20" east along the north line of the section, 882.44 feet to an iron pin; thence south 33° 18' 40" east 212.17 feet to an iron pin; thence south 0° 19' 20" west 470.0 feet to an iron pin; thence south 16° 46' 02" west 913.41 feet to an iron pin; thence south 72° 01' 39" west 322.06 feet to an iron pin; thence south 5° 00' 00" west 293.72 feet to an iron pin; thence south 30° 20' 00" west 331.74 feet to an iron pin; thence south 2° 39' 00" east 191.49 feet to an iron pin; thence south 20° 09' 00" east 147.27 feet to an iron pin; thence north 72° 03' 00" east 144.97 feet to an iron pin; thence south 23° 00' 00" east 30.12 feet to an iron pin; thence south 72° 03' 00" west 157.92 feet to an iron pin; thence south 0° 58' 00" west 177.85 feet to a point in Carthage Township Road 153, passing through an iron pin at 133.37 feet; thence north 88° 22' 42" west 304.49 feet to an iron pin in the west line of Section 5; thence north 0° 19' 20" east along the west line of the section 2710.50 feet to the place of beginning, passing through a stone found at 1369.16 feet and containing 41.763 acres.

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

Warranty Deed

From

To

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Transferred

County A



Know All Men by These Presents

That JERRY D. COX and PAULA S. COX, husband and wife,

of Athens

County, Ohio,

in consideration of Five (\$5.00) Dollars

to them in hand paid by SHERRY M. LEAVITT, unmarried, and RICHARD G. BAILEY, unmarried,

whose address is 23050 Jordan Run Road, Coolville, Ohio, 45723,

do hereby **Grant, Bargain Sell and Convey**

to the said SHERRY M. LEAVITT, unmarried, and RICHARD G. BAILEY, unmarried, jointly, for and during the term of their joint lives, and upon the death of either of them, to the survivor thereof, in fee simple, ^{their heirs}
and assigns forever, the following described **Real Estate**,⁽¹⁾

SEE ATTACHED LEGAL DESCRIPTION.

and all the **Estate, Right, Title and Interest** of the said grantor s in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee s, their

heirs and assigns forever. And the said JERRY D. COX and PAULA S. COX, husband and wife,

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Unincumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

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(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 319.20.)