

EXHIBIT "A"

Being all of the tract of land that is now or formerly in the name of Clarence and Della Leedy as recorded in Deed Book 213 at page 450, Athens County Recorder's Office, said tract being situated in River Lot 337 (Section 13), Ohio Company Purchase, T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's most southerly corner ant the east line of River Lot 337 from which an iron pin found on the southeast corner of River Lot 337 (Section 13) bears South 07 degrees 04 minutes 40 seconds West a distance of 246.23 feet (by pro-rated survey), (248.16 feet by deed);

Thence leaving the east line of River Lot 337 (Section 13) and along the grantor's west line, North 26 degrees 29 minutes 23 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 596.43 feet, going a total distance of 616.43 feet (by survey), (602.00 feet by adjoining deed), (676.50 feet by grantor's deed) to a P.K. nail set in County Road No. 111 and on the grantor's northwest corner;

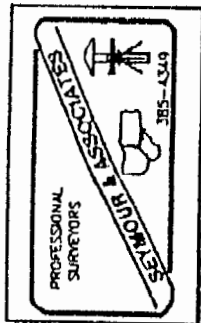
Thence along the grantor's north line and in the right of way of County Road No. 111, North 76 degrees 57 minutes 04 seconds East a distance of 363.00 feet by survey and deed to a P.K. nail set on the grantor's northeast corner and the east line of River Lot 337 (Section 13), said P.K. nail being referenced by a railroad spike found which bears North 83 degrees 57 minutes 45 seconds East a distance of 13.33 feet and an iron pin found and taken to be on the section line bears, North 07 degrees 04 minutes 40 seconds East a distance of 1022.94 feet;

Thence leaving the county road right of way and along the grantor's east line and the east line of River Lot 337 (Section 13), South 07 degrees 04 minutes 40 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 25.00 feet, going a total distance of 638.54 feet (by pro-rated survey), (643.50 feet by deed), to the place of beginning, containing 2.4981 acres (by survey), (3.0 acres by deed), and subject to the right of way of County Road No. 111 and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of River Lot 337 (Section 13) as bearing North 07 degrees 04 minutes 40 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, August 25, 1994.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Clausen
DATE: 9-8-94

Dov # 13

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Know all Men by these Presents

That CLARENCE LEEDY AND DELLA LEEDY, Husband and Wife, Grantors
 of Athens County, State of Ohio, for valuable consideration paid, grant
 with general warranty covenants, to

JERRY LEEDY and CAROL LEEDY, husband and wife, for their joint lives
 remainder to the survivor of them
 whose tax mailing address is 9987 Alderman Rd., Millfield, OH 45761

the following real property:

PREVIOUSLY DESCRIBED BELOW BUT MORE SPECIFICALLY DESCRIBED ON THE ATTACHED
 "EXHIBIT A". THIS DEED IS MADE IN FULL SATISFACTION OF A LAND INSTALLMENT
 CONTRACT RECORDED MAY 1, 1991 OR VOL. 94 PAGE 817.

SITUATED IN THE COUNTY OF ATHENS, IN THE STATE OF OHIO, AND IN THE
 TOWNSHIP OF DOVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A HICKORY TREE 3.76 CHAINS NORTH OF THE SOUTHEAST CORNER OF
 SECTION NO. 13, TOWN 10, RANGE 14, WHICH LIES EAST OF THE HOCKING RIVER;
 THENCE NORTH ALONG THE EAST LINE OF SAID SECTION NO. 13, 39 RODS TO THE
 COUNTRY ROAD; THENCE SOUTH 70 1/2 DEGREES WEST 22 RODS; THENCE SOUTH 30
 DEGREES, EAST 41 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING,
 CONTAINING THREE ACRES, MORE OR LESS.

RESERVING THEREFROM ALL MINERAL RIGHTS, HERETOFORE GRANTED BY LEVI
 BUREHFIELD TO C.L. PESTON
 ADDRESS: 9981 ALDERMAN RD. TAX MAP OR PARCEL ID NO. G010010043400.

ALSO RESERVING UNTO GRANTORS CLARENCE LEEDY AND DELLA LEEDY A LIFE ESTATE
 IN AND TO THE PREMISES HEREIN DESCRIBED.

PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES



P.O. Box 624
Logan, Ohio 43138

69 S. MARKET ST. **385-5954**

PLAT OF SURVEY

OF AN EXISTING PARCEL SITUATE
IN RIVER LOT 337 (SECTION 13) -
OHIO COMPANY PURCHASE -
TOWN 10 N - RANGE 14 W -
DOVER TOWNSHIP -
ATHENS COUNTY -
STATE OF OHIO.



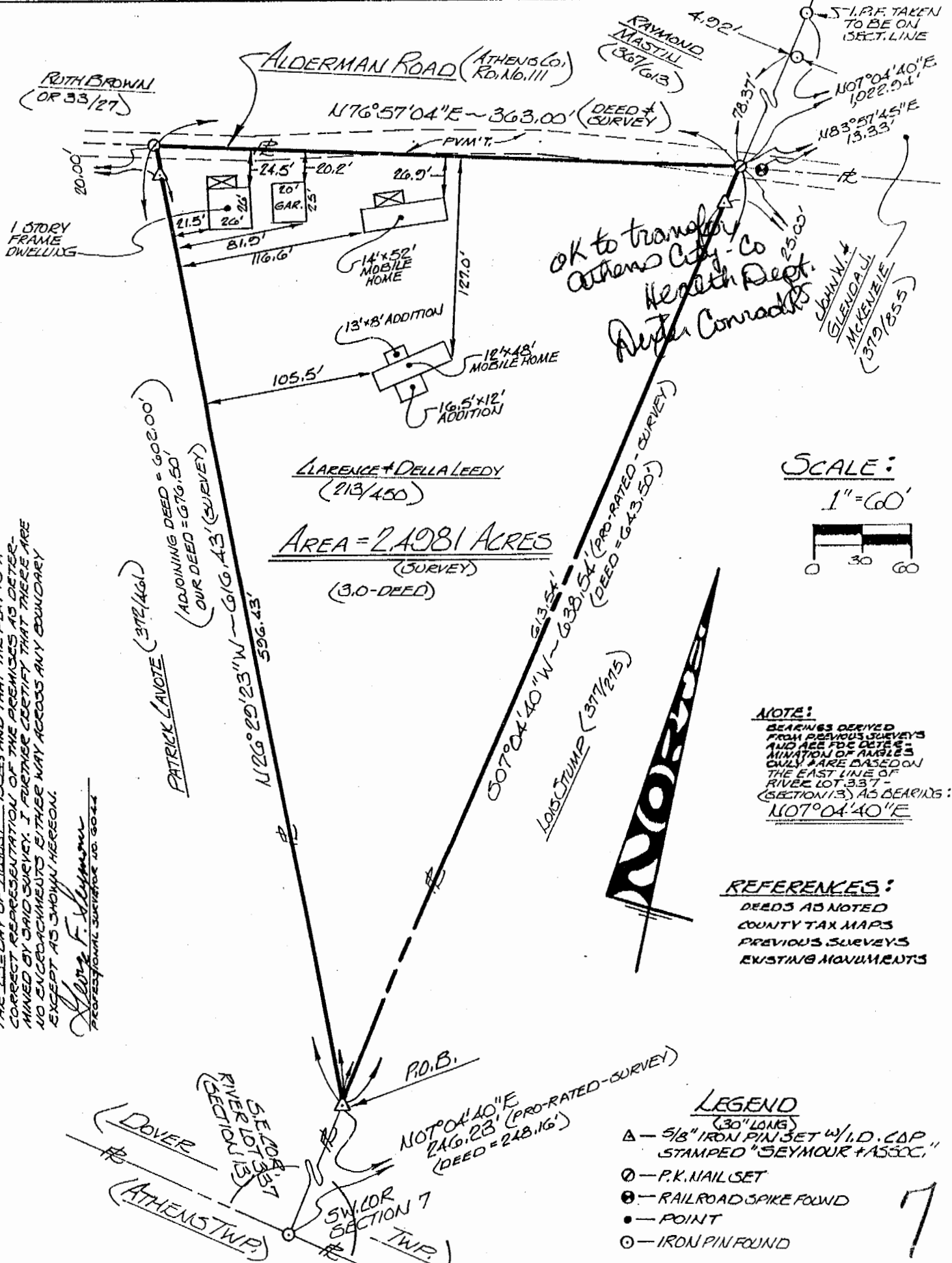
DATE: 8/25/04

BY: *GB*

PROJ. NO.: ATO417

FOR: SELLERS: CLARENCE & DELLA LEEDY
BUYERS: LERRY & CAROL LEEDY

CERTIFIED TO: HOCKING VALLEY TITLE AGENCY
& BENEFICIAL MORTGAGE CO. OF OHIO.



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 25th DAY OF AUGUST, 2004; AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCUMBRANCES EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

George F. Seymour
Professional Surveyor No. 5-6044

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