

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, The Peoples Banking and Trust Company, an Ohio corporation, in consideration of one dollar and other good and valuable consideration to it paid by Carol Ann Frazee, whose tax mailing address is: 13788 Coal Run Road,

Athens, OH 45701 the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Carol Ann Frazee, her heirs and assigns, the following described real estate:

Situate in the Township of Dover, County of Athens and State of Ohio, Township 10N, Range 14W, Ohio River Survey and being a part of Section 25 in the Northeast Quarter of the Northeast Quarter, and being more particularly described as follows: Beginning at a stone, found, at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 25, and being Corner No. 10 on a survey plat by Vernon Land Surveying prepared May, 1992 said stone being the True Point of Beginning; thence North 03 degrees 55 minutes 09 seconds East a distance of 704.752 feet to a point; thence South 86 degrees 52 minutes 31 seconds East a distance of 9.098 feet to an 1-1/2 inch iron pipe, found, at the Northeast corner of said Carol Ann Frazee; thence South 04 degrees 39 minutes 31 seconds West a distance of 704.937 feet to the Point of Beginning, and containing 0.074 acres, more or less.

This description was prepared by Terry A. Krasko, Ohio Professional Surveyor No. 6973, and was based upon an actual field survey made by Vernon Surveying Company in April, 1992, under contract by the USDA Forest Service. Basis of bearings was made by Polaris observation on April 12, 1992. DEED REFERENCE: Volume, 87, Page 915 Official Records of Athens County, Ohio.

THE ATTORNEY PREPARING THIS DOCUMENT MAKE NO WARRANTY AS TO DESCRIPTION OR WARRANTY OF TITLE OF PROPERTY HEREIN DESCRIBED.

and all Estate, Title and Interest of the said Grantor either in Law or Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said Carol Ann Frazee, her heirs and assigns forever.

And the said The Peoples Banking and Trust Company, for its successors and assigns, does hereby Covenant with the said Carol Ann Frazee that it is the true and lawful owner of the said premises, and has full power to convey the same; that the title so conveyed is Clear, Free and Unincumbered; and that it will Warrant and Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, Joseph Yazombek, Executive Vice President, has hereunto set his hand this 14 day of September, 1992.

Dover #25

LEGAL DESCRIPTION

For a 0.074 acre Parcel to be conveyed by
The Peoples Bank of Nelsonville to
Carol Ann Frazee

Situated in the State of Ohio, Athens County, Dover Township, Township 10 North, Range 14 West, Ohio River Survey, and being a part of Section 25, in the Northeast Quarter of the Northeast Quarter, and being more particularly described as follows:

Beginning at a stone, found, at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 25, and being Corner No. 10 on a survey plat by Vernon Land Surveying prepared May, 1992, said stone being the True Point of Beginning; thence N 03°55'09" E a distance of 704.752 feet to a point; thence S 86°52'31" E a distance of 9.098 feet to an 1-1/2" iron pipe, found, at the Northeast corner of said Carol Ann Frazee; thence S 04°39'31" W a distance of 704.837 feet to the Point of Beginning, and containing 0.074 acres, more or less.

This description was prepared by Terry A. Krasko, Ohio Professional Surveyor No. 6973, and was based upon an actual field survey made by Vernon Surveying Company in April, 1992, under contract by the USDA Forest Service. Basis of bearings was made by Polaris observation on April 12, 1992.

Terry A. Krasko
5-2-92

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Ray Howell*
DATE: *Sept 30, 1992*

Dover 25

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**AGREED DIVISION OF VALUATION
IN TRANSFER OF LANDS AND LOTS**

Revised Code, Sec. 319.20

Athens _____, Ohio,

September _____, 19 92

TO THE AUDITOR OF Athens _____ **COUNTY:**

We, the undersigned owners of the following described property, to-wit:

R. T. S.	What Part	No. of Acres	Value of Land	Value of Bldgs.	TOTAL VALUE
R.14W. T10N.S25					
LOT No. and SUB. or ADD.	What Part	Feet Front	Value of Land	Value of Bldgs.	TOTAL VALUE

hereby agree that the appraised value may be divided by the County Auditor, as follows, to-wit:

NAME	Acres	What Part of Lot	Value of Land	Value of Bldgs.	TOTAL VALUE
To Carol Ann Frazee	0.074				
To					
To Peoples Banking and Trust Company					
To					
To					
To					
To					
To					
To					

PEOPLES BANKING & TRUST COMPANY

By _____ Grantor__

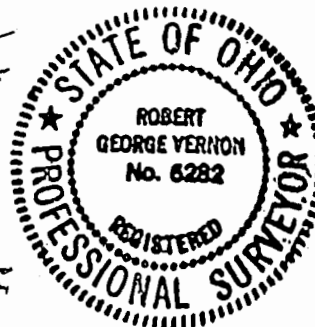
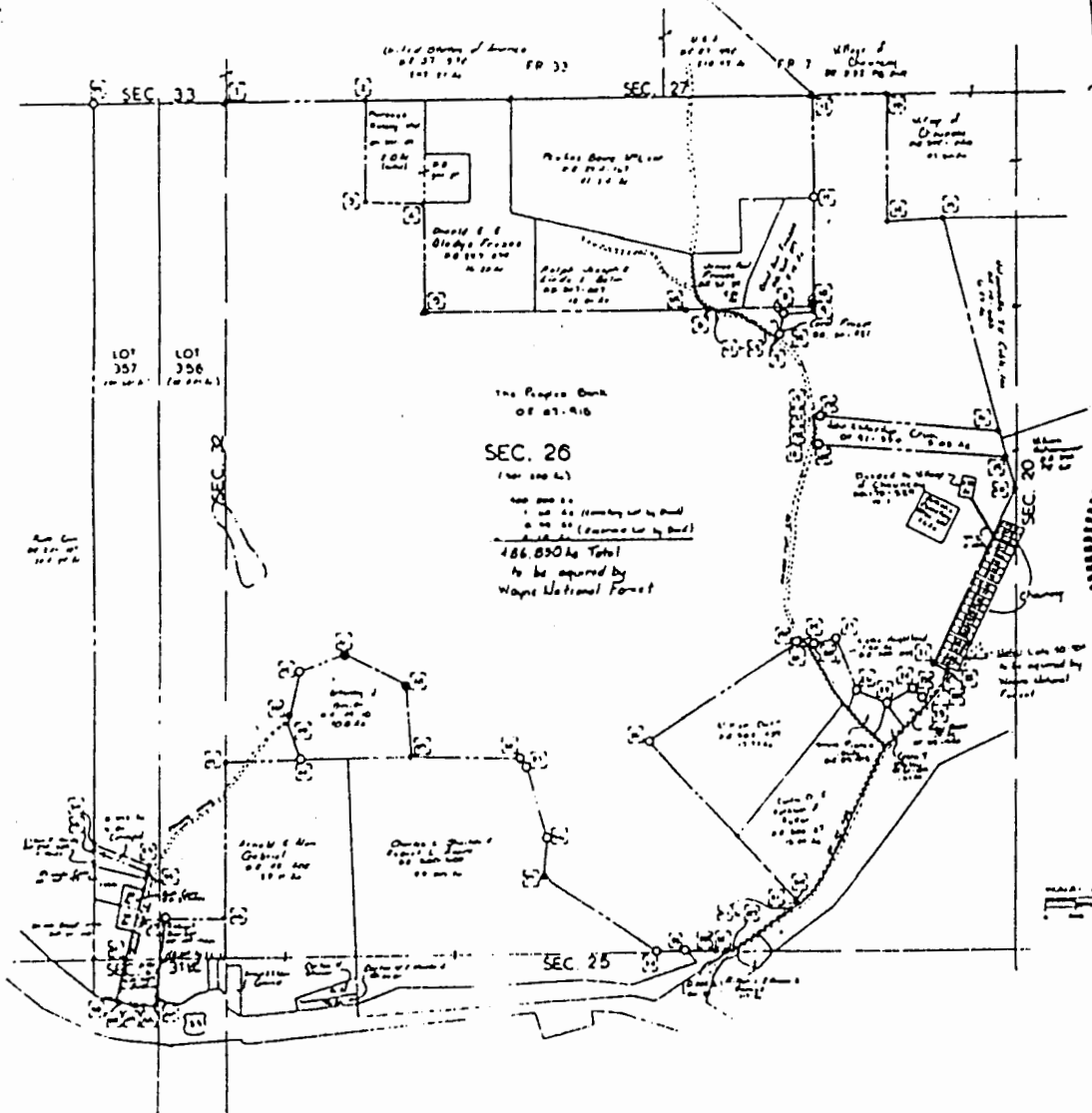
Carol Ann Frazee Grantee__

Note: In accordance with the requirements of Sec. 319.20 Revised Code of Ohio, when A PART ONLY of a tract of land or lot is conveyed, no transfer will be made upon the Auditor's Duplicate unless the above "Agreed Division of Valuation" blank signed by both grantor and grantee is presented.

NORTH BASED
ON POLARIS
OBSERVATION.
APRIL 12, 1992.

(SHEET 1 OF 2) 92-3405
ORDER No. 43-52B1-2-0126

PREPARED FOR
U.S.D.A. FOREST SERVICE
WAYNE NATIONAL FOREST
STATE OF OHIO
ATHENS COUNTY
DOVER TOWNSHIP
TOWNSHIP 10 NORTH, RANGE 14 WEST
SECTIONS 25 & 26
OHIO COMPANY PURCHASE
OHIO RIVER LOTS 352 & 357
SECTIONS 31 & 32



- LEGEND
- ① CORNER NUMBER
 - ② CENTERLINE OF ROAD POINT
 - ③ REFERENCE MONUMENT
 - IRON PIN W/CAP SET BY VERNON
 - IRON PIN FOUND
 - ▲ STONE FOUND

NOTE SEE SHEET 2 OF 2 FOR LISTING OF ALL BEARINGS AND DISTANCES.

VERNON
VERNON SURVEYING CO.
PROFESSIONAL SURVEYORS
PO BOX 741, MARIETTA, OHIO 45750
1/614/373-8397

DATE ASSIGNED: 2-14-92	DRAWN BY: LKM	FIELD CONTROL: F.H.
DATE COMPLETED:	CHECKED BY:	SCALE: 1" = 400'

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STATEMENT OF REASON FOR EXEMPTION FROM REAL PROPERTY CONVEYANCE FEE

Revised Code Sec. 319.202 and 319.54 (F) (3)

TYPE OR PRINT ALL INFORMATION

SEE INSTRUCTIONS

FOR COUNTY AUDITOR'S USE ONLY

Table with 3 columns: Date, Co. No., Number

Table with 5 columns: Instrument, Taxing Dist. No., Tax List, Land, Building, Total

D.T.E. CODE NO. Property Located in Name on Acct. or Permanent Parcel No. Description:

FOLLOWING MUST BE COMPLETED BY GRANTEE OR HIS REPRESENTATIVE

1. Grantor's Name Peoples Banking and Trust Company
2. Grantee's Name Carol Ann Frazee
3. Address of Property
4. Tax Billing address

This Conveyance Dated: is exempt from the fees required by division (F) (3) section 319.54 of the Revised Code of Ohio, for the reason checked below:

- (a) To or from the United States, this state, or any instrumentality, agency, or political subdivision of the United States or this state;
(b) Solely in order to provide or release security for a debt or obligation;
(c) To confirm or correct a deed previously executed and recorded;
(d) To evidence a gift, in trust or otherwise and whether revocable or irrevocable, between husband and wife, or parent and child or the spouse of either;
(e) On sale for delinquent taxes or assessments;
(f) Pursuant to court order, to the extent that such transfer is not the result of a sale effected or completed pursuant such order;
(g) Pursuant to reorganization of corporations or unincorporated associations or pursuant to the dissolution of a corporation, to the extent that the corporation conveys the property to a stockholder as a distribution in kind of the corporation's assets in exchange for the stockholder's shares in the dissolved corporation;
(h) By a subsidiary corporation to its parent corporation for no consideration, nominal consideration, or in sole consideration of the cancellation or surrender of the subsidiary's stock;
(i) By lease, whether or not it extends to mineral or mineral rights, unless the lease is for a term of years renewable forever;
(j) When the value of the real property or interest in real property conveyed does not exceed one hundred dollars;
(k) Of an occupied residential property being transferred to the builder of a new residence when the former residence is traded as part of the consideration for the new residence;
(l) To a grantee other than a dealer in real property, solely for the purpose of and as a step in, the prompt sale of the real property to others;
(m) To or from a person when no money or other valuable and tangible consideration readily convertible into money is paid or to be paid for the real estate and the transaction is not a gift;
(n) Pursuant to division (B) of section 317.22, or to section 2113.61 of the Revised Code, between spouses or to a surviving spouse pursuant to section 5302.17 of the Revised Code as it existed prior to April 4, 1985, between persons pursuant to section 5302.17 or 5302.18 of the Revised Code on or after April 4, 1985, to a person who is a surviving, survivorship tenant pursuant to section 5302.17 of the Revised Code on or after April 4, 1985, or pursuant to section 5309.45 of the Revised Code;
(o) To a trustee acting on behalf of minor children of the deceased;
(p) Of an easement or right-of-way when the value of the interest conveyed does not exceed one thousand dollars;
(q) Of property sold to a surviving spouse pursuant to section 2113.38 of the Revised Code;
(r) To or from an organization exempt from federal income taxation under section 501(c)(3) of the "Internal Revenue Code of 1986," 100 Stat. 2085, 26 U.S.C. 1, as amended, provided such transfer is without consideration and is in furtherance of the charitable or public purpose of such organization;
(s) Among the heirs at law or devisees, including a surviving spouse of a common decedent, when no consideration in money is paid or to be paid for the real property, and the transaction is not a gift;
(t) To a trustee of a trust, when the grantor of the trust has reserved an unlimited power to revoke the trust;
(u) To the grantor of a trust by a trustee of the trust, when the transfer is made to the grantor pursuant to the exercise of the grantor's power to revoke the trust;
(v) To the beneficiaries of a trust if the fee was paid on the transfer from the grantor of the trust to the trustee;
(w) To a corporation for incorporation into a sports facility constructed pursuant to section 307.696 [307.69.6] of the Revised Code.

The grantor has indicated that this property (check one box) is (a) or is not (b) entitled to receive the senior citizen or disabled persons home- stead exemption for the preceding or the current tax year. If box (a) is checked complete DTE Form 101.

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement. (R.C. Sec. 5703.25)

September 1992 DATE

SIGNATURE OF GRANTEE OR HIS REPRESENTATIVE 7