

SURVIVORSHIP DEED
with
LIMITED WARRANTIES

KNOW ALL MEN BY THESE PRESENTS: That Columbus Southern Power Company, an Ohio Corporation (formerly known as the Columbus and Southern Ohio Electric Company), as Grantor, with a principal place of business at 215 North Front Street, Columbus, Ohio, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations to it paid by DAVID H. MONTLE and TRUDY M. MONTLE, as grantees, whose tax mailing address is 5632 Virginia Street, Albany, Ohio 45710, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY with limited warranty covenants unto said DAVID H. MONTLE (husband) and TRUDY M. MONTLE (wife) for their joint lives, remainder to the survivor of them the following real estate situated in the County of Athens, the State of Ohio, Township of Lee, Village of Albany and bounded and described as follows:

DESCRIPTION OF A 0.171 ACRE TRACT

Situated in the Village of Albany in the Southwest Quarter of the Northeast Quarter of Section 2, T. 10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the Northeast corner of McCoy's Addition to the Village of Albany, said pin being South 86 Degrees East, 694 feet (deed) from the Northwest corner of the South one-half of the Northeast Quarter of Section 2;

Thence along the east line of a 12 feet wide alley, South 11 Degrees 30 Minutes 13 Seconds West, 50.00 feet to an iron pin set; thence, South 86 Degrees 00 Minutes 13 Seconds East, 150.00 feet to an iron pin set; thence, North 11 Degrees 30 Minutes 13 Seconds East, 50.00 feet to an iron pin set in Grantor's North line; thence North 86 Degrees 00 Minutes 13 Seconds West, 150.00 feet to the point of beginning and containing 0.171 acres. Plat of survey attached hereto as Exhibit "A".

Subject to all easements and rights of way of record.

John M. Branner P.S. 6805

Last Transfers: Volume 301 pages 43 and 45

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging to the said DAVID H. MONTLE and TRUDY M. MONTLE for their joint lives, remainder to the survivor of them forever.

And said Grantor, COLUMBUS SOUTHERN POWER COMPANY, its successors and assigns, does hereby covenant with said DAVID H. MONTLE and TRUDY M. MONTLE that it is lawfully seized of the premises aforesaid, and that said premises are free and clear from all encumbrances made by said Grantor, excepting only real estate taxes and assessments, if any, now a lien, but not yet due and payable; and that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said DAVID H. MONTLE and TRUDY M. MONTLE against the lawful claims of all persons claiming by, through,

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: R.L. Nelson
DATE: 7-30-92

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Lee #2

or under the Grantor herein, but against none other.

IN WITNESS WHEREOF, the said Columbus Southern Power Company, in pursuant of a resolution adopted by its Board of Directors on the _____ day of _____ 1992, has hereunto caused these presents to be subscribed by its _____, this _____ day of _____, 1992.

Signed and acknowledged
in the presence of:

Columbus Southern Power Company

By _____

The State of Ohio)
)ss:
Franklin County)

BE IT REMEMBERED that on this _____ day of _____, 1992, before me, the subscriber, a Notary Public in and for said County, personally came the above-named COLUMBUS SOUTHERN POWER COMPANY, the Grantor in the foregoing Deed, by _____ its _____, and as such officer duly authorized by resolution adopted by the Board of Directors of said Corporation, acknowledged the signing of the same to be the voluntary act and deed for and as the act and deed of said Corporation, for the uses and purposes therein mentioned.

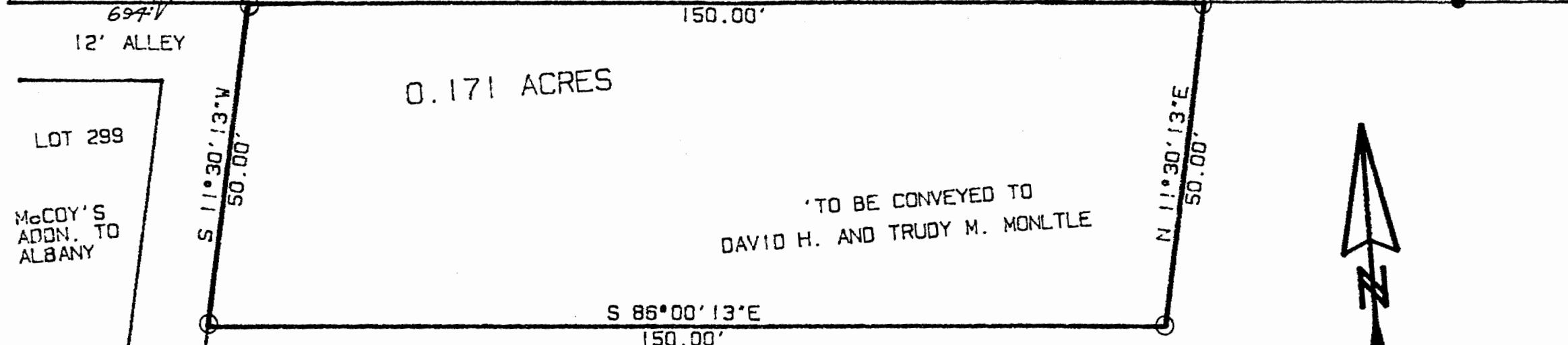
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year first aforesaid.

This Instrument was prepared by Columbus Southern Power Company.

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N.W. COR OF THE SOUTH ONE-HALF OF THE N.E. QUARTER OF SECTION 2

DAVID H. AND TRUDY M. MONTLE
1.71 ACRES 290-146



LOT 299
McCoy's ADDN. TO ALBANY

TO BE CONVEYED TO
DAVID H. AND TRUDY M. MONTLE



COLUMBUS SOUTHERN POWER CO.

SURVEY OF A 0.171 ACRE TRACT
IN THE VILLAGE OF ALBANY, IN
THE S.W. QUARTER OF THE N.E.
QUARTER OF SECTION 2, T. 10.
R. 15, LEE TOWNSHIP, ATHENS CO. O.
FOR DAVID MONTLE

SCALE 1 INCH = 20 FEET
○ = IRON PIN SET
● = IRON PIN FOUND

John M. Branner
SURVEYED - JUNE 1992
JOHN M. BRANNER P.S. 6585
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 592-5778

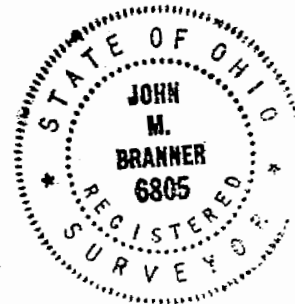


Exhibit "A"

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