

Know all Men by these Presents

That ANTHONY DIMICHELE, TRUSTEE

of the City of Columbus, County of Franklin
and State of Ohio Grantor, in consideration of the sum of
One Dollar (\$1.00) and other good and valuable consideration)
to him paid by DONALD S. WALKER

of the Route #1 of Stewart, Ohio, County of
and State of Ohio Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee
DONALD S. WALKER

following Real Estate situated in the County of Athens
in the State of Ohio, and in the Township of
Rome and bounded and described as follows:

Being a tract of land situated in Section 23, in Township six (6), Range twelve (12), of the Ohio Company Purchase, Rome Township, Athens County, State of Ohio, said tract being part of the Fourth Tract of the Fourth Parcel as deeded to Anthony DiMichele (Trustee) and recorded in Deed Volume 327, Page 385, in the Athens County Recorder's Office, and being more particularly described as follows:
Beginning at an iron pin in the southerly boundary of Section 23 being the southwest corner of the southeast quarter of Section 23; thence North 3°14'20" East along the westerly boundary of said southeast quarter a distance of 1022.40 feet to an iron pin; thence South 86°51'25" East a distance of 1252.76 feet to a stone (found); thence North 3°44'35" East a distance of 2504.28 feet to an iron pin; thence North 62°14'35" East a distance of 274.50 feet to an iron pin; thence South 86°19'50" East a distance of 1033.05 feet to an iron pin being the southwesterly corner and the true place of beginning of the tract of land herein described;
thence from said place of beginning North 3°16'10" East a distance of 1070.16 feet (passing over an iron pin on the north side of Township Road 232 at 243.56 feet) to an iron pin in the northerly boundary of property presently owned by Mary Juanita Cranford (Deed Volume 248, Page 565);
thence South 86°48'50" East along Mary Juanita Cranford's southerly property line a distance of 205.00 feet to an iron pin in the east boundary of Section 23;
thence South 3°16'10" West along said Section boundary a distance of 1071.89 feet (passing over an iron pin at 839.73 feet) to an iron pin;
thence North 86°19'50" West a distance of 205.00 feet to the place of beginning, containing 5.040 acres, more or less.
Subject to all legal right-of-way of previous record.
The above described tract of land was surveyed by Henry L. Kunze, Registered Surveyor No. 5219 of Kunze and Associates, Inc., in July, 1977.

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To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee DONALD S. WALKER,

And the said Grantor, ANTHONY DIMICHELE, TRUSTEE his heirs and assigns forever

does hereby covenant with the said Grantee for himself and his heirs, DONALD S. WALKER

his heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except, however, all taxes and assessments due and payable at the December, 1977 tax collection and thereafter, all of which the Grantees assume and agree to pay; also excepting all conditions, restrictions and easements of record affecting said premises subject to which this conveyance is made, and also excepting all coal rights which have been previously conveyed;

Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

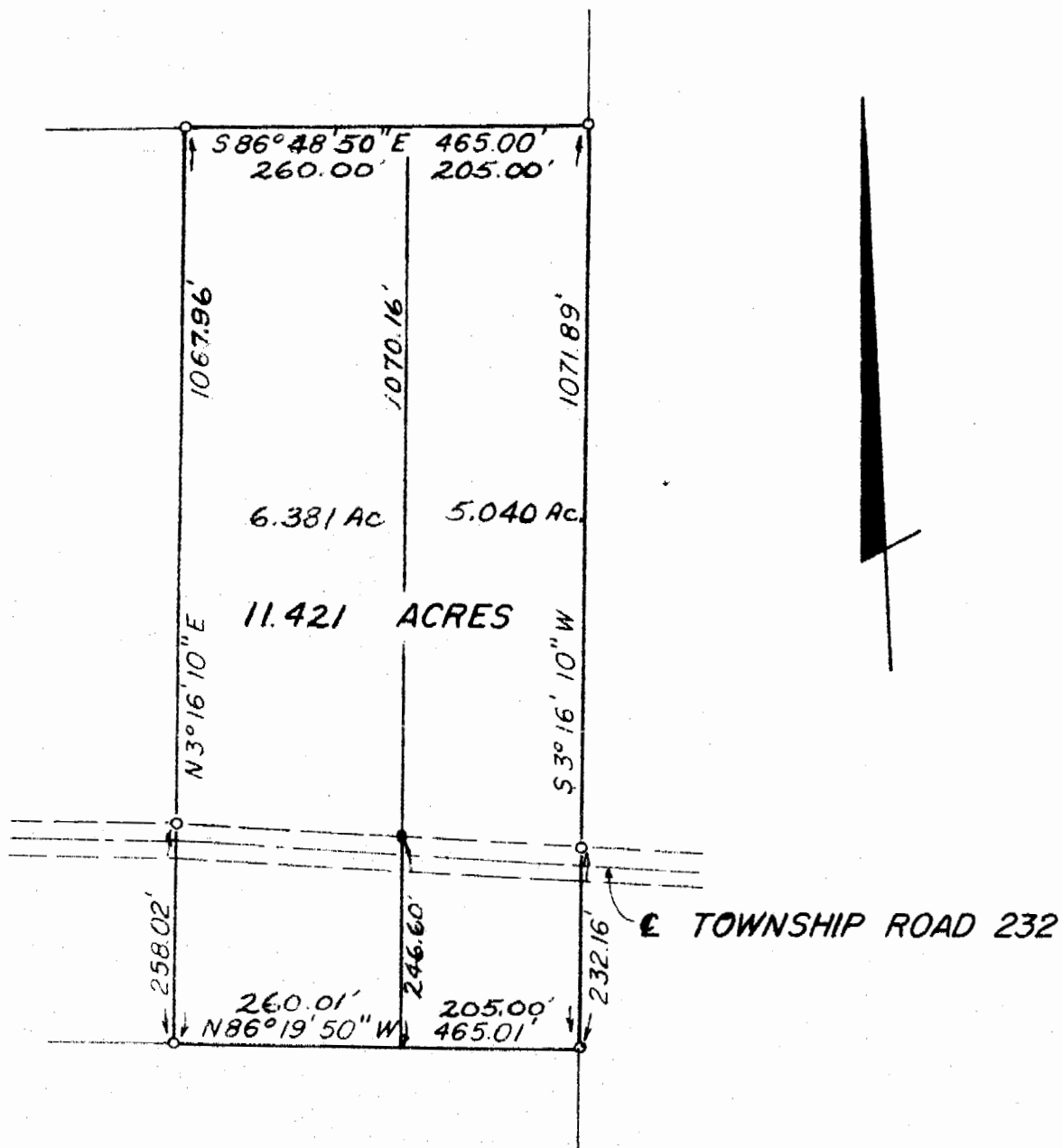
Dec. 23

SP 23- Rome Rd

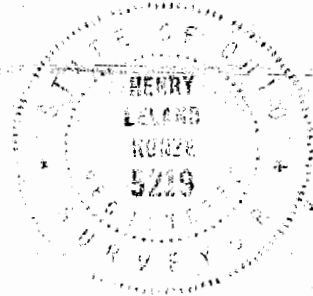
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SURVEY FOR
 ANTHONY DIMICHELE (TRUSTEE)
 LOCATION
 ROME TOWNSHIP - ATHENS COUNTY
 RANGE 12 - TOWNSHIP 6 - SECTION 23

SCALE 1" = 200' DATE 10-25-1976 P.B. P. D.V. 327 P. 385 LOT No.



o - IRON PIN



I HEREBY CERTIFY THAT THE FOREGOING DRAWING WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES.

Henry L. Kunze

DRAWN BY S.W.V.

REGISTERED SURVEYOR No. 5219

KUNZE and ASSOCIATES, INC.
 CIVIL ENGINEERS and LAND SURVEYORS
 6950 SUNBURY ROAD, WESTERVILLE, OHIO 43081

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