

WARRANTY DEED

CECIL O. LUCAS and HELEN F. LUCAS, husband and wife, of Troy Township, Athens County, Ohio, for valuable consideration paid, grant with general warranty covenants, except the lien of real estate taxes for the year 1986, which are to be prorated between the parties herein as of the date of this instrument, to DAVID G. JOHNSON and SHARON E. JOHNSON, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is Route 1, Box 229, Coolville, Athens County, Ohio 45723, the following real property:

Situated in the Township of Troy, County of Athens, and State of Ohio, being in Fraction 17, Town 5, Range 11, to-wit:

Beginning at an iron rod found in the north line of Fraction 17, where the Northwest corner of Fraction 17 bears N. 80° 37' 02" W. 2765.40 feet distant; thence S. 04° 07' 03" W. passing through iron rods found 639.00 and 1282.64 feet distant, a distance of 1714.37 feet to an iron rod found in the Northerly right of way of Ohio Route No. 7; thence S. 62° 29' 18" W. passing through an iron rod set, 214.40 feet distant, a distance of 262.17 feet to a P.K. nail set in the center line of County Road No. 58, as it now exists; thence on the centerline of said County Road No. 58 the following six (6) courses, N. 60° 09' 42" W. a distance of 91.70 feet, N. 65° 06' 49" W. a distance of 87.41 feet, N. 65° 32' 56" W. a distance of 84.15 feet, N. 59° 56' 42" W. a distance of 149 feet, N. 52° 39' 26" W. a distance of 116.68 feet, N. 49° 42' 42" W. a distance of 241.25 feet; thence N. 21° 14' 24" E. passing through an iron rod set 37.24 feet distant, a distance of 1589.95 feet to an iron rod set; thence S. 80° 37' 02" E. a distance of 426.51 feet to the place of beginning, containing 27.563 acres, as shown on a survey made by Walter Penn Stewart, Ohio L.L.S. No. 5618 on December 12, 1986.

This conveyance is made subject to all legal rights of way, leases and easements of record.

REFERENCE: Volume 377, page 675, Athens County Deed Records.

The Grantors hereby reserve unto themselves, a right of way for purposes of ingress and egress around the perimeter

Description checked for

Mathematical Accuracy

ATHENS COUNTY

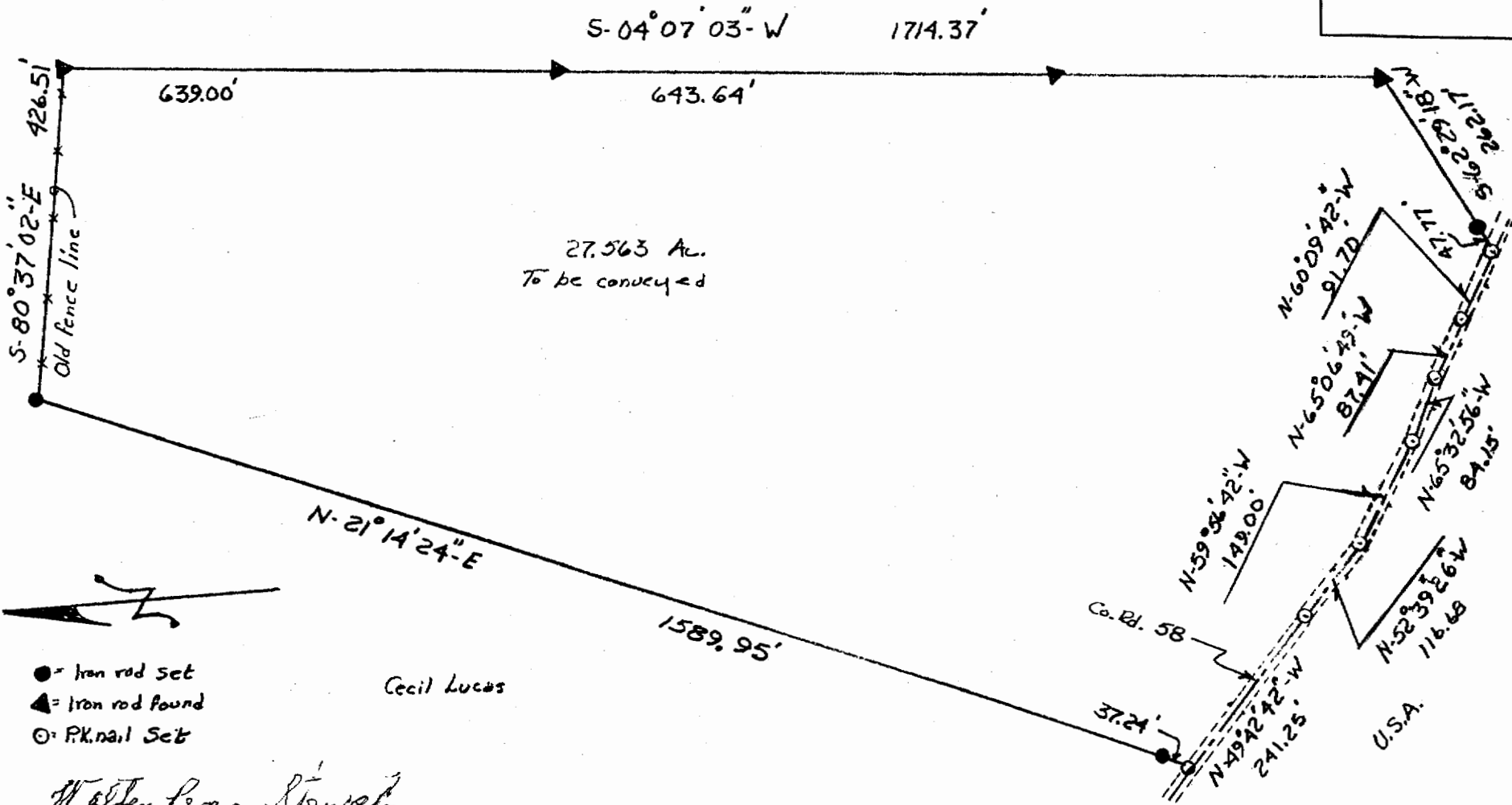
ENGINEER'S OFFICE

BY: *John Eickmeyer*

DATE: 4-2-87

Troy # 22
[Signature]

J. Snider



- = Iron rod set
- ▲ = Iron rod found
- = P.K. nail set

Walter Penn Stewart
 Walter Penn Stewart
 L.H.S. No. 5618

Cecil LUCAS		
SCALE: 1" = 200'	APPROVED BY	DRAWN BY D.R.W.
DATE: 12-14-86		
State of Ohio, County of Athens, Township of Troy, Fraction 17, Town 5, Range 11		
		DRAWING NUMBER
		20