

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that NASHUA CORPORATION, a Delaware corporation, the Grantor, for the consideration of One Dollar and other good and valuable considerations (\$1.00) received to its full satisfaction of TUPPERS PLAINS-CHESTER WATER DISTRICT, a public body, the Grantee, whose TAX MAILING ADDRESS will be Box W7, Route 1, Reedsville, Ohio, does GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns, the following described premises, situated in the Township of Troy, County of Athens and State of Ohio:

Situated in the State of Ohio, County of Athens, Township of Troy, and being part of Fractional Section 33, Town 5, Range 11 and being more fully described as follows:

<sup>COM</sup> Beginning at an iron pin where a concrete monument at the Northeast corner of a 29.29 acre tract conveyed by Earl Stukey, et al to Premiere Photo Service, Inc., by deed dated January 30, 1967, and recorded in Volume 274, Page 307 of the Deed Records of Athens County, Ohio, bears North 41 deg. 25'45" East 383.72 feet distant; thence South 1 deg. 45'20" West a distance of 208.71 feet to an iron pin; thence North 88 deg. 14'40" West a distance of 208.71 feet to an iron pin; thence North 1 deg. 45'20" East a distance of 208.71 feet to an iron pin; thence South 88 deg. 14'40" East a distance of 208.71 feet to the place of beginning, containing 1.00 acre.

Also granting unto the Grantee herein, its successors and assigns, the right of egress and ingress over and across a right of way 50.00 feet in width and being 25.00 feet each side of the following described centerline:

Beginning at a point in the East line of the above described 1.00 acre tract where the Northeast corner of said 1.00 acre tract bears North 1 deg. 45'20" East 23.30 feet distance; thence North 52 deg. 40'46" East a distance of 42.04 feet to a point; thence with a curve to the left having a radius of 320.95 feet a distance of 35.58 feet to a point in the West line of an 2.02 acre tract conveyed by Premiere Photo Service, Inc. to Lillian Summers by deed dated April 3, 1970, and recorded in Volume 295, at Page 299 of the Deed Records of Athens County, Ohio and there to end.

Also reserving unto the Grantee herein, its successors and assigns, the right of egress and ingress over and across the above described 50.00 foot wide right of way.

Reference Deed: Vol. 332, Page 697, Deed Records of Athens County, Ohio.

There is also granted and conveyed herewith the 100,000 gallon water storage tank and altitude valve which controls the filling of said tank, both of which are situated on the 1 acre tract of ground above described.

There is also granted and conveyed herewith an easement with the right to operate, maintain, repair and replace for waterline purposes from the East boundary of the 1 acre tract of ground above described to include the 6 inch mainline valve near what is commonly known as the Best Photo Building, along the six inch waterline as presently laid and from the six inch waterline as laid to the Best Photo Building.

There is also sold and conveyed herewith the pipe and the six inch mainline valve as laid and installed which is described in easement immediately preceding this paragraph.

There is also conveyed herewith a waterline easement with the right to operate, maintain, repair and replace the same along the four inch waterline as laid from the North line of property owned by the Grantor herein to the one acre tract above described.

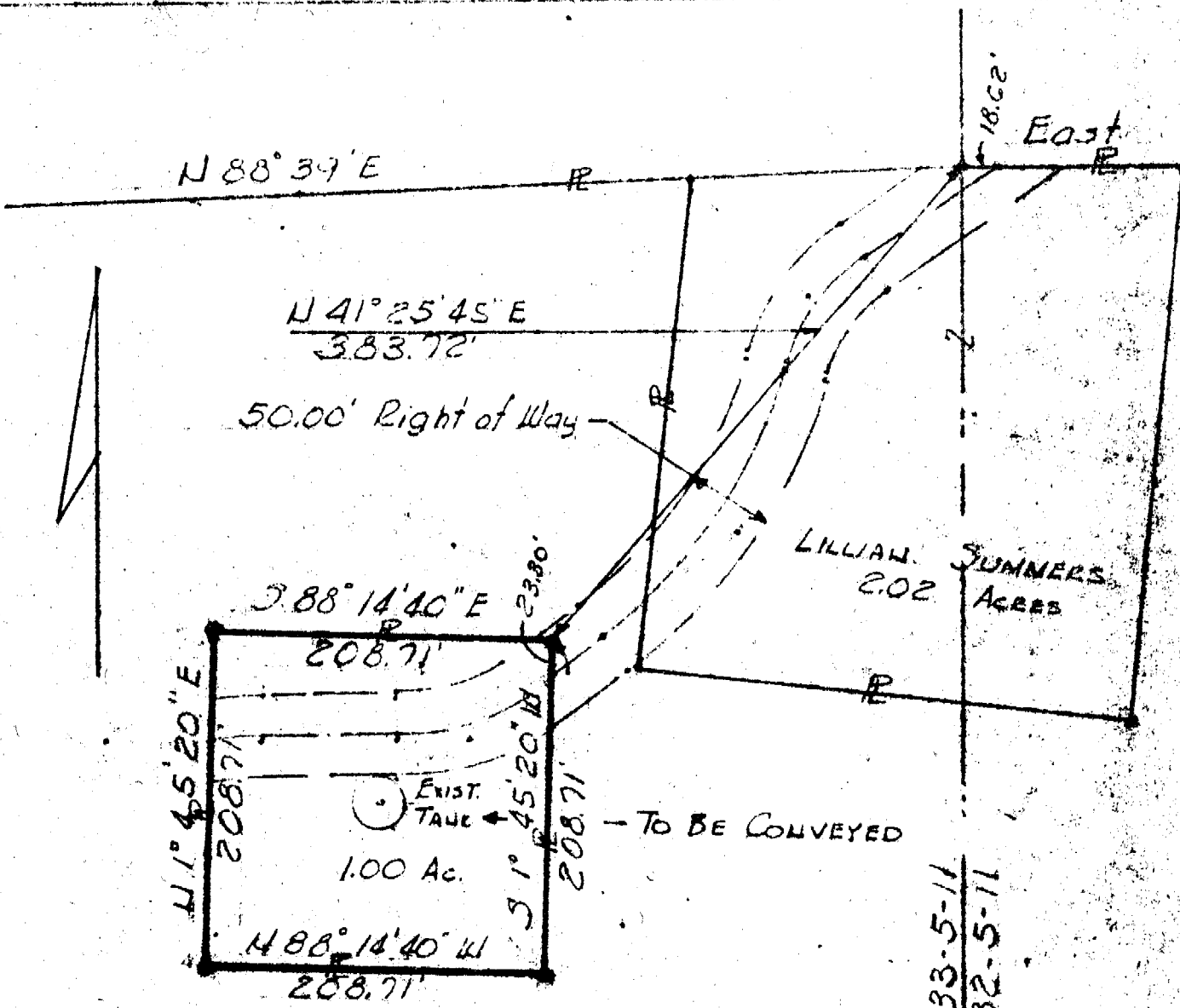
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

41

BY: Brian D. McPherson  
DATE: Dec. 15, 1976

TROY  
SEC. 33  
27





BEST PHOTO, INC

DEC. 33-5-11  
JEC. 32-5-11

PLAT PREPARED BY: K.V. Oculish  
REG. SUR. NO. 5681

LEGEND

PROPERTY LINE	—————
SECTION LINE	- - - - -
CENTER LINE	—————
RIGHT OF WAY LINE	—————
IRON PIN	●

PROPERTY OF  
BEST PHOTO, INC  
TO BE CONVEYED TO

LITTLE HOCKING WATER & SEWER ASS  
FRACTIONAL SECTION 83, TOWN 5, RANGE 1  
TROY TOWNSHIP  
ATHENS COUNTY, OHIO  
DATE: 6-29-76