

DEED

THIS DEED is made and entered into on the 27th day of February, 1996, by and between HARVEY F. KNOPP and GRACE V. KNOPP, husband and wife, parties of the first part, and THOMAS A. MILLS, unmarried, and BETTY L. MILLER, unmarried, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Five (\$5.00) Dollars cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations, the parties of the first part do hereby grant and convey unto the parties of the second part with covenants of General Warranty all that certain lot, tract, or parcel of real estate situate, lying and being in the Township of Troy, County of Athens, and State of Ohio, more particularly bounded and described as follows:

BEGINNING at a stone (found), said stone being the Northeast corner of the Southeast quarter of Section 34; thence South 411.45 feet to an iron pin (set); thence S. 89-25-00 W. 1,167.53 feet to an iron pin (set) in line of Treadway (Volume 28, Page 564); thence N. 04-29-10 W. 312.29 feet to an iron pin (found); thence N. 89-26-00 W. 384.12 feet to a point in the center of County Road 56, passing an iron pin (found) at 363.23 feet; thence with the center of County Road 56 N. 10-20-10 E. 93.86 feet to a railroad spike in the center of said Road; thence leaving the County Road N. 89-25-00 E. 1,559.24 feet to the place of beginning and containing 12.00 acres, more or less, subject to the right-of-way of County Road 56.

Reference is hereby made to a Plat of the above-described real estate dated May 26, 1992, and prepared by Darrell R. Boice, Registered Surveyor, which is of record in Volume 122 at Page 787.

Prior Instrument Reference: Volume 243, Pages 129-131.

There is excepted and reserved from the above described property all the oil, gas and minerals underlying the same together with the right to lease the property for purposes connected with oil, gas and mineral exploration and production.

The undersigned hereby declare that the total consideration paid for the real estate described herein was \$ 14,400.00.

WITNESS the following signatures and seals on this the 27th day of February, 1996:

Carol L Hopkins
Louis J. Bruckmidge

Harvey F. Knopp
HARVEY F. KNOPP, Grantor
Grace V. Knopp
GRACE V. KNOPP, Grantor

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 3-12-96

127
TR 34

STATE OF Ohio,

COUNTY OF Washington to wit:

The undersigned, Notary Public in and for the County and State aforesaid, do hereby certify that HARVEY F. KNOPP, whose name is signed to the foregoing and hereto annexed writing, bearing date the 27th day of February, has this day, acknowledged the same before me, in my said County and State.

Given under my hand this date: 2/28/96

My Commission Expires: 2/18/99

LOIS J. BRACKENRIDGE *Lois J. Brackenridge*
Notary Public, State of Ohio
My Commission Expires Feb. 18, 1999 Notary Public

STATE OF WEST VIRGINIA,

COUNTY OF WOOD, to wit:

The undersigned, Notary Public in and for the County and State aforesaid, do hereby certify that GRACE V. KNOPP, whose name is signed to the foregoing and hereto annexed writing, bearing date the 27th day of February, has this day, acknowledged the same before me, in my said County and State.

Given under my hand this date: 2/27/96

My Commission Expires: 2/22/2005

D. M. Kiger
Notary Public



This instrument prepared by
William E. Kiger
Attorney at Law
1327 Market Street
Parkersburg, WV 26101
(304) 428-1611

129

PLAT OF SURVEY
 FOR
 HARVEY F. AND GRACE V. KNOPP
 SECTION 34, TOWN 5 N., RANGE 11 W., TROY
 TOWNSHIP, ATHENS COUNTY, OHIO

COLLETT
311-45

N.E. COR. OF
S.E. 1/4 OF SEC. 34

NORTH
OHIO LAND COMPANY

C.H. 56

RAILROAD SPIKE

N89-25-00E

1559.24

N10-20-20E
93.86

20.89 N89-25-00W 384.12

42.00 ACRES
PART OF 243-129, 131

TREADWAY
29-564

N10-52-40N
62.21E

411.45

FWN 122 PAGE 786

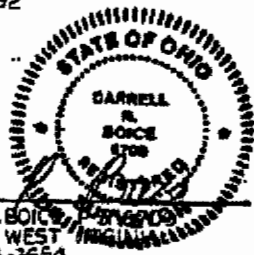
SOUTH

RUN

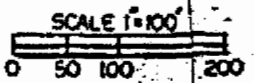
S89-25-00W

1167.53

DATE
MAY 26, 1992



Darrell R. Boice
 DARRELL R. BOICE, SURVEYOR
 ELIZABETH WEST
 PH (304) 474-3654



- LEGEND
- IRON PIN (FOUND)
 - IRON PIN (SET)
 - STONE (FOUND)
 - FENCE LINE

MAR-12-96 TUE 15:45 addi app. s. Funk P. 04