

THIS DEED, Made this 22 day of June, 1994, by and between HARVEY F. KNOPP and GRACE KNOPP, husband and wife, as parties of the first part, and ROGER L. BARNHOUSE and MARGARET BARNHOUSE, husband and wife, as parties of the second part.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant and convey with covenants of General Warranty and against encumbrances, unto the said parties of the second part, as joint tenants and not as tenants in common, their assigns, and upon the death of either, to the survivor of said parties of the second part, and the heirs and assigns of said survivor, forever, all that certain lot, tract, or parcel of Real Estate situate and being in the Township of Troy, County of Athens, and State of Ohio, and more particularly bounded and described as follows:

Beginning at a point in County Road 56 being SOUTH 309.46 feet from the southeast corner of northeast quarter of the southeast quarter of Section 34; thence N 60-57-15 W 107.61 feet to a point in the center of County Road 56; thence leaving County Road 56 N 01-23-15 W 255.26 feet to a ½" Iron pin (found) passing a ½" Iron pin (found) at 56.13 feet; thence S 88-50-25 W 487.97 feet to a point in run being N 88-50-25 E 47.48 feet from a 1½" Iron pin (found); thence N. 03-56-40 E 488.33 feet to a ½" Iron pin (found); thence N 82-45-20 W 258.21 feet to a ½" Iron pin (found); thence S 85-16-40 W 324.32 feet to a ½" Iron pin (found); thence N 04-29-15 W 429.03 feet to a 1" Iron pin (found); thence N 89-25-00 E 1167.53 feet to a 1" Iron pin (found); thence South 1230.20 feet to the place of beginning and containing 18.310 acres, more or less, subject to right of way of County Road 56, as shown on a survey of Darrell R. Boice, dated February 9, 1993, and attached hereto and made a part hereof as Exhibit "A".

There is excepted and reserved from this grant one-half of all the oil, gas and minerals in and underlying said property together with the exclusive right to lease the property for the purpose of searching for or extracting said oil, gas or minerals from said property.

Prior Instrument Reference - Volume 243, page 129 and 131, Volume 227, page 718. Also see Volume 165, page 655.

The Grantors herein covenant and represent that the property herein conveyed contains no underground storage tanks which are being actively used for storing any regulated substance, nor do they have actual knowledge, or reason to believe, that such real property or substrata contain any underground storage tank, or that said property was used for the storage

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Christy Hedges
DATE:

180
Troy 3/4

treatment or disposal of hazardous waste, nor do they have actual knowledge that such property was used for such purposes at any time prior hereto.

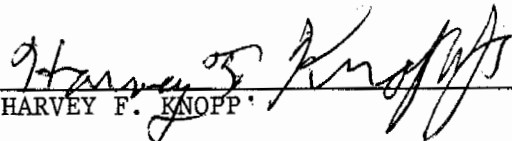
TO HAVE AND TO HOLD, Unto the said parties of the second part, as joint tenants and not as tenants in common, their assigns, and upon the death of either, to the survivor of said parties of the second part, and the heirs and assigns of said survivor, forever, together with all and singular the appurtenances thereunto belonging.

DECLARATION OF CONSIDERATION OR VALUE

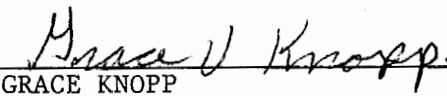
Under penalties of fine and imprisonment as provided by law, we hereby declare:

The total consideration paid for the property conveyed, and/or the true and actual value of the property transferred, by the document to which this declaration is appended is, to the best of our knowledge and belief, \$20,000.00.

WITNESS the following signatures and seals.

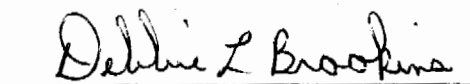


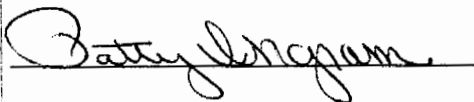
HARVEY F. KNOPP (SEAL)



GRACE KNOPP (SEAL)

WITNESSES:





STATE OF OHIO,
COUNTY OF ATHENS, to-wit:

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that **HARVEY F. KNOPP and GRACE KNOPP**, husband and wife, whose names are signed to the foregoing and hereto annexed writing

bearing date the 22 day of June, 1994, has this day acknowledged the same before me in my said County and State.

Given under my hand this 22 day of June, 1994.

My commission expires: JANUARY 10, 1995.

Dellie L Brooks

NOTARY PUBLIC

This document prepared under the direction of:

Ernest M. Douglass
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(304) 485-4595
Ohio Attorney No. 0037060

183

NORTH OHIO LAND COMPANY

TREADWAY 28-564

N04-29-15W

429.03

N89-25-00E

12.00 ACRES

1167.53

411.45

1/2 IP

S85-16-40W 324.32

1/2 IP

258.21

N82-45-20W

1/2 IP

488.33

GILBERT 42-497

18.310 ACRES
17.682 AC. PART OF 243-129,131
0.628 AC. PART OF 227-718

OK TO TRANSFER.
NO OTHER APPROVALS
NEEDED. PARCEL GREATER
THAN 5 ACRES WITH
ROAD FRONTAGE.

Bob Eichenberg
7/29/94

N03-56-40E

TURNER 376-523

1/2 IP

509.33 1/4 IP

47.48

S88-50-25W

487.97

1/2 IP

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

SOUTH

N01-23-15W
255.26

199.13

1/2 IP

56.13

309.46

N60-57-15W
107.61

C.H. 56

114.57

LEGEND
● IRON PIN FOUND
■ STONE FOUND
—+— FENCE LINE

EXHIBIT "A"

PLAT OF SURVEY

FOR

HARVEY F. AND GRACE V. KNOPP
SECTION 34, TOWN 5 NORTH, RANGE 11 WEST
TROY TOWNSHIP, ATHENS COUNTY, OHIO

DATE
FEBRUARY 9, 1993

SCALE 1"=100'
0 50 100 200

