

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT,

JAY W. BROOKS AND MARY M. BROOKS, HUSBAND AND WIFE,

in consideration of one dollar and other good and valuable consideration to them paid by THOMAS R. NORWAY AND CONNIE A. NORWAY whose tax mailing address is: Rt. #2, Box 293, Riverview Drive, Nelsonville, Ohio, 45764,

the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said THOMAS R. NORWAY and CONNIE A. NORWAY, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, THE REMAINDER TO THE SURVIVOR OF THEM, the following described real estate:

SEE ATTACHED EXHIBIT "A"

and all the Estate, Title and Interest of the said Grantor either in law or equity, of, in and to the same premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said Thomas R. Norway and Connie A. Norway,

And the said Jay W. Brooks and Mary M. Brooks, for themselves, their heirs, executors and administrators, do hereby Covenant with the said Thomas R. Norway and Connie A. Norway, that they are the true and lawful owner of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further,

That they do Warrant and Will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Jay W. Brooks and Mary M. Brooks, ~~xxxxxx~~ the Grantor, hereby releases all rights of dower therein, have hereunto set their hands this 7th day of April, 1990.

Signed and acknowledged in presence of:

Janet K. Kendall
[Signature]

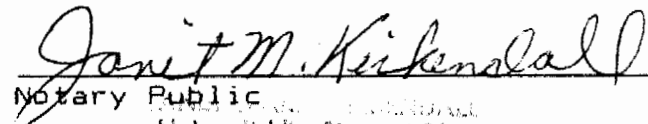
Jay W. Brooks
Jay W. Brooks
Mary M. Brooks
Mary M. Brooks

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2-1-90 #30

STATE OF OHIO,
COUNTY OF ATHENS, SS:

Before me, a Notary in and for said county, personally appeared Jay W. Brooks and Mary M. Brooks, husband and wife, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 7th day of April, 1990.



Notary Public
Notary Public, State of Ohio
My Commission Expires September 1, 1992
My Commission Recorded in Athens County

This instrument prepared by:
Michael Nolan
NOLAN AND OREMUS CO., L.P.A.
55 West Washington Street
Nelsonville, Ohio 45764

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DESCRIPTION OF A 2.951 ACRE PARCEL OF LAND

Situated in the State of Ohio, County of Athens, Township of York, and being a part of a 36.714 acre parcel of land located in River Lot No. 655, Section 30, Township 12, Range 15 as conveyed to Jay W. and Michelle Brooks (hereinafter referred to as "Grantor") in Official Record 35-233, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

BEGINNING at a point in the centerline of State Route 278 and on the easterly property line of a 106.89 acre parcel of land as conveyed to the United States of America in Deed Volume 322, Page 279, said point being the Grantor's northwesterly property corner and is located 451.91 feet north of and 2515.14 feet west of the intersection of State Route 278 with the east line of River Lot No. 653, Section 30, Township 12, Range 15;

Thence with the centerline of State Route 278 and the Grantor's northerly property line the following three (3) courses:

- 1) N 63° 13' 54" E a distance of 149.77 feet to a railroad spike found;
- 2) N 68° 43' 24" E a distance of 291.16 feet to a railroad spike found;
- 3) N 75° 12' 43" E a distance of 48.13 feet to a point, said point being the northwesterly property corner of a 2.099 acre parcel of land as conveyed to Robert Crawford in Official Record 40-341 and a property corner of the Grantor;

Thence S 17° 20' 21" E along the westerly property line of the aforementioned Crawford parcel and a property line of the Grantor a distance of 419.94 feet to an iron pin found (passing an iron pin found at 15.87 feet), said iron pin being a property corner of the Grantor, the southwesterly property corner of the aforementioned Crawford parcel and on the northerly property line of the aforementioned United States of America parcel;

Thence with the Grantor's southerly property line and the northerly property line of the aforementioned United States of America parcel the following three (3) courses:

- 1) N 55° 38' 50" W a distance of 170.51 feet to an iron pin found;
- 2) S 84° 59' 44" W a distance of 451.28 feet to an iron pin found;
- 3) N 4° 54' 07" E a distance of 159.20 feet (passing an iron pin found at 139.20 feet) to the point of beginning, containing 2.951 acres, more or less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the east line of Lot No. 653, Section 30, Township 12, Range 15 as being N 7° 24' 16" E.

All iron pins set are 3/4 inch diameter iron pipe with plastic identification caps.

This description was prepared on March 29, 1990 by Jerry L. Cassell, Registered Surveyor No. 6378 for Vista Surveying Services, Inc. and is based on an actual field survey of the premises and existing public records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Bob Eichenberg
DATE: 4-16-90

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Vista Surveying Services, Inc.

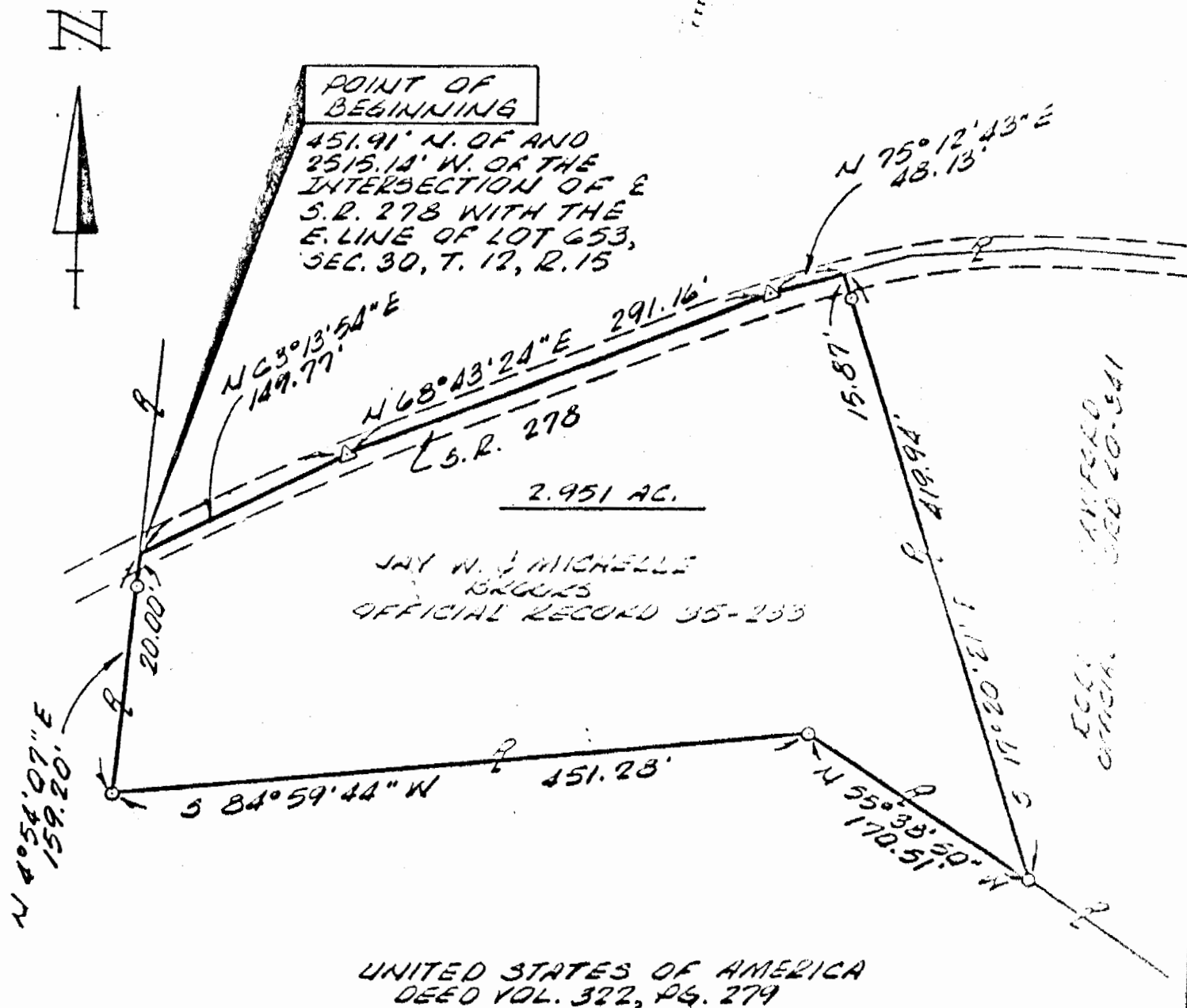
PROFESSIONAL LAND SURVEYORS

20525 Buena Vista Road
Rockbridge, Ohio 43149

(614) 969-4101

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING A PART OF A 36.714 ACRE PARCEL OF LAND LOCATED IN RIVER LOT NO. 655, SECTION 30, TOWNSHIP 12, RANGE 15 AS CONVEYED TO JAY W. & MICHELLE BROOKS IN OFFICIAL RECORD 95-233, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.



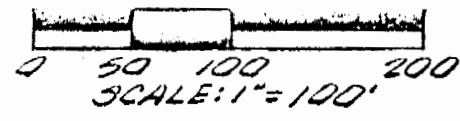
LEGEND
 ○ IRON PIN FOUND
 △ RAILROAD SPIKE FOUND

The bearing system for this plat is based on the east line of Lot No. 653, Section 30, Township 12, Range 15 as being N 7° 24' 16" E.

All iron pins set are 3/4 inch diameter iron pipe with plastic identification caps.

I hereby certify that this plat was prepared from an actual field survey of the premises in January of 1990 and from existing public records and that said plat correctly defines the limits of the parcel shown hereon.

This certification was made by me on this 29th day of MARCH, 1990.



Jerry L. Cassell
 Jerry L. Cassell, Reg. Sur. 6378 70