

VOL 0291 PAGE 710

GENERAL WARRANTY DEED

Transferred,

5-10-04

Ray T. Dutey

LAWRENCE COUNTY AUDITOR

RORI H. ZOLDAN, a married woman, of Mahoning County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to BUCKEYE RURAL ELECTRIC COOPERATIVE, INC., whose tax mailing address is 4848 State Route 325 South, P. O. Box 200, Rio Grande, Ohio 45674-0200 the following real property:

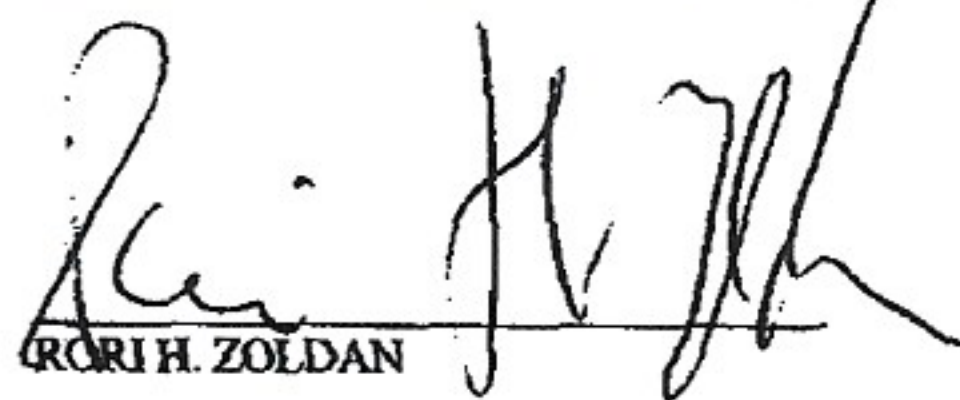
SEE ATTACHED EXHIBIT A

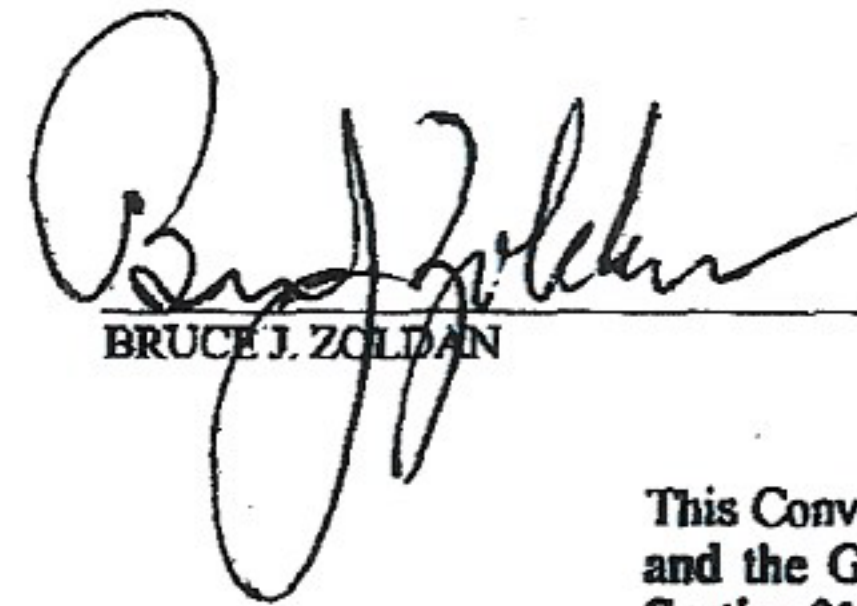
Parcel ID # 32-022-1100 (76.82a).
 # 32-022-1600 (00.69a)
 # 32-022-1700 (42.09a)
 # 32-024-0800 (01.00a)

Last preceding instrument of conveyance being found in Volume 0530 at Page 242 of the Deed Records of Lawrence County, Ohio.

Bruce J. Zoldan, husband of the grantor, releases all rights of dower therein.

SIGNED AND ACKNOWLEDGED BY:


 RORI H. ZOLDAN


 BRUCE J. ZOLDAN

This Conveyance has been examined
 and the Grantor has complied with
 Section 319.202 of the Revised Code.

FEE \$ 400.00

EXEMPT

RAY T. DUTEY, County Auditor

STATE OF OHIO, COUNTY OF MAHONING, SS:

On this 30 day of April 2004, before me, a Notary Public in and for said State

personally came RORI H. ZOLDAN, Grantor herein, and Bruce J. Zoldan, her husband who acknowledged

the signing thereof to be their voluntary act and deed for the purposes therein mentioned.

WITNESS my official signature and seal on the day last above mentioned.


 Notary Public, State of Ohio
 My Commission Expires



THIS INSTRUMENT PREPARED BY:

OTHS, HEISER & MILLER
 Attorneys at Law
 Sixteen East Broadway, P.O. Box 309
 Wellston, Ohio 45692-0309

LAWRENCE COUNTY, OHIO
 PRESENTED FOR RECORD AT:

04 MAY 10 AM 10:43
 OR 291 PAGE 710
 SHARON HAGER, RECORDER

YVONNE DELAINE BENNER, Notary Public
 State of Ohio
 My Commission Expires May 20, 2008

003922

EXHIBIT A

Tract 1:

The following described real estate; situate in Windsor Township, Lawrence County, Ohio, to-wit; Being parts of Sections 14 and 15, Township 2, Range 16, in said County and State and bounded and described as follows:

Beginning at a black locust at the NE corner of a 66.88 acre tract of land conveyed to C.K. Wall by deed dated April 12, 1893, recorded in Volume 56, Page 141, of Lawrence County, Ohio, Deed Records, thence with the meanderings of Guyan Creek N: 16 Deg. E. 6.42 chains to a stake; thence N. 29 deg. E. 7.29 chains to a stake; thence N. 39 1/4 deg. East 2.52 chains to a stake; thence North 52 deg. East 3.33 chains to two stakes thence N. 25 deg. 3.50 chains to a stake; thence N. 13 1/2 deg. E. 5.43 chains to a stake; thence N. 5 1/2 deg. E. 2.54 chains to a stake; thence W. 48.75 chains to a point in the sectionline; thence S. 9.10 chains to a stake; thence S. 51 deg. West 5.95 chains to a stake; thence S. 47 1/2 deg. W. 6.13 chains to a stake; thence S. 21 1/4 deg. East 1.74 chains to a stake; thence S. 79 1/4 deg. East 2.68 chains to a stake; thence S. 88-3/4 deg. East 7.73 chains to a stake in a road from which a sycamore 24" bears N. 81 deg. W. 140 links; thence N. 50 1/4 deg. E. 4.60 chains to a stake; thence N. 87 deg. E. 17.17 chains to a stake; thence s. 11 deg. 25' W. 14.47 chains to a stake; thence s. 10.06 deg. chains to a stake in the section line; thence E. 21.76 cha to a stake on the bank of the Guyan Creek from which an elm 4" bears S. 6 deg. E. 8 links; thence with the meanderings of Guyan Creek N. 24 deg. East 4.06 chains to a stake; thence North 7-3/4 deg. East 4.60 chains to a sycamore 10" in diameter; thence North 22 1/4 deg. West 4.19 chains to a stake; thence N. 25- 1/4 deg. W. 3.90 chains, to the place of beginning and containing 129.47 acres, more or less, subject to all legal high ways. Excepting therefrom property deeded by C.K. Wall to Jeff Wall by deed recorded in Vol. 165 page 276, Lawrence County Deed Records, containing 7.35 acres more or less. Also excepting therefrom the following described real estate conveyed by C.K. Wall to Cecil and Martha Earles by deed recorded in Volume 195, page 95 of the Lawrence County Record of Deeds. To-wit: being situated in Windsor Township, County of Lawrence, State of Ohio, Section 14, Township 2, Range 16 beginning in center of State Road 217, at the corner of line between C.K. Wall and Loren Zimmerman; thence in a Westerly direction along property line six rods and 13 feet to a stone; thence in a Southerly direction nine rods and 1 1/2 feet to a stone; thence in an Easterly-direction parallel to State Road six rods and 13 feet to center of State road; thence up the road nine rods and 1 1/2 feet to the place of beginning. Containing .38 of an acre more or less. All of the above premises being in Lot 3, Section 14, Windsor Township, being all of a .26 acre quit claimed to C.K. Wall by Windsor Township Board of Education recorded in Vol. 192 bearing instrument No. 985 and .12 acre from a 77.21 acre tract in said Lot 3.

Also excepting any other transfer made from the aforesaid real estate by C.K. Wall. Being the part if the real estate conveyed to said C.K. Wall by deed recorded in Vol. 182 page 94, Lawrence County Record of Deeds. Also excepting transfer of .27 of an acre to Buckeye Rural Cooperative, Inc.

Tract 2:

The following described real estate situated in the SW 1/4, of the SW 1/4 of Section 14, Town 2, Range 16 in Windsor Township, Lawrence County, Ohio. Beginning at a stake by a drain in an old road line of Lot No. 3 of the C.K. Wall Sr. 's Estate and N. 52 deg. 45' East 224 feet from the SW corner of said Lot No. 3; and the SE corner of a .62 acre lot surveyed for Cyrus K. Wall; thence South 40 def. 15' East 45 feet to a point in the center of the new State road 217; thence along said road N. 78 deg. 45' East 76 feet; then due East: 750 feet to the intersection of said new State road with the old road and in line of said Lot No. 3; thence along the old road with said lot lines N. 85 deg. 15" West 793 feet to a stake; thence South 52 Deg. 45" West 79 feet to the place of beginning, containing .69 of an acre, more or less. This boundary includes the land between the old road, which was the Southern line of Lot No. 3 and the present location of State Road No. 217 Being the same real estate conveyed to Cyrus K. Wall by deed recorded in Vol. 185 page 492 Lawrence County Record of Deeds. It is the intention of this deed to transfer all of the property owned by C.K. Wall in section 14, Township 2, Range 16 of Windsor Township described on the 1950 Auditors duplicate as follows: 76.82 acres; .69 acres, 42.09 acres and 1 acre.

Being the same premises conveyed to the grantors by Certificate of Transfer recorded in Vol. 204, page 571, of the Lawrence County, Ohio Deed records.

DESCRIPTION APPROVED
LAWRENCE CO. ENGR.

Date: 5-10-04
By: C. Nathan Dickerson