

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that COLUMBUS SOUTHERN POWER COMPANY (formerly Columbus and Southern Ohio Electric Company), an Ohio corporation having its office at 700 Morrison Road, Gahanna, Ohio 43230, Grantor, for valuable consideration, receipt of which is hereby acknowledged, subject to the exceptions, reservations, and conditions hereinafter set forth, hereby Grants and Conveys, with limited warranty covenants, to William A. Gerhardt, having his tax mailing address at 4220 Winchester Pike, Columbus, Ohio, 43232, Grantee, and his heirs and assigns, the following real estate situated in Franklin County, Ohio (hereinafter called the "Premises"):

Situate in the State of Ohio, County of Franklin, City of Columbus and being 17.7609 acres out of a 139.19 acre tract conveyed to The Columbus & Southern Ohio Electric Company by Deed of Record in Deed Book 2616, Page 108, Recorder's Office, Franklin County, Ohio, said 17.7609 acre tract being more particularly described as follows:

Beginning at a spike in the centerline of Winchester Pike (Old State Route 33) at the northeasterly corner of a 3.877 acre tract conveyed to H. L. Taylor by Deed of Record in Deed Book 2749, Page 55, recorder's Office, Franklin County, Ohio; thence from the said place of beginning.

South 56° 33' 19" East, a distance of 905.78 feet along the centerline of said Winchester Pike to a spike in the easterly line of the said 139.19 acre tract and being in the center of a bridge over Big Walnut Creek; thence

South 21° 18' 55" East, a distance of 213.13 feet along the center of Big Walnut Creek and the easterly line of the said 139.19 acre tract to a point in the center of said Big Walnut Creek and the easterly line of the said 139.19 acre tract; thence

South 12° 11' 05" West, a distance of 119.46 feet along the easterly line of the said 139.19 acre tract to a point in said Big Walnut Creek and the easterly line of the said 139.19 acre tract; thence leaving said Big Walnut Creek

South 31° 41' 05" West, a distance of 500.28 feet along the easterly line of the said 139.19 acre tract to an iron pin being the southeasterly corner of the said 139.19 acre tract; thence

North 86° 48' 55" West, a distance of 631.62 feet along a southerly line of the said 139.19 acre tract to an iron pin being a corner of said 139.19 acre tract; thence

TRANSFERRED

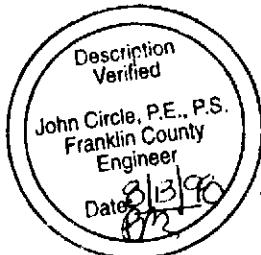
1 SEP 04 1998

JOSEPH W. TESTA  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX

\$ 136.00  
JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

041B  
041  
SPLIT  
17.7609 Ac  
From  
(530)  
156648



20593

North 04° 03' 05" east, a distance of 1208.17 feet along a line of the said 139.19 acre tract and the easterly line of the said 3.877 acre tract to the place of beginning, containing 17.7609 acres of land, subject however, to all legal rights-of-way and easements.

This survey was completed by Richard W. Conrad  
Registered Surveyor #5041

Prior instrument reference: Deed Book 2616, Page 108

Split from Auditor's Parcel No. 530-156648

Excepting and Reserving from this Conveyance unto Columbus Southern Power Company, its successors and assigns, the existing electric power lines and appurtenant poles, towers, supporting structures, crossarms, conductors, wires, cables, and other facilities and associated equipment now located on the property herein conveyed; and, also excepting and reserving unto Columbus Southern Power Company, its successors and assigns, a permanent right of way and easement for the purpose of transmitting electric, or other energy, and for telephone, telegraph, or communication purposes. Said easement being a twenty (20) foot wide strip of land situated southwest from and adjacent to the southwest right of way line of Winchester Pike as said road passes the above described property. Grantor further reserves:

1. The right to construct, reconstruct, operate, maintain, inspect, protect, repair, replace, renew, relocate and remove poles, supporting structures, and towers, with crossarms, guys, anchors, grounding systems and fixtures and all other facilities and associated equipment, and string conductors, wires, and cables, adding thereto from time to time;
2. The right to cut, trim, and/or otherwise control, and at Columbus Southern Power Company's option, to remove from the right of way and easement herein reserved, or from the lands of the Grantee adjoining the same on either side, any trees, overhanging branches, brush, buildings, structures, or other obstructions which may endanger the safety of or interfere with the construction, operation, or maintenance of said poles, towers, supporting structures, crossarms, guys, anchors, grounding systems, fixtures, conductors, wires and cables;
3. The right of ingress or egress in and over existing or future roads and lanes and other reasonable routes on the above described real estate;
4. The rights, easements, privileges, and appurtenances which may be required or desirable for the full exercise of the rights herein reserved.

By acceptance of this deed the Grantee agrees, on behalf of itself and its successors and assigns, not to place any building or other structure or obstruction within the right of way and easement herein reserved.

This conveyance is hereby made subject to the following:

1. The lien of real estate taxes and assessments not yet due and payable, which taxes and assessments shall be prorated to the date of delivery of this deed.
2. All existing public highways, streets, easements, leases, private cemeteries, and to all covenants, conditions, exceptions, and reservations, if any, now of record, and to all zoning ordinances and assessments, if any, now in force and effect, and such state of facts as an examination of the Premises and/or an accurate survey would disclose.

TO HAVE AND TO HOLD the above premises with the appurtenances thereunto belonging to said Grantee, William A. Gerhardt, and his heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, Columbus Southern Power Company, hereunto sets its hand this 3<sup>rd</sup> day of August, 1998.

Signed and acknowledged  
in the presence of:

Ray A. Strausser  
Ray A. Strausser

Russell C. Cowley  
RUSSELL C. COWLEY

COLUMBUS SOUTHERN POWER COMPANY

By Roger L. Wheeler  
Roger L. Wheeler, Manager  
Land Management  
American Electric Power  
Service Corporation  
Authorized Signer

STATE OF OHIO )  
FRANKLIN COUNTY ) SS.

The foregoing instrument was acknowledged before me this 3rd day of August, 1998, by Roger L. Wheeler, Manager, Land Management, American Electric Power Service Corporation, as Authorized Signer for Columbus Southern Power Company, an Ohio corporation on behalf of the corporation.

Russell L. Crowley  
Notary Public

My Commission Expires: April 19, 1999



**RUSSELL C. COWLEY**  
Notary Public, State of Ohio  
My Commission Expires April 19, 1999  
Recorded in Stark County

This instrument prepared by Thomas G. St. Pierre, Real Estate Attorney, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, Ohio 43215, for and on behalf of Columbus Southern Power Company.