

Instrument  
200800002555**WARRANTY DEED**

GEORGE W. LITTLETON, unmarried, of Belmont County, Ohio, for valuable consideration paid, grants, with general warranty covenants to BRENT LITTLETON, whose tax-mailing address is 49769 Jacobsburg Key Rd., Jacobsburg, OH 43933, the following real property:

See Exhibit "A" Attached.

200800002555  
Filed for Record in  
BELMONT COUNTY, OHIO  
MARY CATHERINE NIXON  
04-11-2008 At 03:08 PM.  
DEED 52.00  
OR Book 147 Page 734 - 738

Prior Deed Reference: Volume 747, Page 187

Auditor's Permanent Parcel Numbers: 36-00968.000  
36-00609.000  
36-00001.000  
36-00230.000

Executed this 10<sup>th</sup> day of April, 2008.

George W. Littleton  
GEORGE W. LITTLETON

STATE OF Ohio, COUNTY OF Belmont ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named GEORGE W. LITTLETON, and acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In testimony whereof, I have hereunto set my hand and official seal this 10<sup>th</sup> day of April, 2008.



KIMBERLY S. PAYNE  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES DECEMBER 4, 2011

Kimberly S. Payne  
Notary Public

This instrument Prepared By:  
David K. Liberati  
SOMMER LIBERATI MUSSER & BAGAY CO.  
409 Walnut Street  
P.O. Box 279  
Martins Ferry, OH 43935  
Telephone: (740) 633-5551

TAX MAP + TRANSFER

BY Rud Gralan

APR 11 2008

FRED F. BENNETT JR. P.E.  
BELMONT COUNTY ENGINEER

TRANSFERRED  
FEE 2.00 DATE 4-11-08  
SECT. 319.202 R.C. FEE 4.50.00  
J.A. PAPPANO, AUDITOR  
[Signature] DEPUTY

## TRACT I

## Description of 5.032 acres

Situated in the State of Ohio, County of Belmont, Township of Smith, being in the southeast quarter of Section 3, Range 4 West, Township 6 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Commencing for reference at an iron pin found capped "McFarland 6221" at the center of Section 3 (Note: Reference bearing on the north line of the northwest quarter of the southeast quarter of Section 3 used as South 88°14'09" East.);

thence, with the quarter section line, South 88°14'09" East a distance of 1,340.29 feet to an iron pin set at the northeast corner of the northwest quarter of the southeast quarter;

thence, with the quarter-quarter section line, South 01°24'39" West a distance of 686.62 feet to a marked stone found, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the quarter-quarter section line and with the south line of a 7.109 acres tract as conveyed to Gary and Melissa Heath by Deed Volume 710, Page 783 of the Belmont County Recorder's Office, South 64°34'15" East a distance of 260.53 feet to an iron pin set at the northwest corner of a 0.614 acres tract as conveyed to Mark Glasgow by Deed Volume 673, Page 916 of the Belmont County Recorder's Office;

thence, leaving said Heath property and with the west line of said Glasgow property, South 17°59'53" West a distance of 259.03 feet to a point in State Route No. 147, passing through an iron pin found at a distance of plus 237.90 feet;

thence, leaving said Glasgow property and in the pavement of State Route No. 147, the following three courses:

1. North 67°00'07" West a distance of 176.40 feet to a point;
2. thence South 01°24'39" West a distance of 6.28 feet to a point;
3. thence North 85°47'12" West a distance of 187.99 feet to a point;

thence, leaving the road, North 05°00'08" West a distance of 34.17 feet to an iron pin set;

thence North 03°44'21" West a distance of 215.22 feet to an iron pin set;

thence North 38°38'05" West a distance of 474.45 feet to an iron pin set;

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Description of 5.032 acres

thence North  $56^{\circ}39'01''$  East a distance of 210.32 feet to an iron pin set;  
thence South  $40^{\circ}39'02''$  East a distance of 203.76 feet to an iron pin set;  
thence South  $33^{\circ}45'07''$  East a distance of 359.21 feet to the Point of Beginning;  
containing 5.032 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 147.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

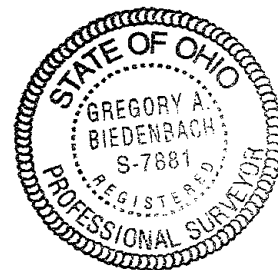
The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of the southeast quarter of Section 3 used as an assumed bearing of South  $88^{\circ}14'09''$  East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of May 9, 2005. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 747, Page 187.

March, 1, 08 Gregory A. Biedenbach  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



## TRACT II

## Description of 20.052 acres

Situated in the State of Ohio, County of Belmont, Township of Smith, being in the southeast quarter of Section 3, Range 4 West, Township 6 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Beginning at an iron pin found capped "McFarland 6221" at the center of Section 3 (Note: Reference bearing on the north line of the northwest quarter of the southeast quarter of Section 3 used as South 88°14'09" East.);

thence, from said Point of Beginning with the quarter section line, South 88°14'09" East a distance of 1,340.29 feet to an iron pin set at the northeast corner of the northwest quarter of the southeast quarter;

thence, with the quarter-quarter section line, South 01°24'39" West a distance of 886.82 feet to a marked stone found, passing through an iron pin set at a distance of plus 510.00 feet;

thence, leaving the quarter-quarter section line, North 33°45'07" West a distance of 359.21 feet to an iron pin set;

thence North 40°39'02" West a distance of 203.76 feet to an iron pin set;

thence South 56°39'01" West a distance of 210.32 feet to an iron pin set;

thence South 38°38'05" East a distance of 474.45 feet to an iron pin set;

thence South 03°44'21" East a distance of 215.22 feet to an iron pin set;

thence South 05°00'08" East a distance of 34.17 feet to a point on the north side of State Route No. 147;

thence South 65°04'43" West a distance of 355.93 feet to a point in the pavement of State Route No. 147 in the east line of a 78.19 acres tract as conveyed to Robert and Nancy Dunfee by Deed Volume 653, Page 206 of the Belmont County deed records;

thence, leaving the road and with the east line of said Dunfee property, North 37°22'52" West a distance of 1,338.30 feet to a marked stone found in the quarter section line, passing through an iron pin set at a distance of plus 17.00 feet;

thence, leaving said Dunfee property and with the quarter section line, North 04°21'05" East a distance of 96.28 feet to the Point of Beginning;

Page 2 of 2  
Description of 20.052 acres

containing 20.052 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 147.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of the southeast quarter of Section 3 used as an assumed bearing of South 88°14'09" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of May 9, 2005. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 747, Page 187.

May 16, 08  
Date

Gregory A. Biedenbach  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



200800002555  
DAVID K. LIBERATI  
ATTORNEY AT LAW  
409 WALNUT STREET  
MARTINS FERRY OH 43935