

(28)
000205

Instrument
200200002872

LIMITED WARRANTY DEED

JUDY J. FABER, aka JUDY R. FABER, and PAUL FABER, aka PAUL FABER, JR., husband and wife, (collectively, the "Grantor") of Perry County, Ohio, for valuable consideration paid, grant, with limited warranty covenants, to **BYZANTINE, INC., a Pennsylvania corporation** whose tax-mailing address is 1198 Mulberry Street, Bridgewater, PA 15009 the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

(Auditor's Parcel Number **027-003095-0200**.)

Subject to easements, conditions, covenants, restrictions, and reservations of record, zoning ordinances and legal highways, and further subject to taxes and assessments, if any, now a lien, not yet due and payable.

Reserving unto the Grantor a non-exclusive, perpetual easement for utility purposes (including water, sanitary sewer and gas), for the benefit of Grantor's remaining property adjacent and to the north of the property conveyed hereby. Said easement shall be twenty feet in width, the eastern boundary of which shall be the eastern boundary of the property where said eastern boundary is coincident with the centerline of State Route 345 (Carroll Street). The easement area is depicted on Exhibit "B" attached hereto. Grantor shall have the right to construct, install, replace, maintain and repair utility lines in the easement area, provided that Grantor shall conform with the requirements of applicable law, shall not disrupt utility service to the property conveyed hereby and shall repair and restore the easement area to its previously existing condition after performing any construction, installation, replacement, repair or maintenance work in the easement area.

Prior Instrument Reference: Official Record Volume 207, Page 407; Deed Record Volume 252, Page 535; and Official Record Volume 255, Page 388 of the Perry County Recorder's Office.

Each individual Grantor hereby releases all rights of dower therein.

Executed this 26th day of April, 2002.

Judy J. Faber
JUDY J. FABER

Paul Faber
PAUL FABER

TRANSFERRED
DATE ... 4-29-02 ...
SEC. 319.54 ... 509 ...
SEC. 319.202 COMPLIED
WITH AMT. 193,000 ...
JOANN N. HANKINSON
AUDITOR PERRY CO. OHIO
BY TS

Instrument Book Page
200200002872 OR 281 205

000206

STATE OF OHIO,

COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that on this 26th day of April, 2002, before me, the subscriber, a Notary Public in and for said state, personally came JUDY J. FABER and PAUL FABER, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Steven G. Gentry
Notary Public

STEVEN G. GENTRY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE.
Section 147.03 R.C.

This instrument prepared by:

Steven G. Gentry, Esq.
220 West Bridge Street
Dublin, Ohio 43017
(614) 799-1040

EXHIBIT "A"

**DESCRIPTION OF 1.988 ACRES
NORTH OF LINCOLN PARK DRIVE
WEST OF STATE ROUTE 345
NEW LEXINGTON, OHIO**

Situated in the State of Ohio, County of Perry, Village of New Lexington, Section 4, Township 15, Range 15, Congress Lands, being 1.751 acres of that original 10 acre tract of land as described in a deed to Judy R. Faber, of record in Official Record 207, Page 407, and 0.237 acre of that 2.00 acre tract of land as described in a deed to Judy R. and Paul Faber, of record in Official Record 255, Page 388, all recording references herein being to the records of the Perry County Recorder's Office, New Lexington, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at the Northeast corner of the Southwest Quarter of said Section 4, thence South 00° 01' 38" West, along the easterly line of the Southwest Quarter of said Section 4, a distance of 1191.33 feet to an iron pin set at the southwest corner of said 2.00 acre tract, and the TRUE PLACE OF BEGINNING;

Thence South 00° 01' 38" West, continuing along said easterly line and the westerly right-of-way line of State Route 345 (60 feet in width), a distance of 104.98 feet to an iron pin found at the northeast corner of that 0.996 acre tract of land as described in a deed to Atlantic Financial Group, Ltd., of record in Official Record 229, Page 190;

Thence North 89° 58' 22" West, along the northerly line of said 0.996 acre tract, a distance of 305.00 feet to an iron pin set;

Thence through said original 10 acre tract with a new division line the following courses:

1. North 00° 01' 38" East, a distance of 250.00 feet to an iron pin set;
2. South 89° 58' 22" East, passing an iron pin set in the westerly right-of-way line of State Route 345 at a distance of 383.68 feet, a total distance of 419.26 feet to a railroad spike set in the centerline of State Route 345, and the easterly line of said 2.00 acre tract;

Thence along the centerline of State Route 345 and the easterly line of said 2.00 acre tract the following courses:

1. South 32° 32' 58" West, a distance of 69.94 feet to a railroad spike set;
2. South 24° 28' 47" West, a distance of 82.91 feet to a railroad spike set;

Thence South 75° 59' 46" West, leaving the centerline of State Route 345, along the southerly line of said 2.00 acre tract, a distance of 43.64 feet to the TRUE PLACE OF BEGINNING, containing 1.988 acres of land.

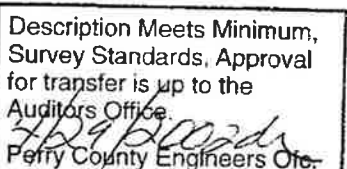
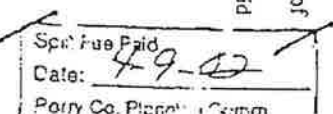
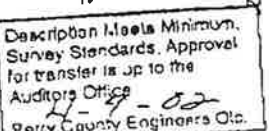
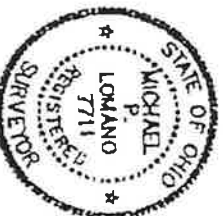
Bearings herein are based on the northerly line of said 0.996 acre tract being South 89° 58' 22" East, as indicated in Official Record 229, Page 190.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies-S-6872".

This description was prepared by M-E Companies, Inc. based on an actual field survey of the premises performed in December, 2001.

M-E Companies, Inc.
Civil Engineering Group

By *Michael P. Lomano*
Michael P. Lomano, P.S.
Registered Surveyor No. 7711



000208

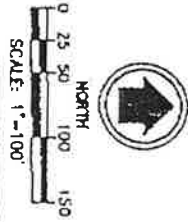
EXHIBIT "B"



Survey Group
635 Brookridge Boulevard
Wadsworth, OH 43081
Contact: Rocky Lomano
614-819-4800 Ext. 223
Fax 819-4802

LOT SPLIT SURVEY

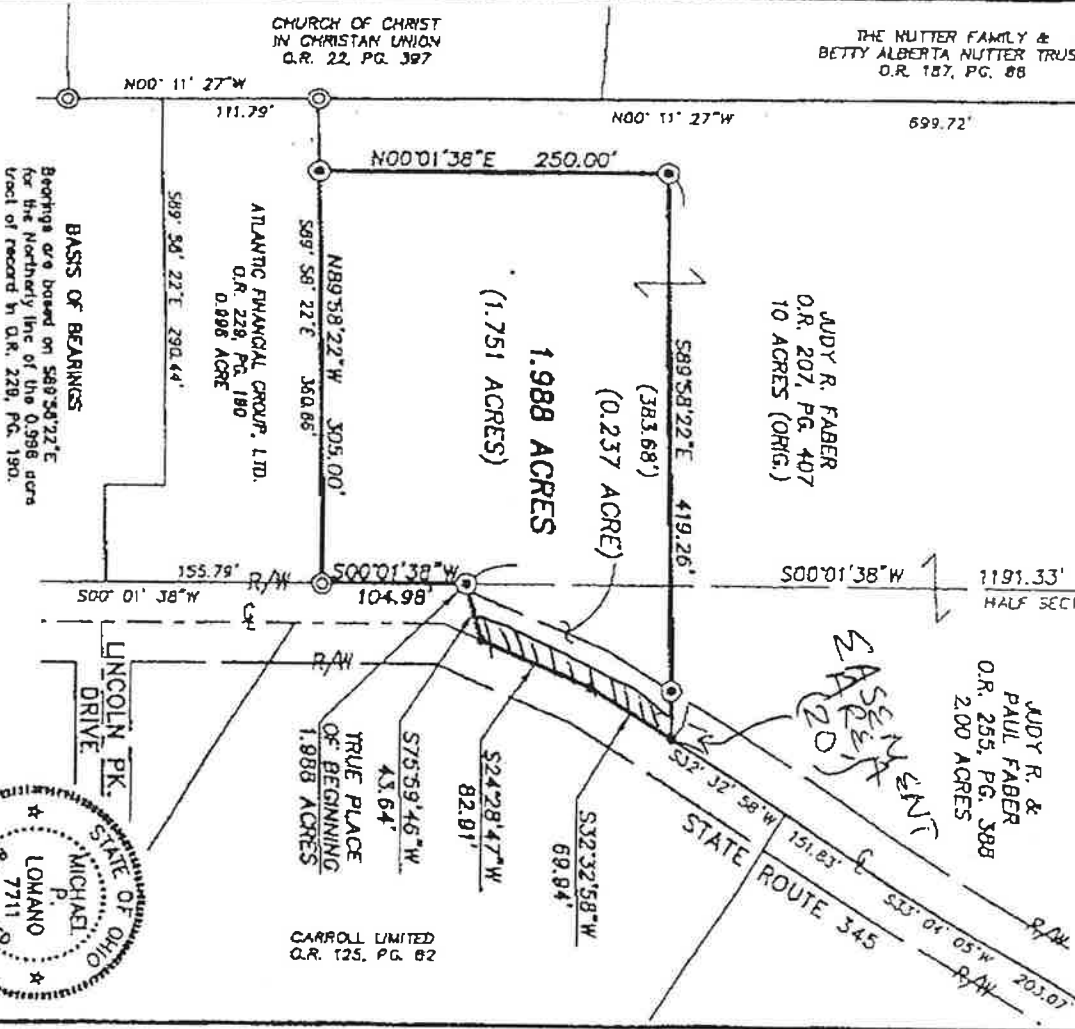
SITUATED IN:
SEC. 4, TWP. 15, RNC. 15
CONGRESS LANDS
NEW LEXINGTON, PERRY COUNTY, OHIO



200200002872
Filed for Record in
PERRY COUNTY, OHIO
BARBARA J. FOX
04-29-2002 12:01 PM.
DEED
OR Book 281 Page 205 - 208

200200002872
ROBERT LILLEY CO
P O BOX 588
LOGAN, OH 43138

- LEGEND
- IRON PIN FOUND
 - IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "N-E COMPANIES/S-8022")
 - RR SPKLE SET



SCALE: 1" = 100'

DATE 3/03/02 01-526
BY Michael P. Lomano
REGISTERED SURVEYOR NO. 7711

