

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That DANIEL COLEY, hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of ONE DOLLAR AND NO/100 Dollars (\$ 1.00) to him paid by the Ohio Department of Transportation, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the TOWNSHIP of WELLER, County of RICHLAND, State of Ohio, and in Section SE 1/4 6 AND NE 1/4 7, Town 24 N, Range 17 W, and bounded and described as follows:

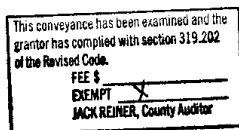
Being a parcel of land lying on the LEFT/RIGHT side S of the centerline of a survey, made by the Department of Transportation, and recorded in Book , Page , of the records of RICHLAND County and being located within the following described points in the boundary thereof:

PARCEL NO. 3-WD

SEE ATTACHED DESCRIPTION

199900227932
Filed for Record in
RICHLAND COUNTY, OH
SARAH M. DAVIS
On 07-27-1999 At 04:13 pm.
DEED 18.00
OR Book 730 Page 668 - 670

199900227932
OHIO DEPT. TRANSPORTATION
FILE



7-28-99
TRANSFERRED
JACK REINER
COUNTY AUDITOR
103 720

Grantor claims title by instrument(s) of record in D.V. 895 Page 712 County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves the right of ingress and egress to and from any residual area.

This instrument prepared by The Department of Transportation for the State of Ohio.

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TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

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IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance of dower herein, has hereunto set this hand this 22nd day of June, 19 99.

Gene Shepherd
Gene Shepherd

Daniel Coley
DANIEL COLEY

Sally Giovino
SALLY GIOVINAZZO

STATE OF OHIO, COUNTY Richland, ss.

BE IT REMEMBERED, that on this 22nd day of June, 19 99, before me the subscriber, a Notary Public in and for said county, personally came the above named Daniel Coley and acknowledged the signing of the foregoing deed to be his voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Gene Shepherd
(NOTARY PUBLIC)
My Commission expires July 28, 2003

STATE OF OHIO, COUNTY _____, ss.

BE IT REMEMBERED, that on this _____ day of _____, 19 _____, before me the subscriber, a Notary Public in and for said county, personally came the above named _____ and acknowledged the signing of the foregoing deed to be _____ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO, COUNTY _____, ss.

BE IT REMEMBERED, that on this _____ day of _____, 19 _____, before me the subscriber, a Notary Public in and for said county, personally came the above named _____ and acknowledged the signing of the foregoing deed to be _____ voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

RIC - 96 - 16.13**PARCEL 3WD****Daniel Coley****May 18, 1998**

Situated in the Township of Weller, County of Richland, State of Ohio, and in the Southeast Quarter of Section 6 and the Northeast Quarter of Section 7, Township 24 North, Range 17 West, and being the southerly part of a record 5.6 Acre Parcel conveyed to Daniel Coley by Deed Volume 895, Page 712 and being a parcel of land lying on the left and right sides of the Centerline of Right of Way Survey for State Route 96 as made by the Ohio Department of Transportation, and recorded in Official Record Volume 27, Pages 48 to 50 of the records of Richland County and bounded and described as follows:

Commencing for reference at a 5/8 inch rebar with an orange plastic cap marked "HUDNUT +5956" found at the southeast corner of the Southeast Quarter of Section 6 and the northeast corner of the Northeast Quarter of Section 7, Weller Township and being 22.98 feet left of Station 871+45.76 of the Centerline of Right of Way of State Route 96;

Thence North 86° 47' 35" West along the southerly line of the Southeast Quarter of Section 6 and the northerly line of the Northeast Quarter of Section 7 for a distance of 773.91 feet to a point on the westerly line of a record 2.2326 Acre Parcel as conveyed to Gene J. Stoffer and Marjorie I. Stoffer by Deed Volume 514, Page 388 and delineated by a survey recorded in the Richland County Tax Map Survey Book "B", page 512 and the easterly line of the Grantor's lands and being 15.19 feet left of Station 863+73.19 of the Centerline of Right of Way of State Route 96 and the True Point of Beginning for the Parcel herein described;

- 1) thence South 43° 02' 58" West along the easterly line of the Grantor's lands and the westerly line of Stoffer's lands and passing the Centerline of Right of Way Station 863+60.06 at a distance of 20.08 feet for a total distance of 20.71 feet to a point at the center of the pavement of State Route 96 and the southeast corner of the Grantor's lands as defined by previous deeds and surveys and being 0.48 feet right of Station 863+59.65 of the Centerline of Right of Way of State Route 96;
- 2) thence North 87° 04' 56" West along the southerly line of the Grantor's lands as defined by previous deeds and surveys and generally following the center of the pavement of State Route 96 for a distance of 187.13 feet to a point at the southwest corner of the Grantor's lands and the southeast corner of a record 3.835 Acre Parcel as conveyed to L.O. Weitzel by Official Record Volume 310, Page 56 and being 1.87 feet left of Station 861+72.53 of the Centerline of Right of Way of State Route 96;
- 3) thence North 07° 22' 21" West along westerly line of the Grantor's lands and the easterly line of Weitzel's lands for a distance of 17.14 feet to a point on the northerly line of the Northeast Quarter of Section 7 and southerly line of the Southeast Quarter of Section 6 and being 18.77 feet left of Station 861+69.68 of the Centerline of Right of Way of State Route 96;
- 4) thence continuing North 07° 22' 21" West along westerly line of the Grantor's lands and the easterly line of Weitzel's lands for a distance of 31.67 feet to an iron pin set at 50.00 feet left of Station 861+64.42 of the Centerline of Right of Way of State Route 96;
- 5) thence South 87° 48' 00" East for a distance of 35.58 feet to an iron pin set 50.00 feet left of Station 862+00.00 of the Centerline of Right of Way of State Route 96;
- 6) thence South 80° 40' 30" East for a distance of 161.25 feet to an iron pin set on the existing northerly Right of Way line of State Route 96 and being 30.00 feet left of Station 863+60.00 of the Centerline of Right of Way of State Route 96;
- 7) thence South 87° 48' 00" East along the existing northerly Right of Way line of State Route 96 for a distance of 26.00 feet to an iron pin set on the easterly line of the Grantor's lands and the westerly line of said Stoffer's lands and being 30.00 feet left of Station 863+86.00 of the Centerline of Right of Way of State Route 96;
- 8) thence South 43° 02' 58" West along the easterly line of the Grantor's lands and the westerly line of Stoffer's lands for a distance of 19.58 feet to a point and the True Point of Beginning and containing 0.189 Acres of which the present road occupies 0.137 Acres resulting in a net taking area of 0.052 Acres and of the total area described, 0.116 Acres is in the Southeast Quarter of Section 6 and 0.073 Acres is in the Northeast Quarter of Section 7, but as one, subject to easements or restrictions, if any, of record. The 0.073 Acres located in the Northeast Quarter of Section 7 was caused by the erroneous location of the section line by previous surveys based on the assumption that the section line followed the center of pavement of State Route 96. This overlapping area is all within the Right of Way limits of State Route 96 was included for the purpose of clearing title for the Grantor.

This description was prepared by James E. Kenyon, P.S. 6891 from a survey made by the Ohio Department of Transportation, District Three in 1997. The bearings referred to herein are based on the bearing of the Centerline of Right of Way between P.I. Station 857+48.52 and P.I. Station 868+99.90 being South 87° 48' 00" East as assumed from Right of Way Plan RIC - S.H. 148, Section "M", 1931 and all other bearings are for the purpose of indicating directional variation only. Monuments referred to as iron pins set are 3/4 inch diameter iron bars 30 inches in length topped by a 1-1/2 inch diameter aluminum cap marked "ODOT R/W, DISTRICT 3".

The stations referred to herein are from the centerline of right of way of State Route 96 as found on ODOT Right of Way Plan RIC-96-16.31 as revised in May 1998 and the Centerline Plat recorded in Official Record Volume 27, Pages 48 to 50 in the Richland County Recorder's Office.

Grantor claims title through instrument of record in Richland County Official Record Volume 895, Page 712.

The above described area is contained within Richland County Permanent Parcel Number 051-20-204-15-000.

NEW SPLIT
TAX MAP APPROVED
 KRH 7/27/99
 INITIAL DATE