Fee \$1.50 VOL. 143 AT PG. 75 WARRANTY DEED Know all Men by these Presents J. Walter Barr and Ada M. Barr, husband and wife, That J. Walter Barr and Ada M. Barr, husband and wife, of the city of Johnstown, County of Cambria and State of Pennsylvania Grantors, in consideration of the sum of one dollar and other good and valuable consideration to them paid by Jack Roby of the township of Canaan, County of Madison and State of Ohio Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee Jack Roby his heirs and assigns forever, "FLORIDA - GULF - NORTHERN" the following Real Estate situated in the County of Madison in the State of Ohio, and in the Township of Canaan CONSTRUCTION LAYOUT SERVICES N.Y., FLA., GA., MISS., TENN., KY., IND., OHIO, W. VA., VA. and bounded and described as follows: RESIDENTIAL - COMMERCIAL - INDUSTRIAL Being a part of Survey No. 1187, and Beginning at a stake in the center of the Carter Mill Pike South-easterly corner to 19.15 acres owned by Jacob Cary; thence with the center of said pike S. 33 deg. E. 796 feet to a stake northeasterly corner to 16.15 DESCRIPTION of a field survey containing 52,294 square feet or 1.2005 acres surveyed for Mr. Jack Roby and his wife Betty Roby..whose tax mailing address acres of land owned by Solomon Cary; thence with a northerly line of said Cary and Robert Slyh S. 56 deg. 40' W. 2711 feet to a stake; thence N. 33 deg. W. 811 feet to a stake in the south line of Henry Wright; thence with said last named line and a line of said Jacob Cary N. 57 deg. E. 2711 feet to the beginning, Containing is 9685 Amity Pike NE at Plain City, Ohio 43064...said survey is a portion of 67.50 acres as conveyed by J. Walter Barr and his wife Ada M. Barr...recorded March 30, 1948 to Jack Roby and found in Madison County Deed Volume 143 at Page 75....situated in VMS 1187, Canaan Civil Township, Madison County, State of Ohio Also the following tract, in said Survey, and Beginning at a honey locust on the east bank of Big Darby Creek, southwest corner to Henry Wright; thence with two lines of said Wright N. 54 deg. E. 674 feet to a stone; being bounded and more particularly described as follows: thence N. 57 deg. E. 3239 feet (crossing the center of the Plain City and Alton road at 1021 feet) to a stake; thence S. 39 deg. E. 811 feet to a stake in the north line of Robert Slyh S. 56 deg. 40' W. 2600 feet to a stake in the center of said road; thence S. 57 deg. 15' W. 837 feet to a stake on the east bank of said creek; thence Commence at an iron pin found in the middle of Smith-Calhoun Road ( aka Plain City-Alton Road )..said pin marking the southeasterly corner of a 5.022 acres recorded in D.B. 208 at Pg. 441 and in the southerly line of aforesaid 67.50 up the east bank thereof for two consecutive lines N. 44 deg. 52' W. 462 feet to a stake; thence N. 82 deg. W. 510 feet to the beginning, containing 67.50 acres of land. acres and being also the southwesterly corner of 1.650 acres described in a Land Installment Contract recorded in Mortgage Volume 211 at Pages 449, 450, 451, 452 and 453....said beginning point being 2,511.6 feet southerly along To have and to hold said premises, with all the privileges and appurtenances thereunto belonging to the said Smith-Calhoun Road from the middle of Amity Pike....then with the middle of Grantee Jack Roby his heirs and assigns forever. Smith-Calhoun Road N 07 deg 24 min 00 sec W 175.00 feet to a railroad spike And the said Grantors, J. Walter Barr and Ada M. Barr, husband and wife, for themselves and their heirs, do found in the centerline of said roadway...being the true point of beginning to hereby covenant with the said Grantee Jack Roby his heirs and assigns, that they are lawfully seized of the the herein described parcel of land: premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee Jack Roby his heirs and assigns against the lawful claims of all persons whomsoever Thence: Again following the centerline of Smith-Calhoun Road N 07 deg 24 min 00 sec W 150.00 feet to a P.K.Spike set; In Witness Whereof the said Grantors, J. Walter Barr and Ada M. Barr, husband and wife, who hereby release their respective rights of dower in the premises, have hereunto set their hands, this 3rd day of March in the year of our Lord one thousand nine hundred and forty Eight (1948) Thence: Leaving said roadway centerline and following along the northerly line of the herein described....N 57 deg 38 min 42 sec E 352.880 feet to SCALE: 1:60 Signed and acknowledged in presence of a 3/4 inch diameter iron pipe set ( passing a 3/4 inch diameter iron pipe set at 23.00 feet ); L'artha Pope L'arjorie B. Reese J. Walter Barr RESIDUAL MR. JACK ROBY J. Walter Barr Thence: At a right angle to the preceeding course...go S 32 deg 21 min 18 sec E 135.996 feet to a 3/4 inch diameter iron pipe set; Ada M. Barr Ada M. Barr Thence: Parallel with the southerly boundary to the original 67.50 acres and being the common northerly boundary to aforesaid 1.650 acres (Land Contract) The State of Florida - SET 3/4" STEEL PIPE (NEW PIPE) Palm Beach County SS. TOTAL FROM & OF ROAD = 352.880 FT. go S 57 deg 38 min 42 sec W 476.166 feet to the true point of beginning Be it Remembered That on this 3rd day of Warch A. D. 1948, before me, the subscriber, a Notary Public in and for (passing a 3/4 inch diameter iron pipe found at 393.17 feet ); said county, personally came the above named J. Walter Barr, and Ada M. Barr, husband and wife, the Grantors in NEW SURVEY LINE N 57° 38'42"E MARCH 1983 the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses Containing 52,294 square feet or 1.2005 acres...being a portion of County Auditor and purposes thereir mentioned. Tax Parcel # 1-0149.00 and shown as a part of County Engineer's Tax Aerial Parcel In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year #410...surveyed from Deeds hereir mentioned by Remo D. Mancini and Rodger Irwin Baker..Ohio Registered Surveyor # S-05539...March 1983: 23.00' last aforesaid. SURVEY DF MARCH 1983 MR. JACK ROBY FOR JACK ROBY & BETTY ROBY Notary Public, State of Florida at Large My Commission Expires Nov. 27, 1948. CONTAINING 52, 294 SQ. FT. OR 1,2005AC, 395 Old State Route # 56 STATE OF FLORIDA London, Ohio 43140 BY: RODGER I. BAKER, P.S. COUNTY OF PALM BEACH. FORMER 34" STEEL PIPE I, J. Alex Armette, Clerk of the County of Palm Beach (and also Clerk of the Circuit Court for the said Te1: 614-852-0347 FOUND LYING IN YICINITY County, the same being a court of record of the aforesaid County, having by law, a seal) do hereby certify that lartha Pope whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking said acknowledgment, proof or affidavit, a notary public, acting in and for the said County, duly commissioned and sworn and residing in said County, and was as such, an officer of said State, duly authorized by the laws thereof, to take and certify the same, as well as to take and certify the proof and WE SET. NEW 34" STEEL TOTAL TO \$ DE ROAD = 416.166 FT. PIPE MARCH 1983 Bearings based on a survey made by surveyor F.K.Harvey and the calls appear in the DISTANCE BETWEEN PIPES: 393.17FT. Mortgage Records aforesaid...iron pipes and iro pins and P.K.Spikes and the R il-S57º 38' 42" W - (EXISTING SAWMIL) road spike were either found or set as noted...all being in good condition. acknowledgment of deeds and oth r instruments in writing to be recorded in said State, and that full faith and MR. JACK ROBY credit are due and ought to be given to her official acts; and I further certify that I am well acquainted with her hand writing and verily believe that the signature to the attached certificate is her genuine signature. 1.650 ACRES SURVEY BY FRANCIS K. HARVEY MAR. 1977 I verily believe the impression of the seal upon the original certificate or acknowledgment is genuine. The impression of the seal of said person who took said acknowledgment or proof, is not required by law to te filed in this office. SEE MORTGAGE VOL. ZIL PGS. 449\_453 EXISTING WIRE FENCE (SEAL) J. ALEX ARNETTE LAND INSTALLMENT CONTRACT STATUS JACK ROBY'S 61, SO ACRES VOL. 143 PG. 7 STEEL PIN . FOUND MAR. 83 Clerk of the Circuit Court By J. M. Blackburn (JACK ROBY = FEE OWNER) GOOD CONDITION Stamps \$18.15 Transferred Mar. 29, 1948. Received Mar. 29, 1948, at 1:46 o'clock P.M. Recorded Mar. 30, 1948. TOTAL TO & OF ROAD S 57° 38' 42" W \_\_\_\_ 490,00' \_\_\_\_ 4" STEEL PIPE FOUND MAR. 1983 GOOD CONDITION NEW SURVEY OF 1.2005 ACRES NEXT TO A SURVEY OF 1.650 AC. Colvin Haulage Co, Inc. Opal K. Hennis D.B. 164 p. 261 Suburban Village, Inc. 51.9954 VIRGINIA MILITARY SURVEY #1/87 35.730 = CANAAN TWP. MADISON COUNTY, O. Deed B. 217, p. 282 SCALE; 1"=60" MAR. 1977 12005Ac. 62.478 = Original John! Roby SURVEYED FOR-MR. JACK KOBY (also known as)
NEW SURVEY MADE MARCH 26 TH. 1983 1.650 = this survey 60.828 & remaining JACK ROBY Deed Bk. 143, p. 75 - SEE ADDITIONAL INSET PLAT FOR THE Myers 5.022 0.8.208 p.44 N.57°38'42"E. Begin for Description NEWLY PERFORMED E'en Garver Fannie D. Garver 416.17 MADE NARCH 1983 ADAPTED TO F.K. HARVEY'S 13.8629. Deed Bk. 179 p. 409 FEE DWINER JACK ROBY ETAL SITE MAP Scale; 1"=500' Aerial Map No. -67 1.650 ACRE SIRVEY 1.650 AC. OF MARCH 1977 SEE MORTGAGE REORD VOL. 211 PG. 449\_ 453 REFERENCE; Being part of a 67.50 estract as GRAPHIC SCALE (LAND CONTRACT INSTALLMENTS) conveyed to Jack Roby as recorded in Deed Book 143, page 75, Madison \$5539 5.57°38'42"W. County, Ohio re ords. F. K. Hanvey Registered Surveyor No. 2570 Southerly line of .... 490.00'

DESCRIPTION of a field survey containing 52,294 square feet or 1.2005 acres surveyed for Mr. Jack Roby and his wife Betty Roby..whose tax mailing address is 9685 Amity Pike NE at Plain City, Ohio 43064...said survey is a portion of 67.50 acres as conveyed by J. Walter Barr and his wife Ada M. Barr...recorded March 30, 1948 to Jack Roby and found in Madison County Deed Volume 143 at Page 75.....situated in VMS 1187. Canaan Civil Township, Madison County. State of Ohio being bounded and more particularly described as follows:

Commence at an iron pin found in the middle of Smith-Calhoun Road (aka Plain City-Alton Road)..said pin marking the southeasterly corner of a 5.022 acres recorded in D.3. 208 at Pg. 441 and in the southerly line of aforesaid 67.50 acres and being also the southwesterly corner of 1.650 acres described in a Land Installment Contract recorded in Mortgage Volume 211 at Pages 449, 450, 451, 452 and 453....said beginning point being 2.511.6 feet southerly along Smith-Calhoun Road from the middle of Amity Pike....then with the middle of Smith-Calhoun Road N 07 deg 24 min 00 sec W 175.00 feet to a railroad spike found in the centerline of said roadway...being the true point of beginning to the herein described parcel of land:

Thence: Again following the centerline of Smith-Calhoun Road N 07 deg 24 min 00 sec W 150,00 feet to a P.K.Spike set;

Thence: Leaving said roadway centerline and following along the northerly line of the herein described...N 57 deg 38 min 42 sec E 352,880 feet to a 3/4 inch diameter iron pipe set ( passing a 3/4 inch diameter iron pipe set at 23.00 feet );

Thence: At a right angle to the preceeding course...go S 32 deg 21 min 18 sec E 135.996 feet to a 3/4 inch diameter iron pipe set;

Thence: Parallel with the southerly boundary to the original 67.50 acres and being the common northerly boundary to aforesaid 1.650 acres (Land Contract) go \$ 57 deg 38 min 42 sec W 416.166 feet to the true point of beginning (passing a 3/4 inch diameter iron pipe found at 393.17 feet);

Containing 52.294 square feet or 1.2005 acres...being a portion of County Auditor Tax Parcel # 1-0149.00 and shown as a part of County Engineer's Tax Aerial Parcel #410...surveyed from Deeds herein mentioned by Remo D. Mancini and Rodger Irwin Baker..Ohio Registered Surveyor # S-05539...March 1983: