

Know all Men by these Presents,

That KAUFFMAN FEED AND GRAIN, INC.

a corporation organized under the laws of Ohio
 and having its usual place of business at
 250 Maple Street, Plain City

of Madison County, State of Ohio, for valuable consideration paid, grants with
 general warranty covenants, to RAY KAUFFMAN

whose tax mailing address is 9620 Plain City-Georgesville Road
 Plain City, Ohio 43064

the following real property:

REAL ESTATE situated in the Village of Plain City, County of
 Madison, State of Ohio. Being in Virginia Military Survey 7758-7830
 and Virginia Military Survey 7064, and bounded and described as
 follows:

FIRST TRACT: Beginning at an iron pipe in the west line of
 Railroad Street at the N.E. corner of the Dorney Addition in Plain
 City and the South survey line of survey 7758-7830 and the North
 survey line of Survey 7064; thence N. 8 deg. 09' E. 61.5 ft. to an
 iron pipe; thence N. 66 deg. W. 319.96 ft. to an iron pipe; thence
 N. 0 deg. 00' E. 65.7 feet to a stake in the south right of way
 line of the P.B. & W Railroad Co. right of way line; thence N.
 66 deg. W. with the south right of way line of said railroad 372.6
 ft. to a stake; thence S. 14 deg. W. 262.5 ft. to the center of
 the Sweeney ditch and the south survey line of Survey 7758-7830
 and north survey line of Survey 7064; thence S. 76 deg. 37' E.
 with said survey line and the center of said Sweeney ditch 85 ft.
 to an angle in said ditch; thence southeasterly with the center
 of said ditch 175.5 ft.; thence S. 3 deg. W. 305.5 ft. to a
 stone; thence S. 78 deg. E. 180 ft. to a stone in the west line of
 a tract formerly owned by Evert Stalbird, et al; thence N. 5
 deg. 45' E. 253 ft. to an iron post; thence S. 84 deg. 10' E. 160
 ft. to an iron post in the west line of a 16 foot alley; thence N.
 8 deg. 26' E. 154.2 ft. with the west line of said alley to an
 iron pipe in the north line of survey 7064 and the south line of
 Survey 7758-7830 also the N.W. corner of Dorney's Addition in the
 Village of Plain City; thence S. 76 deg. 37' E. with said survey
 line 136.4 ft. to the place of beginning, CONTAINING 5.53 ACRES
 of which there are 2.56 acres in Survey 7758-7830 and 2.97 acres
 in Survey 7064.

SECOND TRACT: Being all of Lots Nos. 15 and 16 in Dorney's
 Addition to the Village of Plain City, Madison County, Ohio.

"FLORIDA — GULF — NORTHERN"
 CONSTRUCTION LAYOUT SERVICES
 N.Y., FLA., GA., MISS., TENN., KY., IND., OHIO, W. VA., VA.
 RESIDENTIAL — COMMERCIAL — INDUSTRIAL
 Date of Description: August 5, 1983
 By: Rodger Irwin Baker, Ohio Surveyor License # S-05539

DESCRIPTION of 48,373 square feet of land or 1.1105 acres situated in the Village
 of Plain City, County of Madison, State of Ohio, and being a portion of the First
 tract of reported 5.53 acres described in a Warranty Deed recorded June 1st., 1983
 wherein Kauffman Feed And Grain, Inc. conveyed title to Ray Kauffman whose mailing
 address is 9620 Plain City-Georgesville Road, Plain City, Ohio 43064...said 1.1105
 acres being partly in Virginia Military Surveys 7758 & 7830 and partly in Virginia
 Military Survey 7064...being bounded and more particularly described as follows:

Commence for a reference with a 5/8 inch diameter steel reinforcing rod found
 on the
 southwesterly right of way line of P.C.C. and ST.L. Railroad (more recently known
 and Consolidated Rail Corporation), and on the westerly right of way line of 40 feet
 wide Railroad Street in Plain City, Ohio...said point being the
 most northeasterly corner of 5.53 acres described in Madison County used Volume
 260 at Page 213 (of which the herein described 1.1105 acres is a portion).....
 said point of reference being N 06 deg 12 min 00 sec E along the westerly line
 of Railroad Street 61.00 feet from a 5/8 inch diameter steel reinforcing rod
 found marking the northeasterly corner of Lot # 16 of Dorney's Addition as found in
 Plat Volume 1 at Pages 127 and 128; then from the point of reference and with
 the northerly boundary of aforesaid 5.53 acres which line is the common southerly
 boundary of said Railroad property... N 66 deg 16 min 00 sec W 319.96 feet to a
 3/4 inch diameter iron pipe set; (Deed call is N 66 deg W 319.96 feet); then
 N 01 deg 09 min 00 sec W 65.72 feet to a 3/4 inch diameter iron pipe set; (Deed
 call is N 0 deg 00 min E 65.7 feet); said pipe on the southerly right of way
 line of the herein mentioned Railroad; then following said right of way line and
 northerly line of said 5.53 acres N 66 deg 00 min 17 sec W 148.140 feet to a 3/4
 inch diameter iron pipe set at the true point of beginning; (Deed call N 66 deg W)

Thence: Leaving said Railroad right of way... S 23 deg 39 min 00 sec W 89.130 feet
 to a 3/4 inch diameter iron pipe set;
 Thence: S 40 deg 19 min 00 sec W 52.390 feet to a 3/4 inch diameter iron pipe set;
 Thence: S 23 deg 41 min 00 sec W (passing a 3/4 inch pipe set on the northerly
 bank of Sweeney Run at 118.32 feet), a total distance of 139.006 feet to
 a 3/4 inch diameter iron pipe set on the Grantor's southwesterly property
 boundary;
 Thence: Following for the remainder of this description with the Grantor's boundary
 lines... N 36 deg 14 min 29 sec W 92.991 feet to a 3/4 inch diameter iron
 pipe set on the south line of VMS 7758 & 7830 and northerly line of VMS
 7064;
 Thence: With said VMS line... N 76 deg 48 min 13 sec W 85.00 feet to a 3/4 inch
 diameter iron pipe set;
 Thence: Leaving said VMS line and following Grantor's westerly boundary marked in
 portions with an existing wire fence... N 12 deg 36 min 00 sec E a total
 distance of 253.170 feet to a 3/4 inch diameter iron pipe set on the
 southerly right of way line of aforesaid railroad;

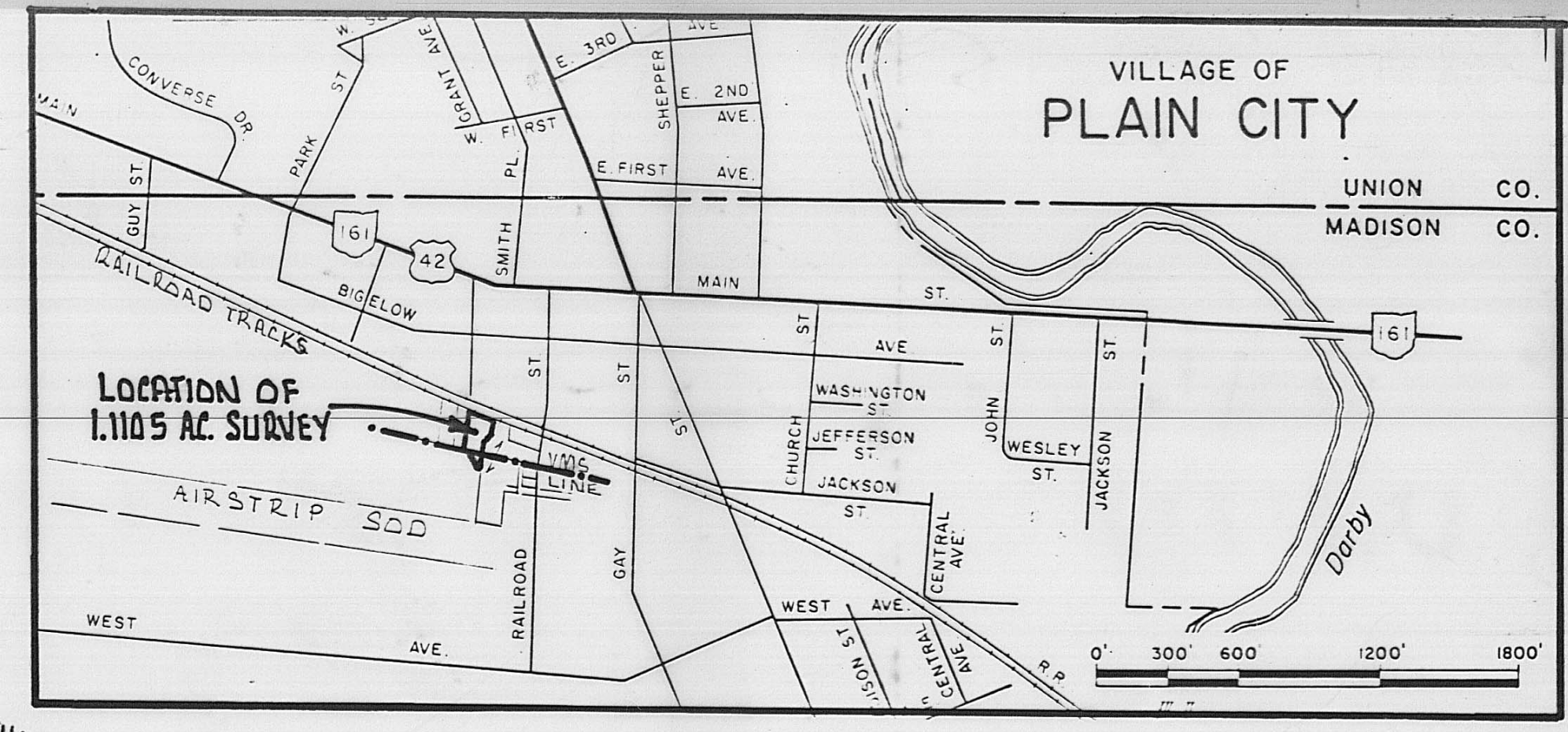
Thence: Following said railroad right of way... S 66 deg 00 min 00 sec E 227.615
 feet to the true point of beginning;

Containing a total of 48,373 square feet or 1.1105 acres of which 2,697 square
 feet or .0619 acre is situated within VMS 7064 and the remaining 45,676 square feet
 are in VMS 7758 & 7830.

This description is based on an actual new field survey of the premises and such
 survey was adapted to various iron pipes, steel pins, iron pipe corner posts in
 concrete and wire fences found to be existing at the perimeter of the total 5.53
 acres.

The bearings have been based on the Deed call of N 66 deg W along the railroad
 as per the Warranty Deed whereby the present Grantee (Ray Kauffman) took Fee
 Title in June, 1983...see D.B. 260 at Pgs. 213 & 214.

Surveyed by: *Rodger Irwin Baker* 614-852-0347
 RODGER IRWIN BAKER, Surveyor
 395 Old State Route # 56 London, Ohio 43140
 TELEPHONE 614-852-0347 LONDON, OHIO 43140



I CERTIFY THAT RENO D. MANCINI AND
 MYSELF HAVE PERSONALLY SURVEYED
 THE SPLIT OFF AREA OF 1.1105 ACRES
 AS PLATTED HEREIN, JULY/AUG. 1983.
Rodger Irwin Baker
 RODGER IRWIN BAKER, P.S. S-05539
 395 OLD ST. RT. NO. 56
 LONDON, OHIO 43140 TEL: 614-852-0347

TITLE: PLAT OF A 1983 FIELD SURVEY OF EXISTING BOUNDARY
 WITH A SPLIT OFF OF 1.1105 ACRES OUT OF THE REPORTED
 5.53 ACRES - FIRST TRACT, DEED VOL. 260 PG. 213-214
 OWNER: RAY KAUFFMAN 9620 PLAIN CITY-GEORGESVILLE RD.
 PLAIN CITY, OHIO 43064
 SCALE 1" = 40'
 FORMERLY KAUFFMAN FEED AND GRAIN, INC. AND FORMER
 NAW GRAIN COMPANY VILLAGE OF PLAIN CITY, OHIO
 MADISON COUNTY - SURVEYED JULY & AUGUST, 1983
 BY: RODGER IRWIN BAKER, OHIO SURVEYOR, LIC. NOS. 05539
 SHOWN BY AUDITOR: RAY KAUFFMAN - PARCEL NO. 4 0568.50 @ 5.53 ACRES

RAY KAUFFMAN OWNS FIRST TRACT OF 5.53 ACRES AND SECOND TRACT OF 2015.1516 DORNEY'S ADDITION
 AS PER WARRANTY DEED N-107804, TRANSFERRED S-31283, RECORDED JUNE 1ST. 83. D.B. 260 PG. 213-214

Situated in the Village of Plain City, County of Madison, State of Ohio, and being a portion of the First Tract of reported 5.53 acres described in a Warranty Deed recorded June 1st, 1983 wherein Kauffman Feed and Grain, Inc. conveyed title to Ray Kauffman whose mailing address is 9620 Plain City-Georgesville Road, Plain City, Ohio 43064...said 1.1105 acres being partly in Virginia Military Surveys 7758 & 7830 and partly in Virginia Military Survey 7064...being bounded and more particularly described as follows:

Commence for a reference with a 5/8 inch diameter steel reinforcing rod found on the southwestly right of way line of P.C.C. and St.L. Railroad (more recently known and Consolidated Rail Corporation); and on the westerly right of way line of 40 feet wide Railroad Street in Plain City, Ohio...said point being the most northeasterly corner of 5.53 acres described in Madison County Deed Volume 260 at Page 213 (of which the herein described 1.1105 acres is a portion).....said point of reference being N 06° 12' 00" E. along the westerly line of Railroad Street 61.00 feet from a 5/8 inch diameter steel reinforcing rod found marking the northeasterly corner of Lot #16 of Dominy's Addition as found in Plat Volume 1 at Pages 127 and 128; then from the point of reference and with the northerly boundary of aforesaid 5.35 acres which line is the common southerly boundary of said Railroad property....N 66° 16' 00" W. 319.96 feet to a 3/4 inch diameter iron pipe set; (Deed call is N. 66° W. 319.96 feet); then N. 01° 09' 00" W. 65.72 feet to a 3/4 inch diameter iron pipe set, (Deed call is N. 0° 00' E. 65.7 feet), said pipe on the southerly right of way line of the herein mentioned Railroad; then following said right of way line and northerly line of said 5.53 acres N. 66° 00' 17" W. 148.140 feet to a 3/4 inch diameter iron pipe set at the true point of beginning: (Deed call N. 66° W.)

Thence: Leaving said Railroad right of way...S. 23° 39' 00" W. 89.130 feet to a 3/4 inch diameter iron pipe set;

Thence: S. 40° 19' 00" W. 52.390 feet to a 3/4 inch diameter iron pipe set;

Thence: S. 23° 41' 00" W. (passing a 3/4 inch pipe set on the northerly bank of Sweeny Run at 118.32 feet), a total distance of 139.006 feet to a 3/4 inch diameter iron pipe set on the Grantor's southwestly property boundary;

Thence: Following for the remainder of this description with the Grantor's boundary lines...N. 36° 14' 29" W. 92.991 feet to a 3/4 inch diameter iron pipe set on the south line of VMS 7758 and 7830 and northerly line of VMS 7064;

Thence: With said VMS line...N 76° 48' 13" W. 85.00 feet to a 3/4 inch diameter iron pipe set;

Thence: Leaving said VMS line and following Grantor's westerly boundary marked in portions with an existing wire fence... N. 12° 36' 00" E. a total distance of 253.170 feet to a 3/4 inch diameter iron pipe set on the southerly right of way line of aforesaid railroad;

Thence: Following said railroad right of way...S. 66° 00' 00" E. 227.615 feet to the true point of beginning:

CONTAINING a total of 48,373 square feet or 1.1105 acres of which 2,697 square feet or .0619 acre is situated within VMS 7064 and the remaining 45,676 square feet are in VMS 7758 & 7830.

This description is based on an actual new field survey of the premises and such survey was adapted to various iron pipes, steel pins, iron pipe corner posts in concrete and wire fences found to be existing at the perimeter of the total 5.53 acres.

The bearings have been based on the Deed call of N. 66° W. along the railroad as per the Warranty Deed whereby the Grantee (Ray Kauffman) took Fee Title in June, 1983...see D.B. 260 at Pgs. 213 & 214. Surveyed by Rodger Irwin Baker.

RESERVING HOWEVER AN EASEMENT OF 20 FEET OFF THE SOUTH SIDE OF THE ABOVE DESCRIBED TRACT FOR THE PURPOSE OF INGRESS AND EGRESS ONLY FOR THE BENEFIT OF A .24 ACRE TRACT AND A .49 ACRE TRACT RESPECTIVELY WHICH ARE WEST OF THE ABOVE DESCRIBED TRACT, BUT TO BE USED IN COMMON WITH THE OWNERS OF SAID TRACTS AND THE OWNER OF THE PREMISES DESCRIBED HEREIN AND THEIR HEIRS, EXECUTORS, AND ASSIGNS.

ALSO GRANTED HERewith IS A 20 FOOT EASEMENT FOR INGRESS AND EGRESS ONLY FOR THE BENEFIT OF THE PREMISES DESCRIBED HEREIN AND THE TWO TRACTS WEST OF THE PREMISES DESCRIBED HEREIN REFERRED TO ABOVE. ACROSS THE GRANTOR'S REMAINING TRACT WHICH IS ADJACENT TO THE PREMISES DESCRIBED HEREIN AND EAST THEREOF TO RAILROAD STREET. SAID EASEMENT MAY BE USED IN COMMON BY THE GRANTOR AND THE GRANTEE HEREIN AND SHALL BE OVER EXISTING DRIVES, OR AT SUCH OTHER PLACE AS THE GRANTOR HEREIN MAY DESIGNATE. SAID INGRESS AND EGRESS SHALL NOT BE FOR PUBLIC USE, BUT MAY BE USED BY THE GRANTEE FOR ANY REASONABLE PURPOSE CONSISTENT WITH THE GRANTEE'S USE OF THE PREMISES DESCRIBED HEREIN. ANY CHANGE IN THE LOCATION IN SAID EASEMENT SHALL BE REASONABLE AND SHALL NOT UNDULY INCONVENIENCE THE GRANTEE. ANY FUTURE OWNER SHALL HAVE THE SAME RIGHTS IN SAID EASEMENT AS HEREIN GIVEN THE GRANTEE. SAID EASEMENT MAY ALSO BE USED FOR THE INSTALLATION OF UTILITY LINES TO GRANTEE'S TRACT.