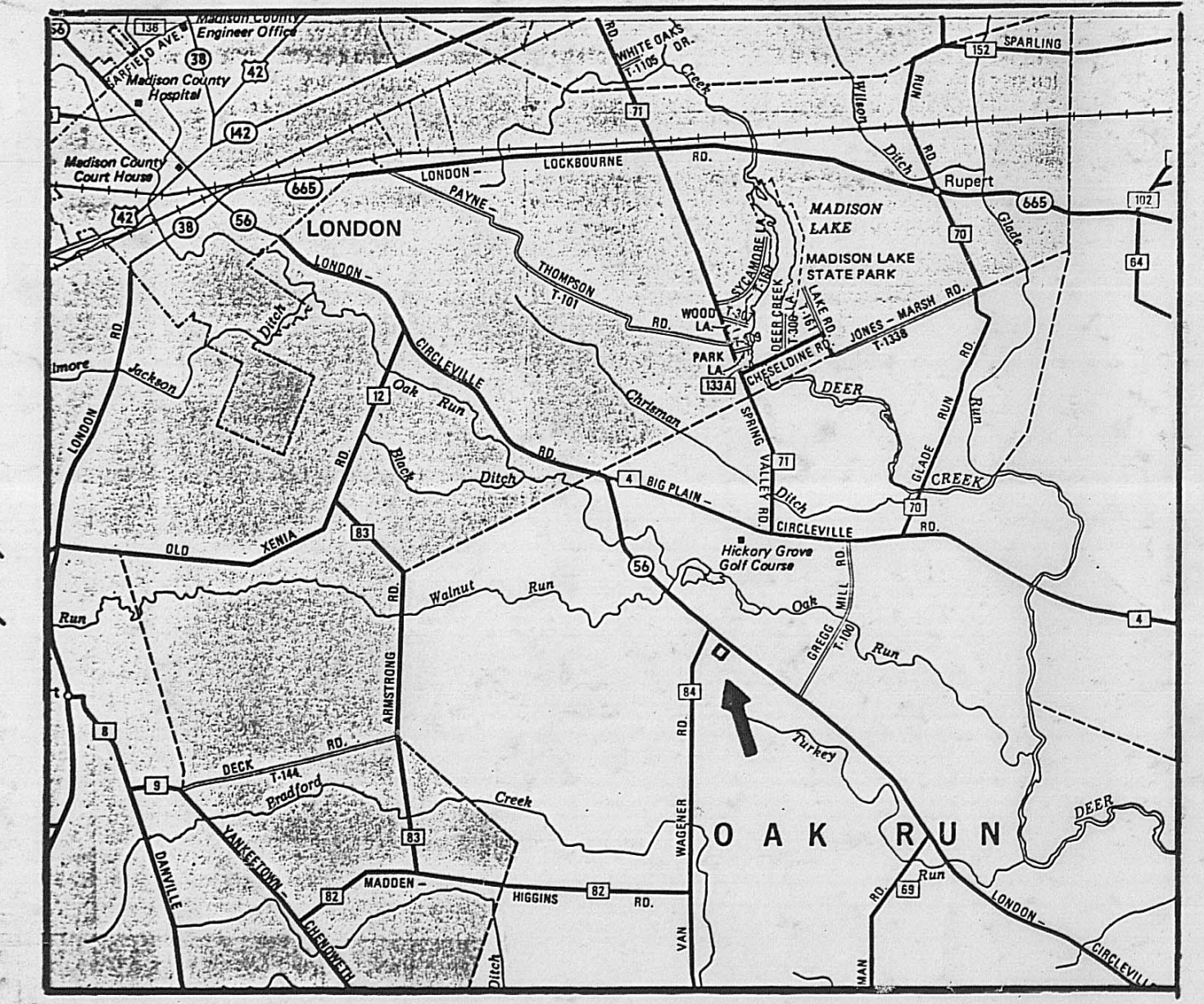


DONALD R. DANIELS & JUDY K. DANIELS - HUSBAND & WIFE OWNERS
 6745 VAN WAGENER ROAD (ALSO SPELLED VAN WAGNER ROAD)
 LONDON, OHIO 43140 1.00 ACRE AUDITOR # 13-00043
 VOL. 224 AT PG. 54 ZONED RESIDENCE USAGE

LOCATION OF NEWLY SURVEYED PARCEL
 OF 39,835 SQ. FT. OR 0.9145 ACRE
 SURVEYED AUG. 20 & 29, 1985



No. 86842 Fee \$4.00
WARRANTY DEED
 Know all Men by these Presents
 That **ROBERT E. RYAN AND PHYLLIS RYAN, husband and wife**
VOL. 230 PG. 393
 of the Township of Union, County of Madison and State of OHIO, Grantors, in consideration of the sum of One dollar (\$1.00) and other valuable consideration to them paid by **JAMES C. CONLEY AND VIRGINIA CONLEY**, 270 Old Xenia Road, RR#1, London, Ohio, Grantees, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee s, **JAMES C. CONLEY AND VIRGINIA CONLEY** their heirs and assigns forever, the following Real Estate situated in the County of Madison and in the Township of Oak Run and bounded as follows:
 From a pin in the centerline intersection of London-Circleville Road and Van Wagner Road, Oak Run Township, Madison County, Ohio, go then with the centerline to London-Circleville Road (State Route #56) S. 48 deg 16 min E 210.43 feet to the northeasterly corner of a 1.00 acre parcel recorded in book 174, page 20 said point being the true point of beginning; thence following the centerline to London-Circleville Road S 48 deg 16 min E 1125.24 feet to the northeasterly corner to the herein described tract; thence following a wire fence S 41 deg 10 min W 980.89 feet to a pin; thence at a near right angle N 51 deg 22 min W 1115.79 feet to a pin in the middle of Van Wagner Road; thence with the centerline thereof N 29 deg 13 min E 856.22 feet to a pin; thence leaving said roadway following a recorded boundary and wire fence S 49 deg 16 min E 210.43 feet to a pin; thence with a fence and property boundary N 29 deg 13 min E 210.43 feet to the point of beginning.
 Containing a total of 27.524 acres of land, 6.75 acres within VMS 1020 and 20.774 acres within VMS 5423, all being in Oak Run Township, Madison County, Ohio.
 Surveyed April 1976 by Rodger Irwin Baker and Associates, Ohio license #S-05539.
 DEED REFERENCE: Volume 191 Page 258 of the Deed Records, Madison County, Ohio.

CERTIFICATION: I, Rodger Irwin Baker...registered surveyor...Ohio License # S-05539... hereby certify that I have personally made an inspection of the perimeter described in the Grantors total tract, I have searched the records of Madison County public offices and the highway records of the Department of Transportation (division of highways)...and that I did make a new field survey of the above described premises...based on existing evidence and in my opinion the boundary is sufficiently platted and described.
 This survey was made the 20th., 24th., 29th. and 30th. of August, 1985.
 Rodger Irwin Baker AUG. 30-1985
 Rodger Irwin Baker...surveyor # S-05539
 395 Old State Route # 56 London, Ohio 43140 Tel: 614-852-0347

PLAT OF A FIELD SURVEY MADE IN AUG. '85 FOR DONALD R. DANIELS & JUDY K. DANIELS AND BEING A PORTION OF 27.524 ACRES BELONGING TO JAMES C. CONLEY AND VIRGINIA CONLEY - AUDITOR'S PARCEL #13-00035 OAK RUN TOWNSHIP, MADISON COUNTY STATE OF OHIO VMS N° 1020 PLAT SCALE 1"=50' AND SCALE: 1"=200'
TOTAL AREA = 27.524 ACRES LESS 0.9145 AC. RESIDUE = 26.6095 ACRES AS PER THE DESCRIBED PREMISES IN D.B. 230 PG. 393

DESCRIPTION of a newly surveyed parcel of land situated within VMS 1020 in the civil township of OAK RUN, county of MADISON, state of OHIO....fronting along State Route # 56 (aka London - Circleville Road) and being a portion of a total 27.524 acres belonging to James C. Conley and Virginia Conley...said 27.524 acres presently shown as Tax Parcel # 13-00035 on the County Auditor's Tax Duplicate....said newly surveyed premises contains 39,835 square feet or 0.9145 acre and is bounded and more particularly described as follows:
 Commence as a starting reference with a steel spike found in the centerline of State Route # 56 and in the centerline of Van Wagner Road (also spelled Van Wagner Road) thence with the centerline of State Route # 56 (London-Circleville Road)....S 48 deg 16 min 00 sec E 210.43 feet to a P.K.Spike set at the true point of beginning:
 Thence: Following the centerline of aforesaid State Route # 56....S 48 deg 16 min 00 sec E 215.970 feet to a P.K.Spike set at the easterly corner of the herein described parcel of land;
 Thence: S 40 deg 24 min 19 sec W (passing a 3/4 inch diameter steel pipe set at the base of a leaning wooden corner post at an existing fence corner;
 Thence: Following a wire fence...N 49 deg 31 min 28 sec W 175.080 feet to a 1" diameter steel bar set at the base of a wooden post in said wire fence... which steel bar is the most southerly corner of a 1.00 acre parcel of land conveyed to Donald R. Daniels and Judy K. Daniels as found recorded in Deed Volume 224 at Page 54 of the Madison County Recorders office;
 Thence: Following the common boundary of record between the herein Grantors and said Daniels...N 29 deg 13 min 00 sec E (passing a steel 1" TEE Iron at 176.43...said TEE Iron found undisturbed and in good condition).... a total distance of 210.430 feet to the true point of beginning;
 Containing within said bounds a total of 39,835 square feet or 0.9145 acre of land.
 Bearings derived from courses called for in the Grantors total tract which is found described in Deed Volume 230 at Page 393, 394 and 395.
 This parcel of land is not within a flood prone area and is not improved...there are no structures on the premises.

Know all Men by these Presents
 That **Charles Bowen and Loretta F. Bowen, husband and wife,**
 of Madison County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to **Donald R. Daniels and Judy K. Daniels**
 whose tax mailing address is **R.#4, London, Ohio 43140**
VOL. 224 PG. 54
 the following real property:
 Situated in the County of Madison in the State of Ohio and in the Township of Oak Run and bounded as follows:
 Beginning at the junction of the center line of Van Wagner Road No. 1 and State Route 56 in Oak Run Township, Madison County, Ohio; thence with the last named center line S. 49° 28' E. 210.43 feet; thence (passing an iron pin at 34 feet) S. 28° 30' W. 210.43 feet to an iron pin; thence (passing an iron pin at 182.43 feet) N. 49° 28' W. 210.43 feet to the center line of said Van Wagner Road No. 1; thence with said center line N. 28° 30' E. 210.43 feet to the beginning, containing 1.00 acre of land, more or less, V.M.S. 1020 in said township, and is part of 7.75 acres now in the name of John W. Pierce.
 Subject to all legal highways, restrictions and easements of record and zoning ordinances and regulations.
 Subject to a mortgage given to Shaker Savings Association and assigned to The Kissel Company in the principal amount of \$8,500.00, dated August 28, 1970 and recorded in Volume 165, page 228, Mortgage Records of Madison County, Ohio, which grantees herein assume and agree to pay.
 Prior Instrument Reference: Volume 216, Page 107.
 Witness their hand s this 19th day of March 1975.
 Signed and acknowledged in presence of
 Charles Bowen
 Loretta F. Bowen
 State of Ohio, } ss. Before me, a Notary Public
 Madison County, } in and for said County and State, personally appeared the above named Charles Bowen and Loretta F. Bowen who acknowledged that they did sign the foregoing instrument and that the same is their free and deed.
 In Testimony Whereof, I have hereunto set my hand and official seal, at London, Ohio this 19th day of March A. D. 1975.
 Maurice E. Beathard
 Notary Public - State of Ohio
 Attorney at Law
 This instrument prepared by Maurice E. Beathard.

DESCRIPTION of a newly surveyed parcel of land situated within VMS 1020 in the civil township of OAK RUN, county of MADISON, state of OHIO....fronting along State Route #56 (aka London-Circleville Road) and being a portion of a total 27.524 acres belonging to James C. Conley and Virginia Conley...said 27.524 acres presently shown as Tax Parcel #13-00035 on the County Auditor's Tax Duplicate....said newly surveyed premises contains 39,835 square feet or 0.9145 acre and is bounded and more particularly described as follows:

Commence as a starting reference with a steel spike found in the centerline of State Route #56 and in the centerline of Van Wagener Road (also spelled Van Wagner Road) thence with the centerline of State Route #56 (London-Circleville Road)....S 48 deg 16 min 00 sec E 210.43 feet to a P.K. Spike set at the true point of beginning:

Thence: Following the centerline of aforesaid State Route #56.... S 48 deg 16 min 00 sec E 215.970 feet to a P.K. Spike set at the easterly corner of the herein described parcel of land;

Thence: S 40 deg 24 min 19 sec W (passing a 3/4 inch diameter steel pipe set at 30.639 feet)...a total distance of 201.639 feet to a 3/4 inch diameter steel pipe set at the base of a leaning wooden corner post at an existing fence corner;

Thence: Following a wire fence...N 49 deg 31 min 28 sec W 175.080 feet to a 1" diameter steel bar set at the base of a wooden post in said wire fence...which steel bar is the most southerly corner of a 1.00 acre parcel of land conveyed to Donald R. Daniels and Judy K. Daniels as found recorded in Deed Volume 224 at Page 54 of the Madison County Recorder's office;

Thence: Following the common boundary of record between the herein Grantors and said Daniels....N 29 deg 13 min 00 sec E (passing a steel 1" TEE Iron at 176.43...said TEE Iron found undisturbed and in good condition)....a total distance of 210.430 feet to the true point of beginning:

Containing within said bounds a total of 39,835 square feet or 0.9145 acre of land.

Bearings derived from courses called for in the Grantors total tract which is found described in Deed Volume 230 at Page 393, 394 and 395.

This parcel of land is not within a flood prone area and is not improved...there are no structures on the premises.