

Survivorship Deed

FROM

Double E Farms, An Ohio Partnership

TO

David H. Thomas and Judy A. Thomas

Recorded March 21, 1987
 A 2:11 P.M. 07000 P.M.
 Recorded March 23, 1987
 In Madison County
 (1) 1 1 1
 WLLZ Page 760-761
Magnum S. Rife
 Recorder
 MADISON COUNTY, OHIO
 REC-121410

Returned to George Mathewson, Atty. at Law, London, Ohio page 7
 No. 121410
 Fee \$10.00

SURVIVORSHIP DEED, Statutory Form No. 23-8 (REVISED, SUR. S.B. 201, E.F. 4/4/85)

Survivorship Deed*

Double E. Farms, An Ohio Partnership of Madison County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to David H. Thomas and Judy A. Thomas, husband and wife for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are 5151 Jones Marsh Road, London, Ohio 43140 the following REAL PROPERTY: Situated in the County of Madison in the State of Ohio and in the Township of Fairfield and bounded and described as follows: SITUATE in the State of Ohio, County of Madison, Township of Fairfield, being a part of Virginia Military Survey Numbered 5637, and being 6.771 acres out of the 400 acre tract conveyed to Richard L. Eisenman and James H. Elliott, Trustees, of Record in Deed Book 203, Page 382, Recorder's Office, Madison County, Ohio, said 6.771 acre tract being more particularly described as follows:

Beginning for reference at a found railroad spike on the centerline of Big Plain-Circleville Road (County Road No. 4, 50 foot right-of-way) at an angle point in said Big Plain-Circleville Road, said railroad spike being approximately 3300 feet westerly along said Big Plain-Circleville Road from the intersection of Hume-Lever Road and said Big Plain-Circleville Road, said railroad spike also being a corner of a 400 acre tract conveyed to Richard L. Eisenman and James H. Elliott, Trustees, of Record in Deed Book 203, Page 382, Recorder's Office, Madison County, Ohio, said railroad spike also being a corner of a tract conveyed to Dewine Enterprises, Inc. et al of Record in Deed Book 263, Page 781, Recorder's Office, Madison County, Ohio; thence with the centerline of said Big Plain-Circleville Road and with a south line of said Richard L. Eisenman and James H. Elliott, Trustees, 30 acre tract and with a north line of said Dewine Enterprises, Inc. et al tract south 87 degrees, 25 minutes, 00 seconds West 186.18 feet to a set railroad spike and the true point of beginning; thence continuing with the centerline of said

Big Plain-Circleville Road and with a north line of said Dewine Enterprises, Inc. et al tract and the south line of the herein described tract

South 87 degrees, 25 minutes, 00 seconds West 394.73 feet to a set railroad spike at the southeasterly corner of a tract conveyed to R & G Farms, A Partnership, of Record in Deed Book 248, Page 225, Recorder's Office, Madison County, Ohio, thence leaving the centerline of said Big Plain-Circleville Road and the north line of said Dewine Enterprises, Inc. et al tract and with the easterly line of said R & G Farms, Partnership, tract and the west line of the herein described tract

North 3 degrees, 48 minutes, 30 seconds West 733.94 feet to a set, solid iron pin, passing a set, solid iron pin at 30.01 feet; thence leaving the easterly line of said R & G Farms, A Partnership, tract and with the north line of the herein described tract across said 400 acre Richard L. Eisenman and James H. Elliott, Trustees, tract

South 89 degrees, 26 minutes, 08 seconds East 422.85 feet to a set, solid iron pin; thence with the east line of the herein described tract and continuing across said 400 acre Richard L. Eisenman and James H. Elliott, Trustees, tract

South 1 degree, 37 minutes, 58 seconds East 710.65 feet to the point of beginning, passing a set, solid iron pin at 680.65 feet, containing 6.771 acres, more or less, subject however to all legal rights-of-way and easements.

The aforementioned set, solid iron pins are 5/8 inch by 30 inch rebar capped with a yellow plastic cap having the name "Thomas Eng'r. & Surveying" impressed thereon.

The bearings of this description are based on the Deed Description bearing of the centerline of Big Plain-Circleville Road, as described in a Deed recorded in Deed Book 203, Page 382, Recorder's Office, Madison County, Ohio.

The above described property is subject to a mortgage from Kenneth E. and Mary W. Bumgarner to Federal Land Bank in Mortgage Record 132, page 233 on January 15, 1965 in the Madison County Recorder's Office which grantor herein will obtain a release as soon as possible and for which funds are being held in escrow.

Grantees herein assume the foregoing mortgage as it pertains to the real estate described herein.

Prior Instrument Reference: Vol. pg. of the Deed Records of Madison County, Ohio. Double E. Farms, An Ohio Partnership 27 day of April, 19 87.
 Grantor, releases all rights of dower therein. Witness their hand(s) this 27 day of April, 19 87.
 Signed and acknowledged in presence of:

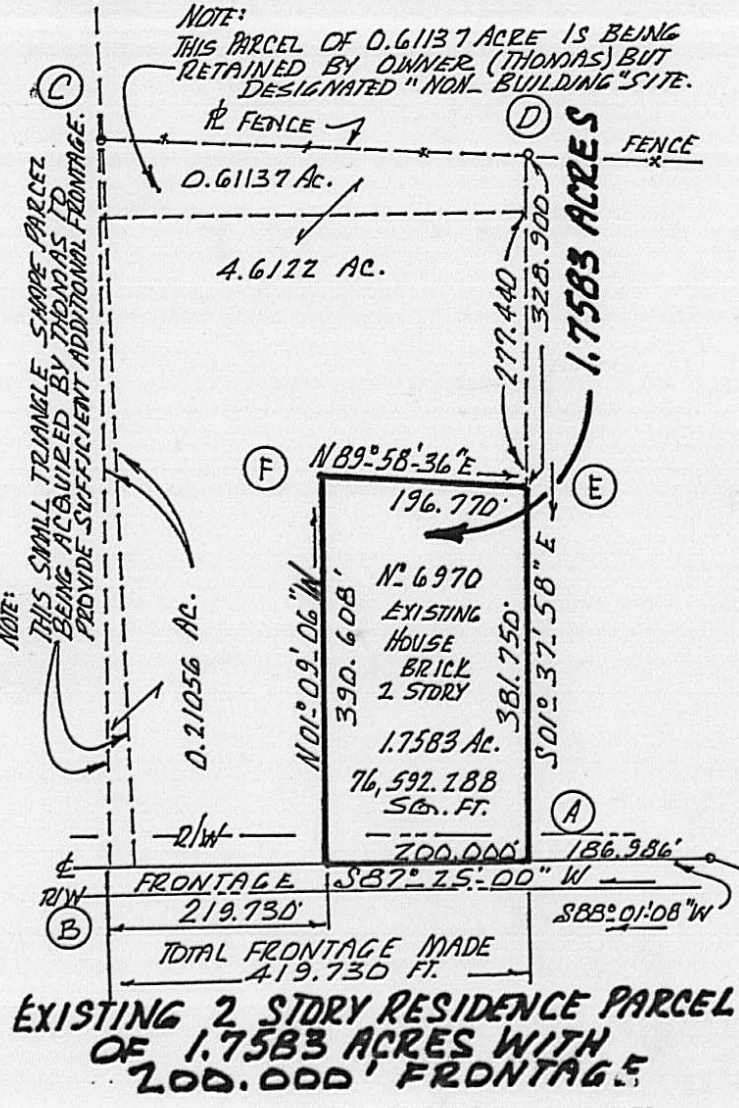
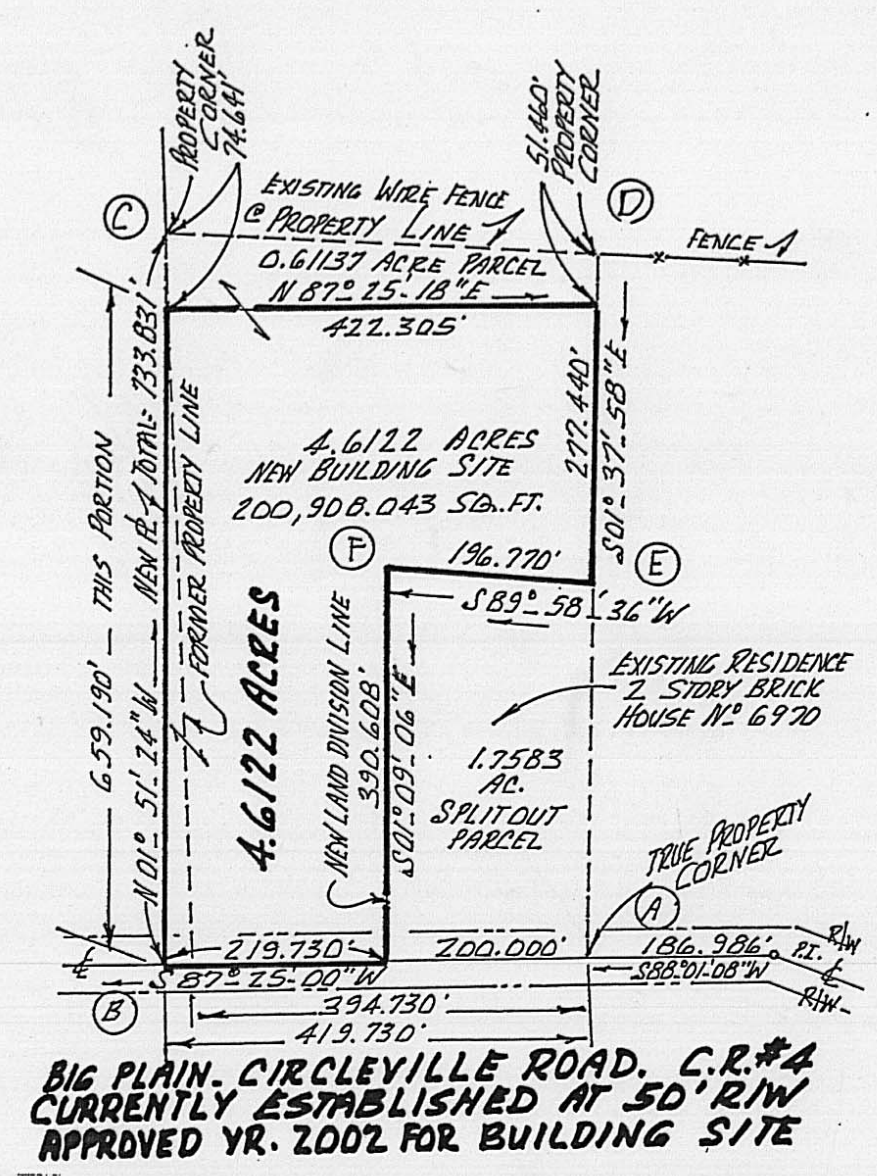
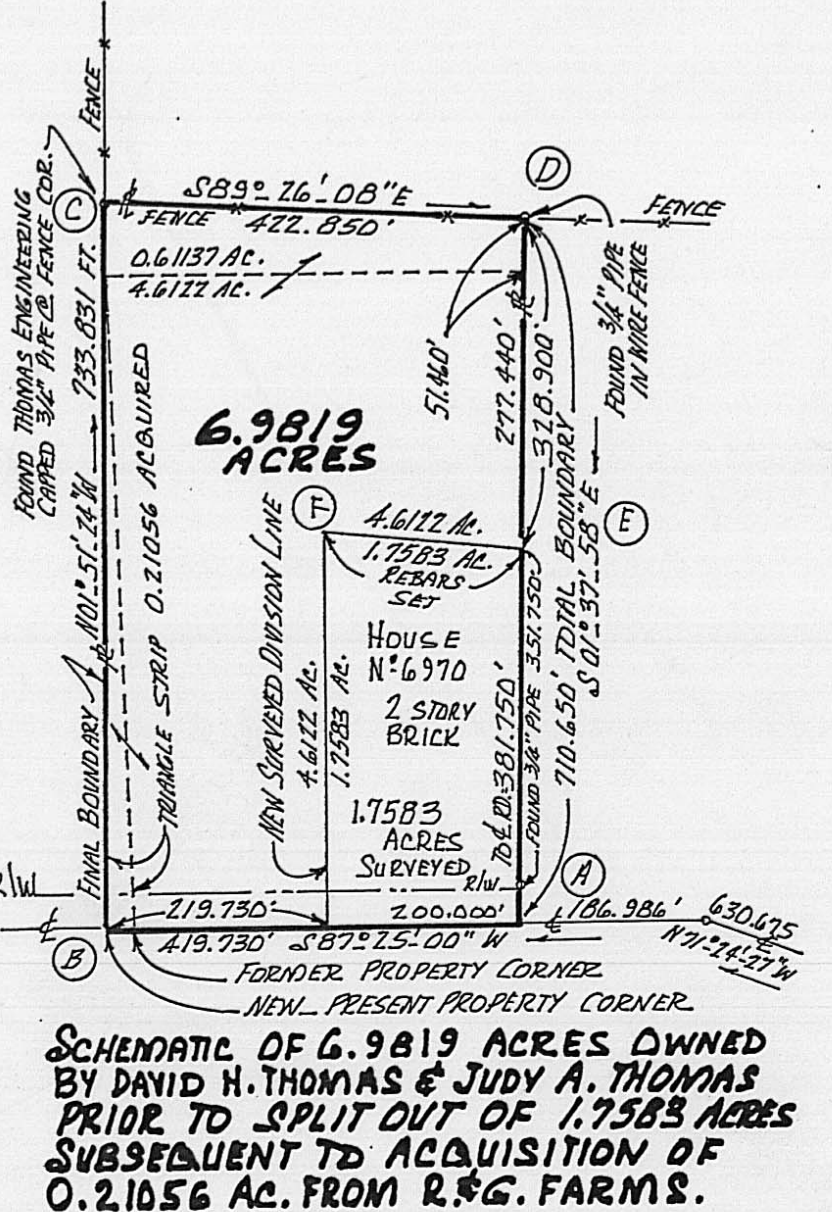
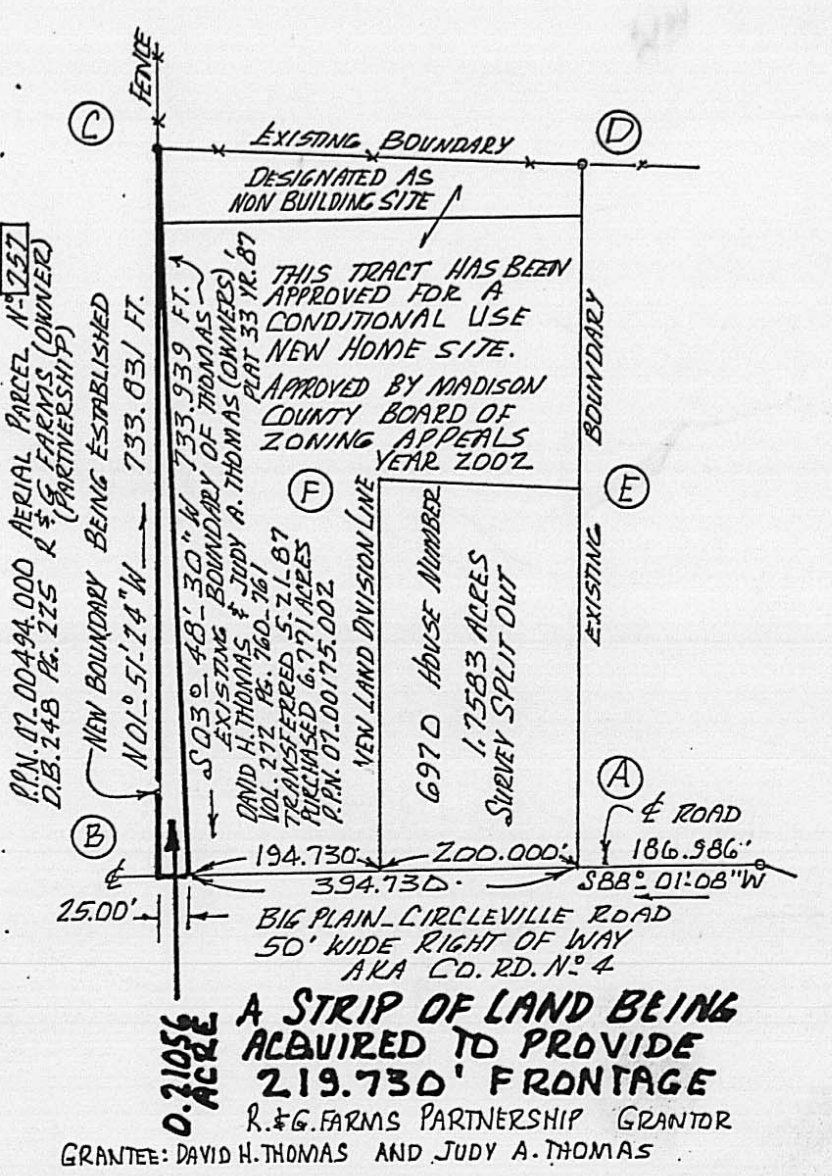
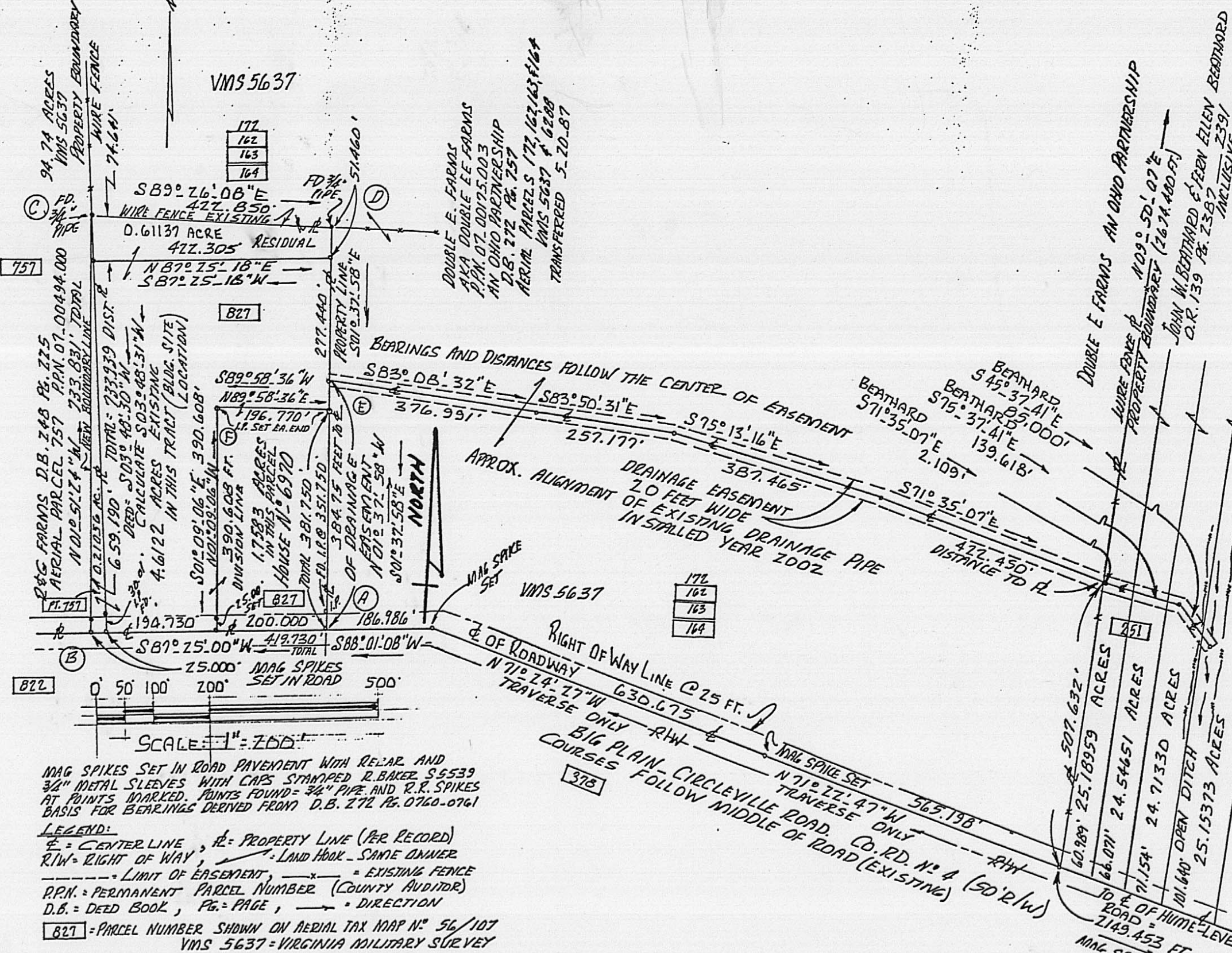
DOUBLE E FARMS, AN OHIO PARTNERSHIP
 By: T. W. Eisenman, partner
Florence Eisenman, partner

State of Ohio County of Madison ss.
 BE IT REMEMBERED, That on this 27th day of April, 19 87, before me, the subscriber, a Notary Public in and for said state, personally came, T. W. Eisenman and Florence Eisenman, partners in and for said state, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed, and in TESTIMONY WHEREOF, I have hereunto set my hand and seal at London, Ohio this 27th day of April, 19 87.

This instrument was prepared by TANNER & MATHWESON, 2 South Main Street, London, OH 43140

(1) Name of Grantor(s) and marital status.
 (2) See Sections 5302.02 and 5302.04 Ohio Revised Code.
 (3) Name of Grantee(s) and marital status of each.
 (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
 (5) District whichever does not apply.
 (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER
 DATE 31 Mar 87 BY KS
 ACRES 6.771 RESIDUAL 467.53 ac.
Fairfield



Rodger Irwin Baker
 Sept. 27-2002

PLAT OF LAND DIVISION (SURVEY)
 IN VMS 5637 FAIRFIELD TWP.,
 MADISON COUNTY, OHIO.
 ALONG BIG PLAIN-CIRCLEVILLE RD.
 PART OF AERIAL PARCELS 757 & 827

TAXPIN	FILE	PARCEL	AERIAL	VMS	ACREAGE	LOT	SUB	NAME	DEED	PLAT	YEAR
07-00175.002	FA	827	56	5637	6.771	0	0	THOMAS, DAVID H. & JUDY A.	272/760	33	87

89-02

House number 6970 Big Plain-Circleville Road S.E. London, Ohio 43140

Description of 1.7583 acres or (76,592.288 square feet of land) in Fairfield Civil Township, Madison County, State of Ohio being bounded and more particularly described as follows:

Commence for a point of starting reference with a spike in the middle of Hume Lever Road and Big Plain Circleville Road....go then with the middle of Big Plain Circleville Road N 71 deg 24 min 44 sec W 2149.453 feet to the common corner between said Beathard and Double E. Farms Parcel one D.B. 203 Pg. 382 aka Double EE Farms, an Ohio partnership P.P.N. 07-00175.003 D.B. 272 at Pg. 757...John W. Beathard et al P.P.N. 07-00037.000 D.B. 272 Pg. 341...a set mag spike; (see also John W. Beathard and Fern Ellen Beathard O.R. 0139 at Pgs. 2387 through 2391);

Then continue along the middle alignment of Big Plain-Circleville Road N 71 deg 22 min 47 sec W 565.198 feet to a spike set; again with said roadway N 71 deg 24 min 27 sec W 630.675 feet to a spike set; then continue with the roadway alignment S 88 deg 01 min 08 sec W 186.986 feet to a set mag spike;

The true point of beginning:

Thence: Again with said centerline of Big Plain-Circleville Road S 87 deg 25 min 00 sec W 200.000 feet to a set mag spike;

Thence: Leaving said roadway and passing a set 5/8 inch rebar at 25.00 feet go N 01 deg 09 min 06 sec W 390.608 feet to a set capped rebar;

Thence: N 89 deg 58 min 36 sec E 196.770 feet to a set capped rebar;

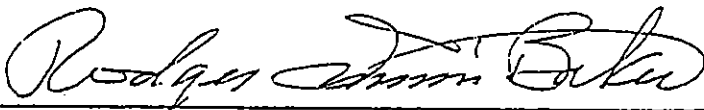
Thence: S 01 deg 37 min 58 sec E 381.750 feet to the point of beginning (passing a found 3/4 inch pipe at 351.750 feet).

Containing within said bounds 1.7583 acres of land.

Bearings are derived from those calls cited in D.B. 272 Pg. 0760.

Surveyed June 2002 by Rodger Irwin Baker and Remo D. Mancini ...Ohio license # S-005539.

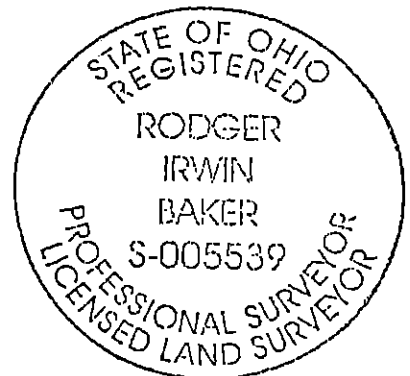
There are no buildings on this parcel of land. This property is not in a flood plain.



June 19, 2002

Rodger Irwin Baker L.L.S. & P.S. S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004



Being a boundary description of 4.6122 acres of land in VMS 5637, Fairfield Civil Township, Madison County, State of Ohio which property fronts along the centerline of 50 feet wide Big Plain-Circleville Road (County Road # 4) and is bounded and more particularly described as follows:

Commence for a point of starting reference with a spike in the middle of Hume Lever Road and Big Plain Circleville Road....go then with the middle of Big Plain Circleville Road N 71 deg 24 min 44 sec W 2149.453 feet to the common corner between said Beathard and Double E. Farms Parcel one D.B. 203 Pg. 382 aka Double EE Farms, an Ohio partnership P.P.N. 07-00175.003 D.B. 272 at Pg. 757 ..John W. Beathard et al P.P.N. 07-00037.000 D.B. 272 Pg. 341...a set mag spike;

Then continue along the middle alignment of Big Plain-Circleville Road N 71 deg 22 min 47 sec W 565.198 feet to a spike set; again with said roadway N 71 deg 24 min 27 sec W 630.675 feet to a spike set; then continue with the roadway alignment S 88 deg 01 min 08 sec W 186.986 feet to a set mag spike;

Then once again following the centerline of Big Plain-Circleville Road go S 87 deg 25 min 00 sec W 200.000 feet to a mag spike set at the true point of beginning;

Thence: With the property frontage hereto go along the roadway centerline S 87 deg 25 min 00 sec W (passing a set mag spike at 194.730 feet) a total distance of 219.730 feet to a set mag spike;

Thence: Passing a set capped rebar at 25.00 feet go N 01 deg 51 min 24 sec W 659.190 feet to a set rebar capped;

Thence: N 87 deg 25 min 18 sec E 422.305 feet to a set rebar capped;

Thence: S 01 deg 37 min 58 sec E 277.440 feet to a set rebar capped;

Thence: S 89 deg 58 min 36 sec W 196.770 feet to a set capped rebar;

Thence: Passing a set capped rebar at 365.608 feet go S 01 deg 09 min 06 sec E a distance of 390.608 feet to the true point of beginning.

Containing within said bounds 4.6122 acres of land.

Bearings are derived from those calls cited in D.B. 272 Pg. 0760.

Surveyed June 2002 by Rodger Irwin Baker and Remo D. Mancini ...Ohio license # S-005539.

There are no buildings on this parcel of land. This property is not in a flood plain.

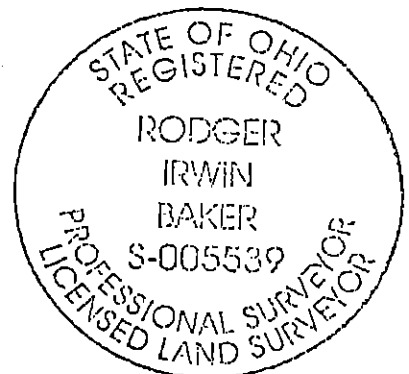


June 19, 2002

Rodger Irwin Baker L.L.S. & P.S. S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004

In the second paragraph reference is made to John W. Beathard and Fern Ellen Beathard who have filed more recent deeds in O.R. 0139 at Pages 2387 through 2391.



The following is a correct description of 6.98190 acres of land in VMS 5637 in the Civil Township of Fairfield, County of Madison, State of Ohio, fronting along the middle of Big Plain-Circleville Road (50 feet wide County Road # 4) being bounded and more particularly described as follows:

Commence for a point of starting reference with a spike in the middle of Hume Lever Road and Big Plain Circleville Road.....go then with the middle of Big Plain Circleville Road N 71 deg 24 min 44 sec W 2149.453 feet to the common corner between said Beathard and Double E. Farms Parcel one D.B. 203 Pg. 382 aka Double EE Farms, an Ohio partnership P.P.N. 07-00175.003 D.B. 272 at Pg. 757...John W. Beathard et al P.P.N. 07-00037.000 D.B. 272 Pg. 341...a set mag spike; (also see O.R. 0139 at Pages 2387 through 2391)

Then continue along the middle alignment of Big Plain-Circleville Road N 71 deg 22 min 47 sec W 565.198 feet to a spike set; again with said roadway N 71 deg 24 min 27 sec W 630.675 feet to a spike set; then continue with the roadway alignment S 88 deg 01 min 08 sec W 186.986 feet to a set mag spike;

The true point of beginning:

Thence: Continue with the middle of Big Plain-Circleville Road S 87 deg 25 min 00 sec W (passing set mag spikes at 200.000 feet and at 394.730 feet) a total frontage distance of 419.730 feet to another set mag spike;

Thence: Leaving said roadway and passing a set capped rebar at 25.00 feet go N 01 deg 51 min 24 sec W 733.831 feet to a found 3/4 inch capped pipe by Thomas Engineering;

Thence: Following a wire fence S 89 deg 26 min 08 sec E 422.850 feet to a found 3/4 inch pipe;

Thence: Passing a set capped rebar at 328.900 feet and at 680.65 feet, go S 01 deg 37 min 58 sec E a total distance of 710.650 feet to the point of beginning.

Containing within said bounds 6.98190 acres of land.

Bearings are derived from those calls cited in D.B. 272 Pg. 0760.

Surveyed June 2002 by Rodger Irwin Baker and Remo D. Mancini ...Ohio license # S-005539.

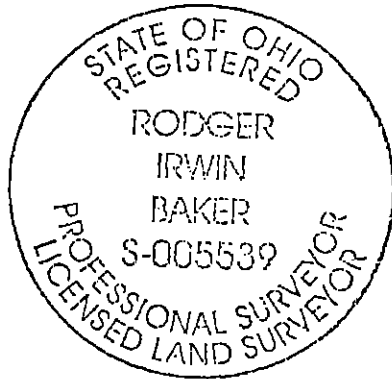
There are no buildings on this parcel of land. This property is not in a flood plain.



June 19, 2002

Rodger Irwin Baker L.L.S. & P.S. S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004



The following is a correct boundary description of 6.37055 acres of land in VMS 5637 in Fairfield Civil Township, Madison County, State of Ohio which land fronts along the centerline of Big Plain-Circleville Road (50 feet wide County Road # 4), said 6.37055 acres is bounded and more particularly described as follows:

Commence for a point of starting reference with a spike in the middle of Hume Lever Road and Big Plain Circleville Road....go then with the middle of Big Plain Circleville Road N 71 deg 24 min 44 sec W 2149.453 feet to the common corner between said Beathard and Double E. Farms Parcel one D.B. 203 Pg. 382 aka Double EE Farms, an Ohio partnership P.P.N. 07-00175.003 D.B. 272 at Pg. 757 ..John W. Beathard et al P.P.N. 07-00037.000 D.B. 272 Pg. 341...a set mag spike; (John W. and Fern Ellen Beathard O.R. 0139 Pg. 2387).

Then continue along the middle alignment of Big Plain-Circleville Road N 71 deg 22 min 47 sec W 565.198 feet to a spike set; again with said roadway N 71 deg 24 min 27 sec W 630.675 feet to a spike set; then continue with the roadway alignment S 88 deg 01 min 08 sec W. 186.986 feet to a set mag spike;

This being the true point of beginning:

Thence: With said centerline and passing set mag spikes at 200.000 feet and at 394.730 feet, S 87 deg 25 min 00 sec W 419.730 feet to a set mag spike;

Thence: Leaving said roadway and passing a set capped rebar at 25.000 feet go then N 01 deg 51 min 24 sec W 659.190 feet to a set rebar (capped);

Thence: N 87 deg 25 min 18 sec E 422.305 feet to a set rebar (capped);

Thence: Passing a set rebar at 277.440 feet and a 3/4 inch pipe found at 629.190 feet; a bearing of S 01 deg 37 min 58 sec E and total distance of 659.190 feet to the true point of beginning.

Containing within said bounds 6.37055 acres of land.

Bearings are derived from those calls cited in D.B. 272 Pg. 0760.

Surveyed June 2002 by Rodger Irwin Baker and Remo D. Mancini ...Ohio license # S-005539.

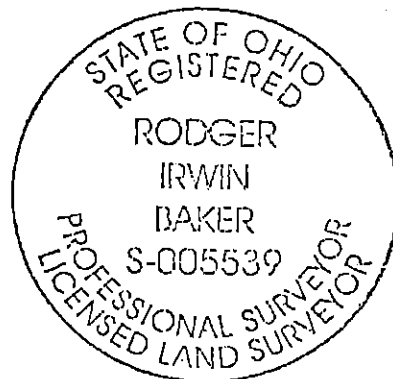
There are no buildings on this parcel of land. This property is not in a flood plain.

Rodger Irwin Baker

June 19, 2002

Rodger Irwin Baker L.L.S. & P.S. S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004



Drainage easement crossing Double EE Farms connecting lands owned by David H. Thomas and Judy A. Thomas D.B. 272 Pg. 760 6.771 acres P.P.N. 07-00175.002 to land owned by John W. Beathard et al P.P.N. 07-00037.000 D.B. 272 Pg. 341.

Commence for a point of starting reference with a spike in the middle of Hume Lever Road and Big Plain Circleville Road.....go then with the middle of Big Plain Circleville Road N 71 deg 24 min 44 sec W 2149.453 feet to the common corner between said Beathard and Double E. Farms Parcel one D.B. 203 Pg. 382 aka Double EE Farms, an Ohio partnership P.P.N. 07-00175.003 D.B. 272 at Pg. 637...John W. Beathard et al P.P.N. 07-00037.000 D.B. 272 Pg. 341...a set mag spike;

Then with the common boundary between said Beathard and Double EE Farms (marked with a wire fence) go N 09 deg 50 min 07 sec E 507.630 feet to a point that intersects a newly installed underground drainage pipe...the point of beginning:

Thence: N 71 deg 35 min 07 sec W 422.450 feet;

Thence: N 75 deg 13 min 16 sec W 387.465 feet:

Thence: N 83 deg 50 min 31 sec W 257.177 feet;

Thence: N 83 deg 08 min 32 sec W 376.991 feet to a set steel rebar capped on the easterly boundary of 6.771 acres belongong to aforesaid Thomas.....said rebar measures along Thomas' easterly boundary N 01 deg 37 min 58 sec W 384.750 feet from a mag spike set in the middle of Big Plain-Circleville Road which spike is the southeasterly corner of said 6.771 acres in the ownership of said Thomas.

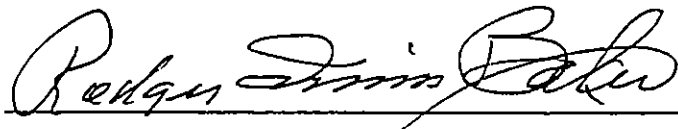
The above four (4) courses and distances represent the middle of a 20 feet wide drainage easement. Bearings derived from D.B. 272 at Pg. 0760

The above described twenty feet wide drainage easement (20 feet) is intended to follow a newly installed subsurface drain pipe as located in the field by Remo D. Mancini and Rodger Irwin Baker June 2002.

Bearings are derived from those calls cited in D.B. 272 Pg. 0760.

Surveyed June 2002 by Rodger Irwin Baker and Remo D. Mancini ...Ohio license # S-005539.

There are no buildings on this parcel of land. This property is not in a flood plain.



June 19, 2002

Rodger Irwin Baker L.L.S. & P.S. S-005539 (Ohio)
1300 Plain City- Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004

