

## LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that FRANKLIN REAL ESTATE COMPANY, a Pennsylvania corporation, Grantor, for the consideration of One Dollar (\$1.00) and other good and valuable consideration received to its full satisfaction of KELLY ALAN WORSTALL and KELLY LYNN WORSTALL, husband and wife whose tax mailing address is 9595 McGLADE SCHOOL ROAD, DRESDEN, OHIO 43821, Ohio, does give, grant, bargain, sell and convey with limited warranty covenants unto the said Grantee, their heirs and assigns, forever, subject to the terms and conditions herein, the following described premises, to-wit:

Situated in the State of Ohio, Muskingum County, Cass Township, Fourth Quarter, Twp. 3N., Range 8 W., U.S. Military Survey, and more particularly described as follows:

Beginning at an iron pin at the southwest corner of Farm Lot 17 (found), said pin being the true place of beginning for the tract herein to be described; thence with the west line of said Lot north 2 degrees, 16 minutes, 14 seconds west 430.00 feet to a monument (set); thence leaving said west line north 89 degrees, 18 minutes, 40 seconds east 700.81 feet to a corner post thence south 85 degrees, 59 minutes 45 seconds east 1315.91 feet to a monument (found); thence south 1 degree, 10 minutes, 30 seconds west, 346.26 feet to an iron pin (found) on the south line of Farm Lot 17; thence with said south line west 1989.32 feet to the place of beginning containing 18.685 acres, more or less.

Parcel No. 10-10-34-51-39.

This description written from a survey done by Raymond M. Roberts, Registered Surveyor No. 5803 done on August 11, 1989.

Last Transfer: Deed Record Volume 548, Page 827.

EXCEPTING AND RESERVING, unto the Grantor, its successors and assigns, all oil and gas, and all other minerals underlying the surface of the premises, including all royalties and delay rentals, together with right to remove same, provided that none of the surface of the above-described premises will be used in any manner in connection with such removal.

This conveyance is hereby made subject to the following:

1. The lien of real estate taxes and assessments which taxes and assessments shall be prorated to the date of delivery of this deed.
2. All easements, leases, rights of way, legal highways, restrictions, conditions and covenants, whether or not of record, which may affect said real estate.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging to the said Grantees, Kelly Alan Worstall and Kelly Lynn Worstall their heirs and assigns, forever.

And the said Grantor, Franklin Real Estate Comany, for itself, its successors, and assigns, does hereby covenant with said Grantee, Kelly

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