

Situated in the State of Ohio, County of Scioto, Township of Jefferson, being in the northwest quarter*of the southeast quarter of Section 14, Range 21 West, Township 3 North, of "The Congress Lands East of The Scioto River", being part of a 36 acres tract as conveyed to Bruner Land Company by Deed Volume 882, Page 556 of the Scioto County Recorder's Office, and being bounded and described as follows:
(*Formerly carried in the Northeast quarter)
Beginning at an iron pin set at the northeast corner of the northwest quarter of the southeast quarter of Section 14 (Note: Reference bearing on the east line of said quarter-quarter section used as South 03°36'31" East.);

thence, from said Point of Beginning with the quarter-quarter section and the west line of a 44 acres tract as conveyed to Floyd Hunt by Deed Volume 644, Page 671 of the Scioto County Recorder's Office, South 03°36'31" East a distance of 1,042.44 feet to a point in the centerline of Township Road No. 424 (Nelson Road), passing through an iron pin set at a distance of plus 942.44 feet;

thence, with the centerline of Township Road No. 424, the following eleven courses:

- (1) North 22°01'40" West a distance of 50.11 feet to a point;
- (2) thence North 39°13'08" West a distance of 60.30 feet to a point;
- (3) thence North 48°17'45" West a distance of 200.08 feet to a point;
- (4) thence North 37°20'54" West a distance of 114.23 feet to a point;
- (5) thence North 25°52'42" West a distance of 79.86 feet to a point;
- (6) thence North 13°03'00" West a distance of 68.27 feet to a point;
- (7) thence North 05°34'26" West a distance of 122.26 feet to a point;
- (8) thence North 10°12'02" West a distance of 69.41 feet to a point;
- (9) thence North 21°53'34" West a distance of 74.08 feet to a point;
- (10) thence North 36°17'00" West a distance of 26.80 feet to a point;

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Description of Parcel No. 5

(11) thence, continuing, North 36°17'00" West a distance of 70.69 feet to a point at the southeast corner of a 1.00 acre tract as conveyed to Ronald O. Hardy by Deed Volume 876, Page 98 and platted in Deed Volume 688, Page 448 of the Scioto County Recorder's Office;

thence, leaving the road with the south line of said Hardy property, North 41°00'50" East a distance of 315.92 feet to an iron pin set in the north line of the southeast quarter of Section 14, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the quarter section line and the south line of a 21 acres tract as conveyed to Ralph Bernthold by Deed Volume 817, Page 434 of the Scioto County Recorder's Office, North 86°44'58" East a distance of 162.68 feet to the Point of Beginning;

containing 5.761 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 424.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 424. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of Township Road No. 424. Containing 1.075 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of the southeast quarter of Section 14 used as an assumed bearing of North 06°46'29" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of March 7, 1995.

Prior Deed: Deed Volume 882, Page 556

E X H I B I T A

BRUNER FANCHER FARM PROTECTIVE COVENANTS

The following protective covenants are covenants running with the land and shall remain in full force and effect until January 1, 2050. They may be enforced by any owner acquiring any part of the land acquired by the undersigned in Jefferson Township by Deed recorded in Volume 882 Page 556 in the land records of Scioto County.

No more than two residences per tract shall be permitted.

Any mobile home placed on said property shall contain a minimum of 700 square feet and shall be underskirted at time of placement.

No inoperative or unlicensed vehicles may be placed on said farm. No accumulation of discarded personal effects, debris, waste, garbage or any unsightly objects or matter will be permitted on any farm.

Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.

Farms are for residential use and no farm or structure shall be used for any type of business or commercial enterprise, with the exception of a horse farm, cattle farm, or truck farm, (fruits and vegetables).

No swine shall be permitted on said land.

No temporary house, shack, tent, camper, school bus, or recreational vehicle shall be used as a residence, either temporary or permanent.

Any residence erected on said farm shall be at least 700 square feet of indoor heated area and shall have a finished siding such as rustic wood, frame, brick veneer, pressboard, or contemporary siding.

Any building or structure placed on said property shall be set back a minimum of 40 feet from the center of the existing road unless a lesser set-back is requested by public authority.

Where protective covenants and Scioto County of Jefferson Township Zoning Ordinances are in conflict, the stricter requirement will prevail.

Invalidation of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.

The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.