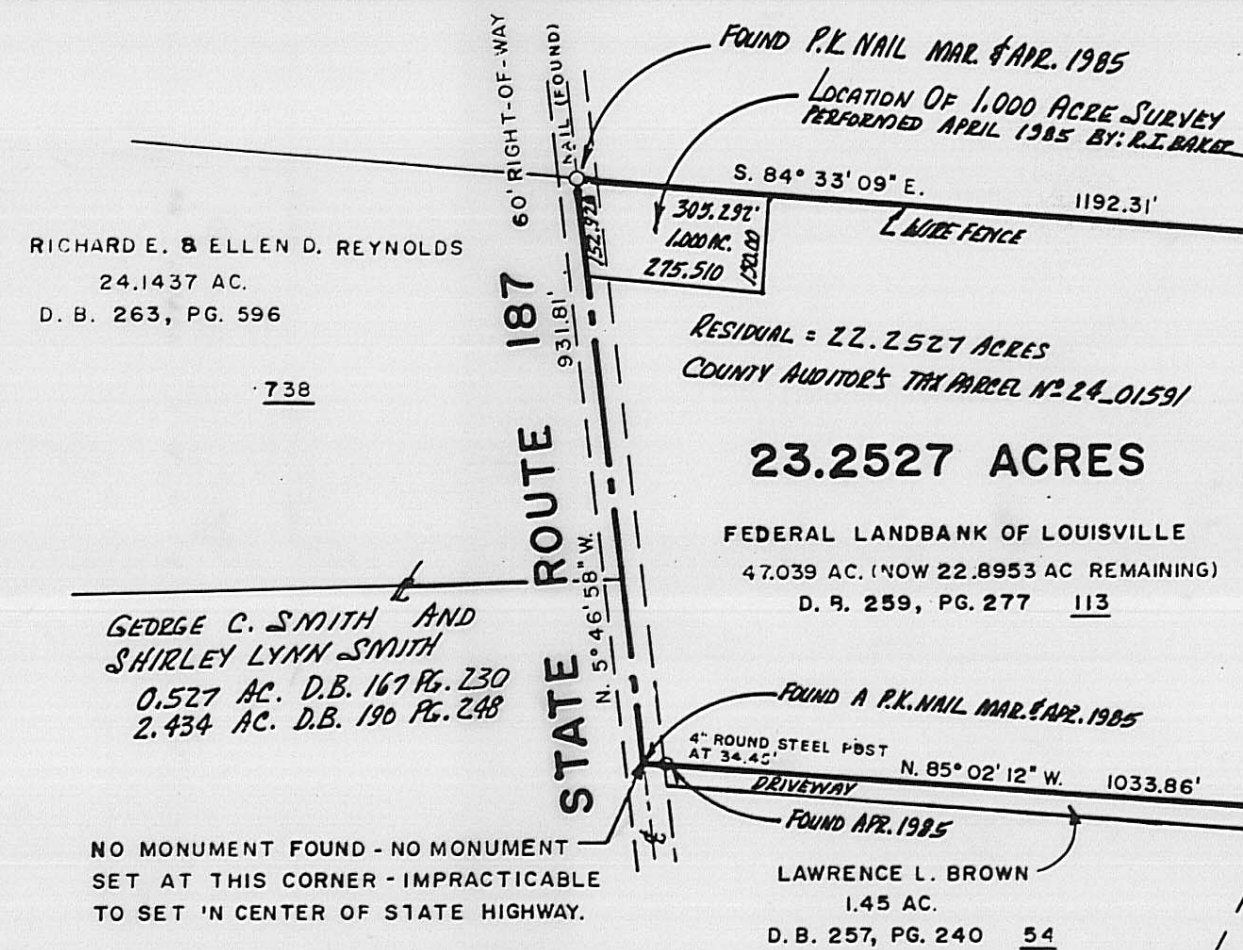


ROY B. JR. & JULIE M. WELLS
15.03 AC.
D. B. 261, PG. 268 733



FOUND APRIL 1985
THIS 23,257 ACRES CONVEYED TO
PATRICIA L. EVANS & DAVID W. EVANS
RA. 265 PG. 288
DB. 268 PG. 667

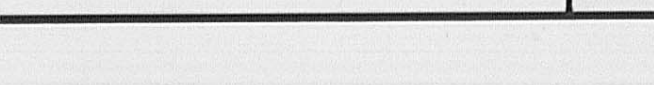
LAWRENCE L. BROWN
54,762 AC.
D. B. 257, PG. 240 52

FEDERAL LANDBANK OF LOUISVILLE
47,039 AC. (NOW 22,895 AC REMAINING)
D. B. 259, PG. 277 113

LAWRENCE L. BROWN
1.45 AC.
D. B. 257, PG. 240 54

NOTE: ALL ADDITIONAL HAND NOTES MADE BY ROGER J. BAKER
RE: RETRACING THE FIELD BOUNDARY LINES
ON SITE DURING MARCH & APRIL, YEAR 1985
Roger Irwin Baker

REV. 3-2-85
JAMES L. GRIM
SURVEYING
922 BROADWAY ST. WASHINGTON C. H., OHIO
PLAT OF
23,257 ACRES
VIRGINIA MILITARY SURVEY NO. 6014
SOMERFORD TOWNSHIP
MADISON COUNTY, OHIO
DATE: 1-4-85
SCALE: 1"=300'



RICHARD E. & ELLEN D. REYNOLDS
24,1437 AC.
D. B. 263, PG. 596

GEORGE C. SMITH AND
SHIRLEY LYNN SMITH
0.527 AC. D.B. 167 PG. 230
2.434 AC. D.B. 190 PG. 248

NO MONUMENT FOUND - NO MONUMENT
SET AT THIS CORNER - IMPRACTICABLE
TO SET IN CENTER OF STATE HIGHWAY.

James L. Grim
JAMES L. GRIM, REG. SURVEYOR NO. 6307



Recorded at: George Mathewson, Atty at Law, London, Ohio 43140
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TRANSFER NOT NECESSARY
Raymond M. Welmer
MADISON COUNTY ENGINEER
APR 23 1985

"CORRECTIVE" WARRANTY DEED
THIS WARRANTY DEED OF CONVEYANCE, made this 15th day of April, 1985, by and between THE FEDERAL LAND BANK OF LOUISVILLE and FEDERAL INTERMEDIATE CREDIT BANK OF LOUISVILLE, a corporation existing by virtue of an Act of Congress known as the Farm Credit Act of 1971, whose principal place of business is Louisville, Jefferson County, Kentucky, the Grantor, and Patricia L. Evans and David W. Evans, wife and husband, Grantees, whose tax mailing address is: 2105 St. Rt. 187, London, Ohio 43140:

WITNESSES:
That for One Dollar (\$1.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor does hereby sell, grant, transfer and convey unto the Grantees, for their joint lives, remainder to the survivor of them, the following real estate located and lying in Somerford Township, Madison County, State of Ohio, and more particularly described as follows, to wit:
Sited in the County of Madison, State of Ohio and Township of Somerford and bounded and described as follows:

The following described real estate situated in the State of Ohio, County of Madison, Township of Somerford, Virginia Military Survey Number 6014, and is all of the remaining 47,039 acre tract (now 22,895 acres remaining) recorded in deed book 259, page 277 in the Madison County Recorder's Office, as conveyed to the Federal Landbank of Louisville, and being more particularly described as follows:
Beginning at a nail (found) in the centerline of State Route 187 at the southwest corner of Roy B. Jr. and Julie M. Wells 15.03 acre tract deed book 261, page 268, said point also being in the north line of said 47,039 acre tract (now 22,895 acres remaining); thence S. 84 deg. 33' 09" E., with the line of Wells and the Federal Landbank a distance of 1192.31 feet to a 3/4" iron pipe (found) being the southeast corner to said Wells and the northeast corner to said Federal Landbank; also being in the East line of Virginia Military Survey Number 6014 and being in the West line of Lawrence L. Brown's 54,762 acre tract, deed book 257, page 240; thence S. 3 deg. 59' 35" W., with the line of Brown and Federal Landbank a distance of 905.52 feet to a 1 1/2" round wood post at the southwest corner of said Brown's 54,762 acre tract and in the North line of Lawrence L. Brown's 1.45 acre tract, deed book 257, page 240. Also being a corner to Virginia Military Survey Number 6014, 4125, and 6200; thence N. 85 deg. 02' 12" W., with the line of Brown's 1.45 acre tract and passing a 4" round steel post at 999.40 feet a total distance of 1033.86 feet to a point in the centerline of State Route 187; thence N. 5 deg. 46' 58" W., with the centerline of said road a distance of 341.81 feet to the point of beginning, containing 23,257 acres, more or less, and subject to all legal easements and right-of-ways of record.
Reference bearings: N. 5 deg. 46' 58" W., centerline of State Route 187 as taken from adjoining survey of 24,1437 acre tract, deed book 263, page 596.
Monument references: All monuments were found and are in good condition.
This is a new survey by James L. Grim, Registered Surveyor No. 6307, and dated January 5, 1985.

This deed is given to correct the Surveyor's error made in an earlier legal description.
Prior Deed Reference: Deed Book 259, page 277; and Deed Book 265, page 288.

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TO HAVE AND TO HOLD, together with all appurtenances thereto, unto the Grantees, their heirs and assigns, forever. And the Grantor does, for its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is well seized of the above-described premises and has a good and indefeasible estate therein in fee simple and has the right to bargain and sell same in the manner and form contained herein, and that same is free and clear from any and all encumbrances whatsoever, except the lien of the 1985 taxes, and except as hereinafter provided; and that it will warrant and defend said premises, with the appurtenances thereto belonging, to the Grantees, their heirs and assigns, against all claims and demands whatsoever; provided, however, that this conveyance is made expressly subject to existing easements, roadways, rental agreements if any, rights of way, mineral rights, restrictive covenants, zoning restrictions, oil and gas, crop, dwelling or other outstanding leases and any right of redemption or recapture of taxes arising under state or federal law. Taxes to be prorated to date of closing. Possession with delivery of deed subject to current tenants rights if applicable.

IN WITNESS WHEREOF, The Federal Land Bank of Louisville and Federal Intermediate Credit Bank of Louisville has caused its corporate name to be hereto signed by its Vice President, Officers:

WITNESSES:
THE FEDERAL LAND BANK OF LOUISVILLE AND FEDERAL INTERMEDIATE CREDIT BANK OF LOUISVILLE
BY: *Richard J. Rapoport*
ITS Vice President

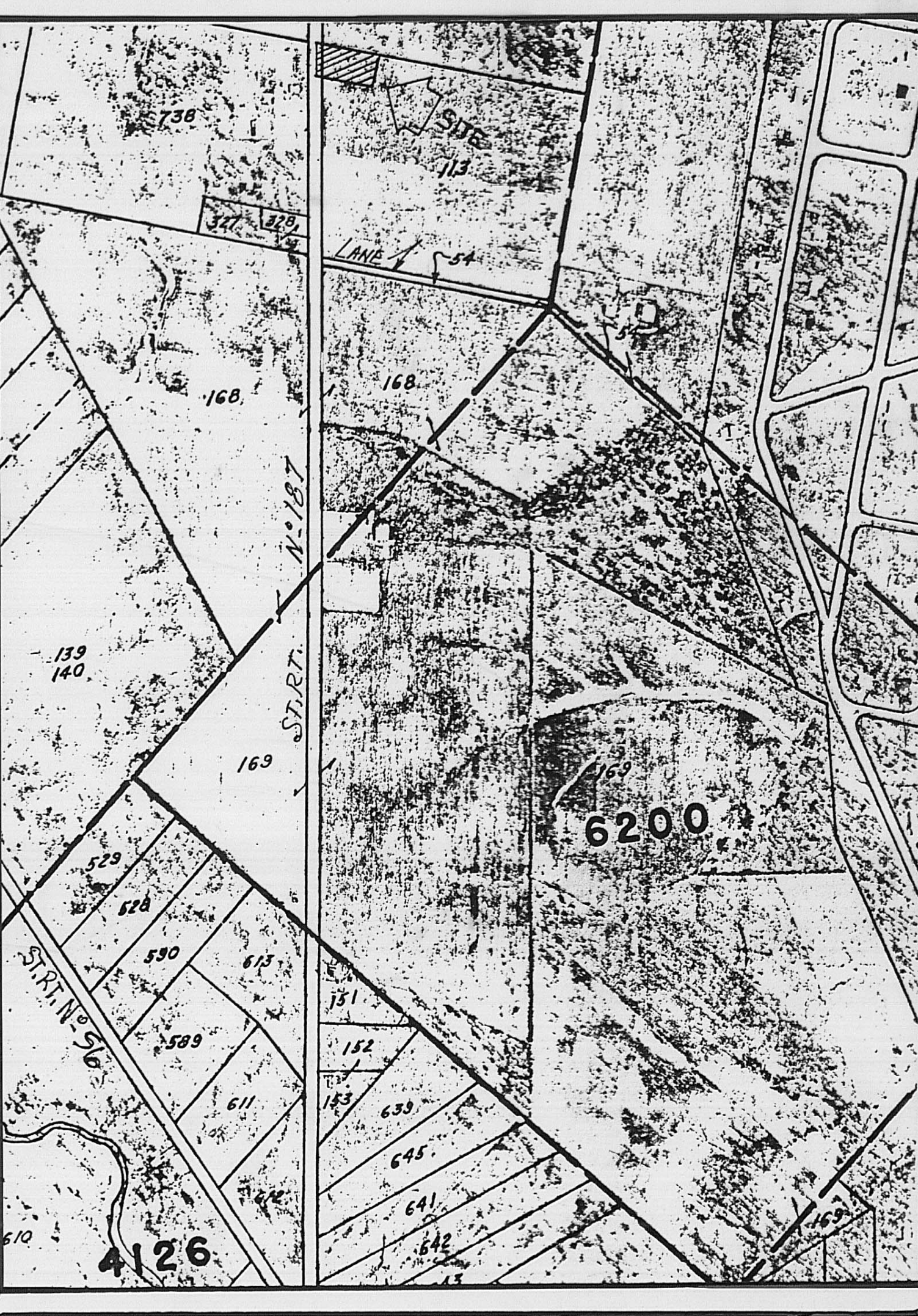
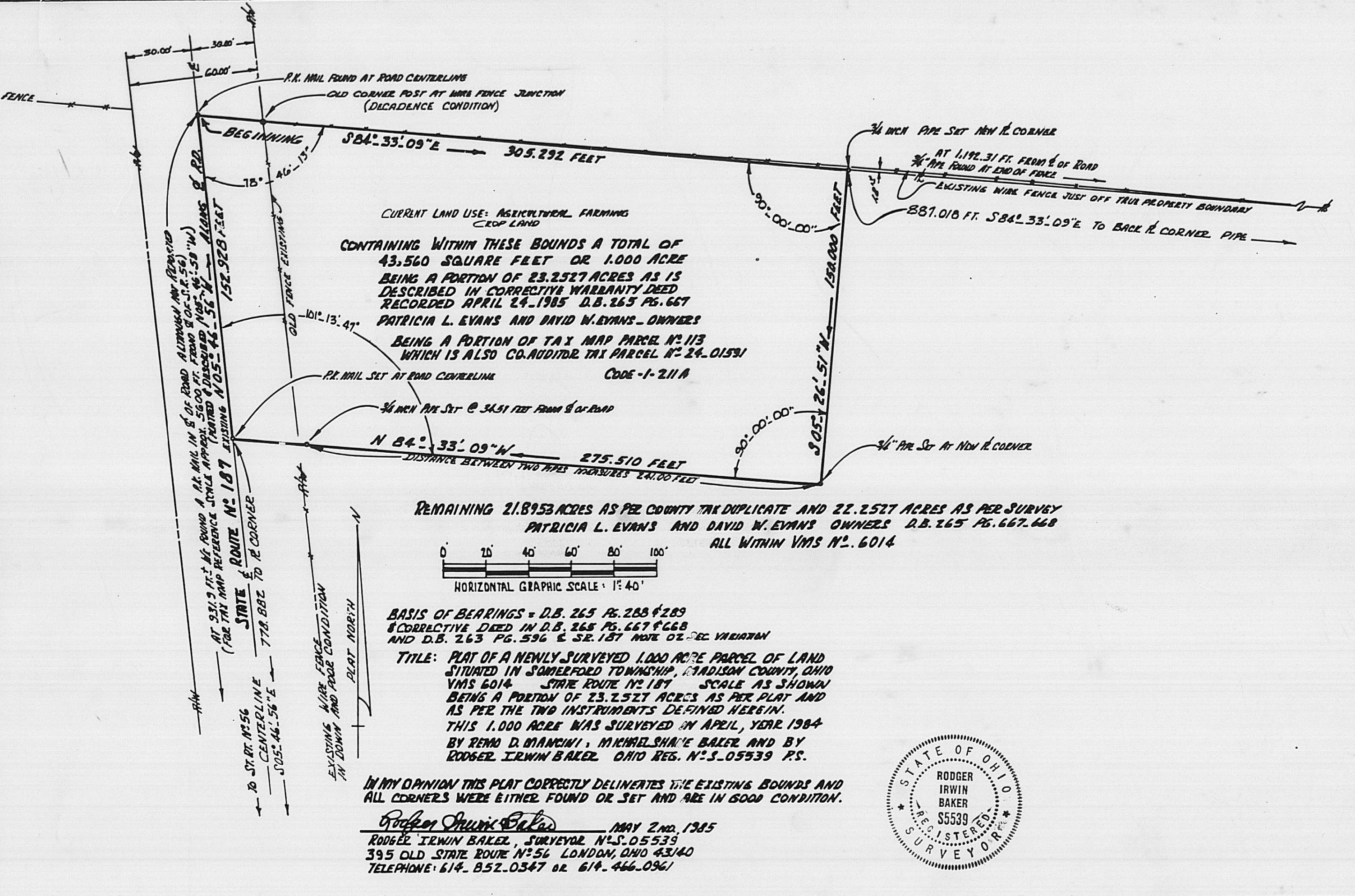
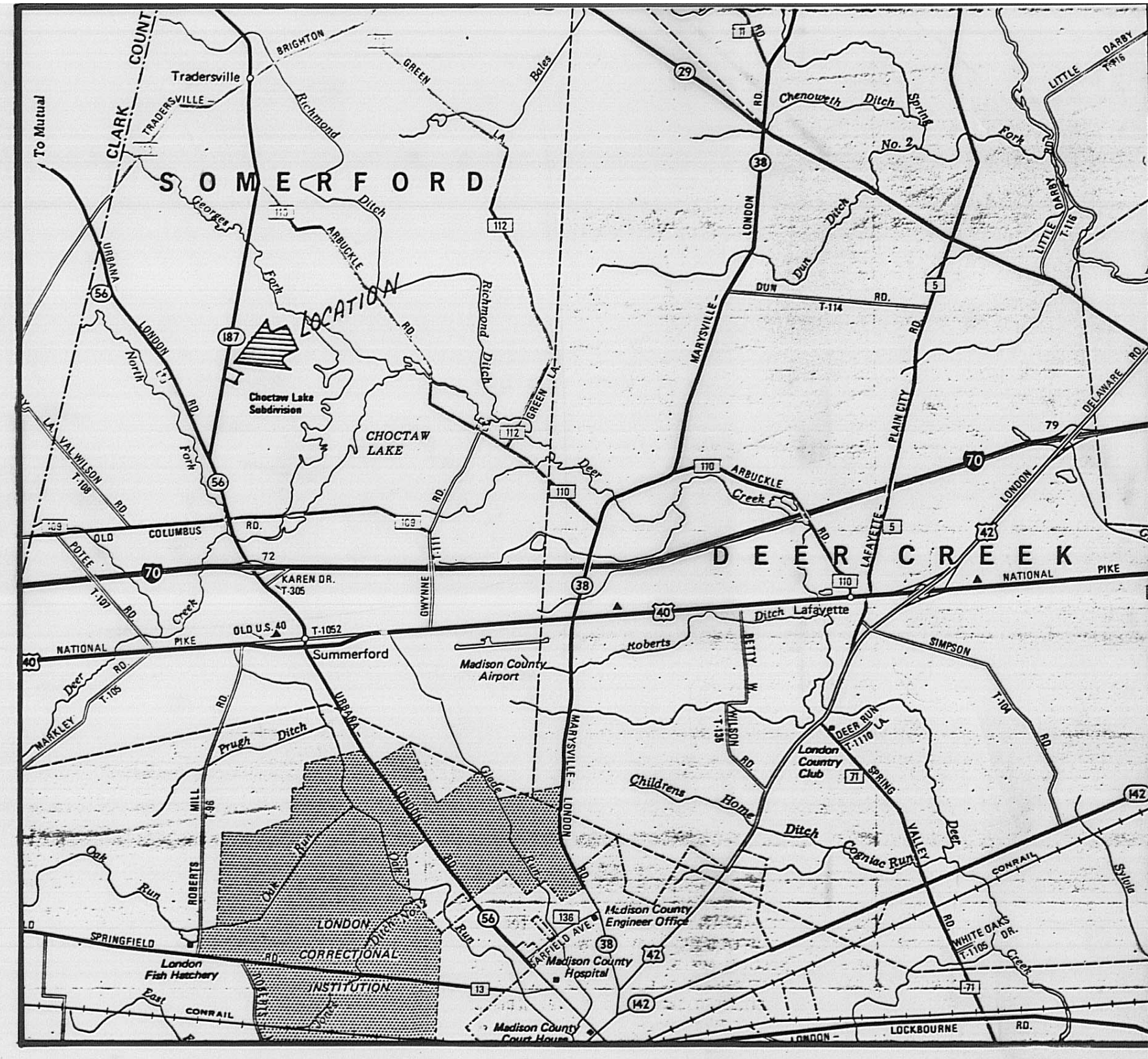
STATE OF KENTUCKY)
JEFFERSON COUNTY)

Before me, a Notary Public, in and for said County and State, personally appeared the above named The Federal Land Bank of Louisville and Intermediate Credit Bank of Louisville by *Richard J. Rapoport* its Vice Pres. who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of his personally and as such officer.

In Testimony Whereof, I have hereto set my hand and official seal, at Jefferson County, Kentucky, this 15th day of April, 1985.

Geoffrey M. Taylor
Notary Public
Comm. Expired: Jan. 13, 1987

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Situated in the County of Madison, State of Ohio and in the civil Township of Somerford, VMS 6014 bounded and more particularly described as follows:

Commence as a point of reference with the centerline of State Route #56 and the middle of State Route #187 intersection therewith...then with the middle of State Route #187 go in a northerly direction approximately 5,600 feet more or less (for tax map reference only) to a P.K nail found in the centerline of said State Route #187 at the southwest corner of 15.03 acres belonging to Roy B. Wells, Jr. and Julie M. Wells as found of record in Deed Volume 261 at Page 268, said point being the northwesterly corner of the 23.2527 acres of which the herein described 1.000 acre is a portion....said P.K. nail is also the true point of beginning:

Thence: Following the northerly line of Evans and the southerly line of Wells.... (existing old wire fence varies from the true boundary line)...S 84 deg. 33 min 09 sec E 305.292 feet to a 3/4 inch pipe set;

Thence: At a right angle from the preceding course...S 05 deg 26 min 51 sec W a distance of 150.000 feet to a 3/4 inch pipe set;

Thence: Parallel with the first course and 150 feet southerly thereof...N 84 deg 33 min 09 sec W 275.510 feet to a P.K.nail set in the centerline of State Route #187 (passing a 3/4 inch pipe set at 241.00 feet);

Thence: With the centerline of State Route #187...N 05 deg 46 min 56 sec W 152.928 feet to the true point of beginning:

Containing within said bounds and area of 43,560 square feet or 1.000 acre.

Reference bearing adapted to the centerline of State Route #187 as called for in a survey of the adjoining 24.1437 acres recorded in D.B. 263 at Pg. 596 and the same reference as used by Surveyor James L. Grim registration #6307 who made a survey of the total tract of 23.2527 acres as recorded in D.B. 265 at Pages 288 and 667.

Surveyed in March and April of 1985 by Rodger Irwin Baker, Ohio Surveyor #S-05539.

The total 23.2527 acres is carried on the County Auditor's Tax Duplicate as Parcel #24-01591 and is shown on County Engineer's Tax Map (Aerial) as Parcel #113.

The premises herein described are conveyed subject to zoning, governmental regulations, easements of record, legal highways and taxes and assessments due and payable after the date hereof, which grantee assumes and agrees to pay.