

WARRANTY DEED

ADDRESS N/A

KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_ hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine include the feminine) in consideration of the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ) to \_\_\_\_\_ paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in Bank Lot 3, Quarter Township #1, T-1-N, R-8-W, U.S.M.L., Falls Township, Muskingum County, Ohio, bounded and described as follows:

PARCEL NO. 1WL

Being a parcel of land lying on the right side of the centerline of a survey for Mus-60-21.47, made by the Ohio Department of Transportation and recorded in Plat File \_\_\_\_\_, Slot \_\_\_\_\_, of the Muskingum County plat records, and being located within the following described points in the boundary thereof:

Commencing at an iron pin found in the Southwest corner of Bank Lot #3; thence, S.88°12'42"E. a distance of 492.70 feet along the South line of said lot 3 to a found iron pin on the Southeast corner of the lands, now or formerly, owned by Aileen Leasure (921/315); thence, S.88°17'41"E. a distance of 1,461.52 feet along the South line of said lot to a point in the center of State Route 60, located at centerline station 1122+99.58; thence, N56°52'12"W a distance of 1,050.42 feet along the existing centerline of said route to a point, located at centerline station 133+50.00, being the **POINT OF BEGINNING**;

thence, **N.56°52'12"W.** a distance of **269.86** feet along the existing centerline of said Route, also being the easterly line of the lands of Ohio Power Company (556/398) to a point, located 6.06 feet left of and radially to proposed centerline station 1136+19.31, passing the Northeasterly corner of said Ohio Power lands at 190.23 feet;

thence, on a curve to the right a distance of 564.71 feet, on a radius of 498.22 feet and whose chord bears **N.24°23'56"W.** a distance of **534.96** feet along the existing centerline of said Route to a point, located 6.06 feet left of proposed centerline station 1141+65.86;

thence, **N.08°04'19"E.** a distance of **534.70** feet along the existing centerline of said route to a point, located at centerline station 1147+00.00;

thence, **S.81°55'41"E.** a distance of **50.00** feet through the lands of A. Leasure (921/315) to a set rebar, located 50.00 feet right of centerline station 1147+00.00 ;

thence, **S.08°04'19"W.** a distance of **446.63** feet through said Leasure lands to a point, located 50.00 feet right of centerline station 1142+53.37;

thence, on a curve to the left a distance of 664.91 feet, on a radius of 586.62 feet, whose chord bears, **S.24°23'56"E.** a distance of **629.88** feet through said Leasure lands to a set rebar, located 150.00 feet right of centerline station 1135+31.79;

thence, **S.56°52'12"E.** a distance of **181.79** feet through said Leasure lands to a set rebar, located 50.00 feet right of centerline station 1133+50.00;

thence, **S.33°07'48"W.** a distance of **50.00** feet through said Leasure lands to the point of beginning.

A gross take of land above described contains 1.768 acres, more or less, inclusive of the present road which occupies 1.155 acres, more or less, the above described parcel is part of Auditor's tax Parcel 17-19-01-04-000.

The description for this parcel is based upon a survey made by the Ohio Department of Transportation, prepared by Stephen M. Brubaker, Professional Surveyor No. 7135, State of Ohio. September 16, 1997.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY RES  
9-23-97

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NOT RECORDABLE

Said stations being the station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans for Mus-60-21.47 on file at the Department of Transportation, Columbus, Ohio.

Grantor claims title by instrument(s) of record in Deed Book 921 , Page 315 of the Muskingum County's Recorder's Office.

Grantor, for itself and its successors and assigns does hereby Release to the State of Ohio, its successors and assigns any and all abutter's rights, including access rights, in, over and to the above described real estate including such rights with respect to any highway facility constructed thereon.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto therefore belonging to the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will defend the same against all claims of all persons whomsoever.