

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. 13WL

Being a parcel of land lying on the left side of the centerline of a survey for Mus-60-21.47, made by the department of Transportation and recorded in Plat Book 17, Page 35 & 36, of the Muskingum County 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 1,240.65 feet along the existing centerline of said route to a point on the Northeasterly corner of the lands, now or formerly, owned by The Ohio Power Company (556/398), located 0.06 feet left of and radially to proposed center line station 1135+40.23, being the **POINT OF BEGINNING**;

thence, S.33°37'08"W. a distance of 54.94 feet along the Northern line of said Power Company lands to a set rebar, located 55.00 feet left of and radially to proposed centerline station 1135+39.99;

thence, N.48°26'42"W. a distance of 185.04 feet through the lands of Frank H. Gorsky II (1141/111) to a set rebar, located 55.00 feet left of and radially to centerline station 1137+10.83;

thence, N.89°52'47"E. a distance of 56.63 feet through said Gorsky's lands to a set rebar, located 13.08 feet left of and radially to centerline station 1136+74.67 ;

thence, on a curve to the left a distance of 56.64 feet, on a radius of 498.22 feet and whose chord bears S.53°36'47"E. a distance of 56.62 feet along the existing centerline of State Route 60 to a point; located 6.06 feet left of and radially to centerline station 1136+19.31;

thence, S.56°52'12"E. a distance of 79.63 feet along the centerline of State Route 60 to the point of beginning.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 11/8/98
6-1-98

A gross take of land above described contains 0.162 acres, more or less, inclusive of the present road which occupies 0.105 acres, more or less, the above described parcel is part of Auditor's tax Parcel 17-17-19-01-04

The description of this parcel is based upon a survey made by the Ohio Department of Transportation, prepared by Thomas E. Andrews, Professional Surveyor No. 6964, State of Ohio. May, 1998.

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 1141, Page 111 of the Muskingum County 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, retaining unto the grantor, successors, and assigns, one commercial access point, to be no wider than 35 feet, the center of which is located left of centerline station 1135+75.00. The eventual construction and maintenance, of said drive shall be the sole responsibility of the land owner. Plans of installation shall be approved by the Ohio Department of Transportation prior to construction.

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.

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NOT RECORDABLE