

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. 3WL

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 _____, Page _____, 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 1,320.28 feet along the existing centerline of said route to a point, located 6.06 feet left of station 1136+19.31 of the proposed centerline; 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 102.91 feet along the existing centerline of said route to a point, located at centerline intersection of County Road 298 (Old Falls Road) and State Route 60, at centerline station 1142+68.21, being the **POINT OF BEGINNING**;

thence, **S.89°03'24"W.** a distance of **51.58** feet along the existing centerline of said County Road to a point, located 50.94 feet left of centerline station 1142+60.14 ;

thence, on a curve to the left a distance of 57.80 feet, on a radius of 1,909.86 feet and whose chord bears **S.88°11'23"W.** a distance of **57.80** feet along the existing centerline of said route to a point, located 107.89 feet left of and radially to centerline station 1142+50.68;

thence, **N.02°04'14"W.** a distance of **20.00** feet through the lands of C. Campbell (1009/106) to a set rebar on the existing right of way line for County Road 298), located 111.41 feet left of centerline station 1142+69.91;

thence, **N.63°01'28"E** a distance of **87.22** feet through said Campbell lands to a set rebar, located 40.00 feet left of centerline station 1143+20.00;

thence, **N.08°04'19"E.** a distance of **168.50** feet through said Campbell lands to a set rebar on the, south line of the lands, now or formerly, owned by T. Nader (1132/636), located 40.00 feet left of centerline station 1144+88.49;

thence, **N.84°36'18"E.** a distance of **41.13** feet along said Nader lands to a point in the center of State Route 60 at centerline station 1144+98.07;

thence, **S.08°04'19"W.** a distance of **229.86** feet along the centerline of State Route 60 to the point of beginning.

A gross take of land above described contains 0.273 acres, more or less, inclusive of the present road which occupies 0.199 acres, more or less, the above described parcel is part of Auditor's tax Parcel 17-19-02-14-000.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY APL
9-29-97

MUS-60-21.47
3WL CONT

OFFICE COPY
NOT RECORDABLE

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

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 1009 , Page 106 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.