

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That William D. & Glenna Palmer

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 him 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:

The lands herein described are situated in Bank Lot Number 6, Township 1N, Range 8W, Falls Township, Muskingum County, State of Ohio. Being further described as follows:

PARCEL NO. 1WD

Being a parcel of land lying on the left side of the centerline of survey for Mus-60-22.70 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.

Beginning at a railroad spike set where the east line of Bank Lot 6 intersects the center of existing State Route 60, at Station 1192+74.32 as shown on the plan of Mus-60-22.70 as mentioned above:

thence, **N45°29'23"W** a distance of **336.86 feet**, along the existing centerline of State Route 60 to a P.K. Nail set at station 1196+11.18 of State Route 60, being the **TRUE POINT OF BEGINNING**;

thence, **N89°30'44"W** a distance of **20.99 feet**, to a point at the northeast corner of William D. and Glenna Palmer's (454/671) 0.85 acre tract of land, located 14.59 feet left of centerline station 1196+26.27 of proposed State Route 60;

thence, **S37°30'17"W** a distance of **25.61 feet**, through the lands of William D. and Glenna Palmer's (454/671) 0.85 acre tract of land, to an iron pin set, located 40.00 feet left of centerline station 1196+23.15 of proposed State Route 60;

thence, **N45°29'23"W** a distance of **400.54 feet**, along a new division line to an iron pin set, located 40.00 feet left of centerline station 1200+23.69 of proposed State Route 60;

thence, on a curve to the right a distance of 81.37 feet, with a radius of 643.01 feet and whose chord bears **N41°51'54"W** a distance of **81.32 feet**, along a new division line to an iron pin set, located 40.00 feet left of and radially to centerline station 1201+00.00 of proposed State Route 60;

thence, **S76°48'07"W** a distance of **84.66 feet**, along a new division line to an iron pin set in the centerline of Old Frazeyburg Road (abandoned) and on the west line of William D. & Glenna Palmer's (454/671) 0.83 acre tract of land, located 117.59 feet left of and radially to centerline station 1201+30.00 of proposed State Route 60;

thence, **N04°38'38"W** a distance of **213.65 feet**, along the centerline of Old Frazeyburg Road (abandoned) and along the west line of William D. & Glenna Palmer's (454/671) 0.83 acre tract to an iron pin set in the centerline of Old Frazeyburg Road (abandoned), located 35.34 feet left of and radially to centerline station 1203+05.94 of proposed State Route 60;

thence, **N83°53'17"E** a distance of **25.48 feet**, along a new division line to a P.K. Nail set on the existing centerline of State Route 60, located 10.49 feet left of and radially to centerline station 1203+00.49 of proposed State Route 60;

thence, on a curve to the left a distance of 254.75 feet, with a radius of 603.11 feet and whose chord bears **S33°23'21"E** a distance of **252.86 feet**, along the centerline of existing State Route 60 to a P.K. Nail set, located 0.50 feet left of centerline station 1200+48.27 of proposed State Route 60;

thence, **S45°29'23"E** a distance of **437.10 feet**, along the centerline of State Route 60 to a P.K. Nail set, at centerline station 1196+11.18 of proposed State Route 60, being the **TRUE POINT OF BEGINNING**;

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY K. Buckley
6-10-98

It is understood that the above parcel of land described covers a total of 0.763 acres, more or less, including the present road which occupies 0.568 acres, and further described as being:

0.009 acres more or less, including the present road which occupies 0.004 acres, from Auditors Parcel No. 17-04-01-03-000; and
0.283 acres, more or less, including the present road which occupies 0.218 acres, from Auditors Parcel No. 17-04-01-02-000; and
0.471 acres, more or less, including the present road which occupies 0.346 acres, from Auditors Parcel No. 17-04-01-01-000.

All set iron pins are 5/8" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation, description prepared by Thomas E. Andrews, P.S. #6964, June 09, 1998.

Grantor claims title by instrument(s) of record in Deed Book 494, Page 577, Deed Book 454, Page 671, County Recorder's Office.

The grantor reserves the right of ingress and egress to and from residential area.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves _____

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.