

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Jack Rodgers Wine

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. 6WD

Being a parcel of land lying on the right side of the centerline of survey for Mus-60-22.70 made by the Ohio Department of Transportation, and recorded in Plat File _____ 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 **773.96 feet**, along the existing centerline of 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, on a curve to the right a distance of 293.81 feet, with a radius of 603.11 feet and whose chord bears **N31°32'01"W** a distance of **290.91 feet**, along the existing centerline of State Route 60 to a P.K. Nail set on the southwest corner of Donald N. and Anita Jane Melhorn's (830/114) 0.410 acre tract located 11.90 feet left of and radially to centerline station 1203+38.82 of proposed State Route 60;

thence, on a curve to the right a distance of 137.54 feet, with a radius of 603.11 feet and whose chord bears **N11°02'41"W** a distance of **137.24 feet**, along the existing centerline of State Route 60 to a P.K. Nail set, located 14.55 feet left of centerline station 1204+74.34 of proposed State Route 60;

thence, **N04°30'42"W** a distance of **171.15 feet**, along existing State Route 60 to a point located 6.44 feet left of centerline station 1206+45.30 of proposed State Route 60;

thence, on a curve to the left a distance of 251.14 feet, with a radius of 5729.58 feet and whose chord bears **N05°46'02"W** a distance of **251.12 feet**, along the existing centerline of State Route 60 to a point located 0.04 feet left of and radially to centerline station 1208+96.33 of proposed State Route 60; being the **TRUE POINT OF BEGINNING**;

thence, on a curve to the left a distance of 20.53 feet, with a radius of 5729.58 feet and whose chord bears **N07°07'33"W** a distance of **20.53 feet**, along the existing centerline of State Route 60 to a point located 0.00 feet left of centerline station 1209+16.86 of proposed State Route 60;

thence, **N07°13'42"W** a distance of **85.55 feet**, to a point, located 0.00 feet left of centerline station 1210+02.42 of proposed State Route 60;

thence, **S87°35'24"E** a distance of **45.64 feet**, to the northern property line of Jack Rodgers Wine (466/560) to a set rebar, located 45.00 feet right of centerline station 1209+94.77 of proposed State Route 60;

thence, **S07°13'42"E** a distance of **105.94 feet**, through said lands to a set rebar, located 45.00 feet left of centerline station 1208+88.83 of proposed State Route 60;

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thence, **N87°46'24"W** a distance of **45.66 feet** to a point, being the **TRUE POINT OF BEGINNING**;

It is understood that the above parcel of land described covers a total of 0.109 acres, more or less, including the present road which occupies 0.073 acres, and further described as being:

0.103 acres more or less, including the present road which occupies 0.069 acres, from Auditors Parcel No. 17-06-01-04-000; and
0.006 acres, more or less, including the present road which occupies 0.004 acres, from Auditors Parcel No. 17-06-01-05-000.

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 survey by the Ohio Department of Transportation, description prepared by Thomas E. Andrews, P.S., June 03, 1998.

Grantor claims title by instrument(s) of record in Deed Book 466, Page 560, County Recorder's Office.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY ALD
6-15-98