

23-20-04-05-001

10675 HIGHLAND GRANGE  
RDForm 666 Warranty Deed - OHIO Statutory Form  
REV. 8/76**Know all Men by These Presents***That, ROBERT V. BARR, unmarried,**for valuable consideration paid, grant with general warranty covenants, to***RAYMOND V. BARR and CHAE Y. BARR, Husband and Wife, for their joint lives, remainder to the survivor of them,***whose tax-mailing address is* 10675 Highland Grange Road  
New Concord, Ohio 43762*the following real property:*

Situating in the County of Muskingum, in the State of Ohio, and in the Township of Highland and further described as follows, to-wit:

Being a part of the northeast quarter of Section 4, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio, and being further described as follows:

Commencing at an existing stone at the southeast corner of the northeast quarter of Section 4; thence along the south line of said Quarter North 90 degrees 00 minutes 00 seconds west 2288.80 feet to a point; thence leaving said south line North 04 degrees 45 minutes 47 seconds west 17.54 feet to a point in the center of Township Road 103 (Highland Grange Road), said point being the place of beginning of the tract herein intended to be described; thence south 88 degrees 58 minutes 54 seconds west 336.66 feet to a point in the center of said road, said point being on the east line of a tract conveyed to M.R. Sandel as recorded in Deed Volume 826 page 277 of the Muskingum County Deed Records; thence leaving said road and along the east line of said Sandel Tract north 00 degrees 27 minutes 51 seconds east 362.38 feet to an iron pin set, passing an iron pin set at 12.00 feet; thence leaving said Sandel Tract south 89 degrees 17 minutes 01 seconds east 304.31 feet to an iron pin set; thence south 04 degrees 45 minutes 47 seconds east 353.80 feet to the place of beginning, passing an iron pin set at 338.80 feet, containing 2.630 more or less acres, subject to all legal road right-of-way of Township Road 103 (Highland Grange Road) and all other applicable easements.

Bearings are based on an assumed bearing of north 90 degrees 00 minutes 00 seconds west along the south line of the northeast quarter of section 4.

All iron pins set are 5/8 inch x 30 inch rebar with plastic identification caps.

Survey done by W.J. Biedenbach, Registered Surveyor #5718, February 8, 1989.

RESERVING a life estate in all mineral rights including oil and gas rights to the Grantor for his lifetime.

This conveyance is in completion of an unrecorded Land Installment Contract between the parties dated June 7, 1990.

**Auditor's Parcel No.: 23-23-20-04-05-000 (Part)**

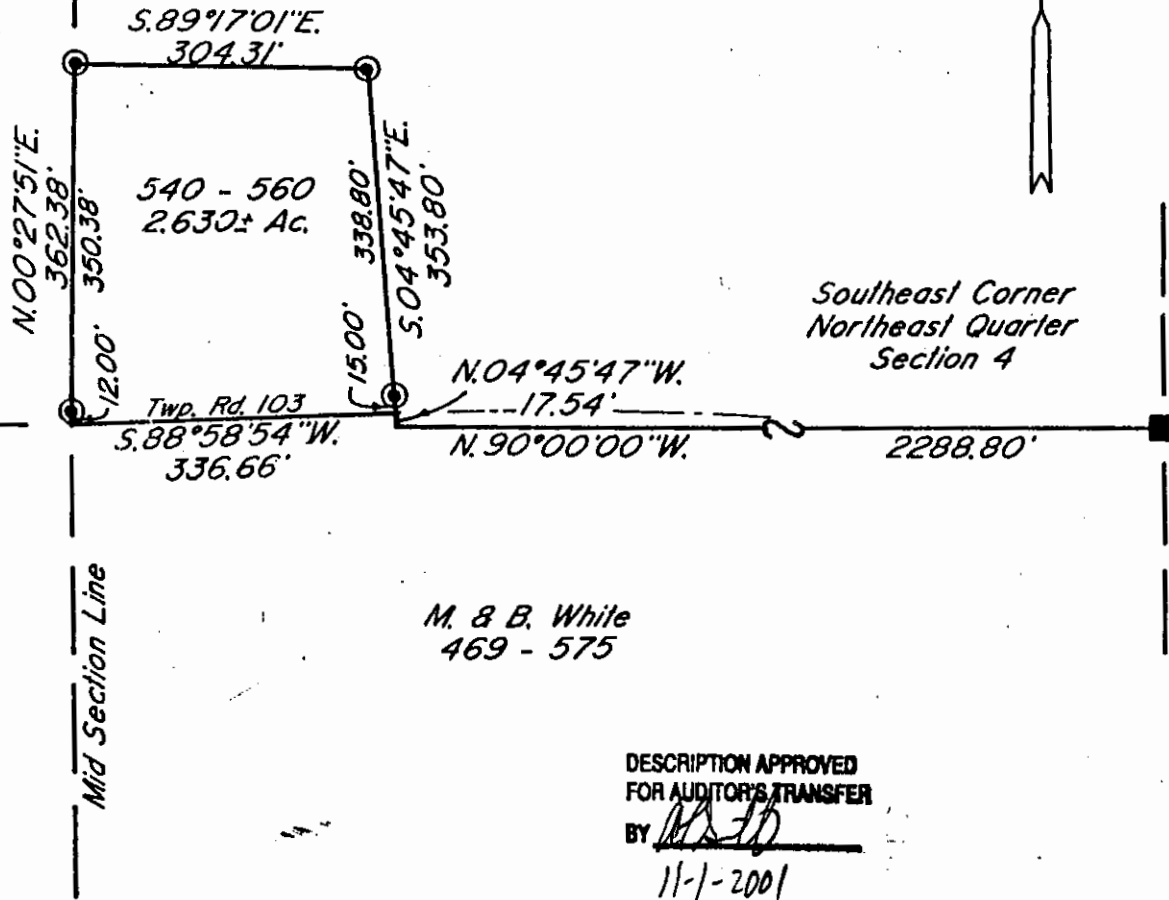
Being part of the same premises transferred to Robert V. Barr by Patricia Joan Barr, deceased, by Certificate of Transfer dated May 4, 2000, and recorded in Official Records 1529, Page 417, of the Official Records of Muskingum County, Ohio; also being the same premises conveyed to Robert V. Barr and Joan P. Barr by Finley Nickell and Bertha Nickell, husband and wife, by Warranty Deed dated January 21, 1966, and recorded in Deed Book 540, Page 560, of the Deed Records of Muskingum County, Ohio. Grantor states that Joan P. Barr and Patricia Joan Barr are one and the same person.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
11-1-2001**OFFICE COPY  
NOT RECORDABLE**

M. R. Sandel  
826 - 277

R. V. & P. J. Barr  
540 - 560

Par N° 23-23-20-04-05-000 (part)



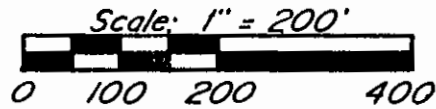
V. B. Brown  
664 - 247

M. & B. White  
469 - 575

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY M. J. B.  
11-1-2001

Bearings are based on an assumed bearing of N.90°00'00"W. along the South Line of the Northeast Quarter of Section 4.



Being a part of the Northeast Quarter of Section 4, Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum County, Ohio.

- Existing Stone
- ⊙ Iron Pin Set ( $\frac{5}{8}$ " x 30" rebar w/ plastic ld. cap)

Research

Vol. 540 Pg. 560  
 Vol. 826 Pg. 277  
 Vol. 664 Pg. 247  
 Vol. 469 Pg. 575  
 Muskingum County Tax Map

I hereby certify to the best of my knowledge and belief the above plat and survey to be correct as prepared by me, this 7th day of February, 1989.

**OFFICE COPY**  
**NOT RECORDABLE**



W. J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 2-07-89
Scale: 1" = 200'	Checked by: <u>SD</u>
Job N°: 2957	R. Barr