

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**

That JANET L. CLEMENSON, nka JANET L. MYER, unmarried,  
of Muskingum County, State of Ohio, for valuable consideration paid, grants with general  
warranty covenants to:

**RONALD HAYES AND JAMES TIGNOR**

whose tax mailing address is:

the following real property:

Being a part of the Northwest Quarter and a part of the Southwest Quarter of Section 23,  
Township 2, Range 5, of the United States Military Lands, Highland Township, Muskingum  
County, Ohio and being further described as follows:

Beginning at an iron pin set at the Northeast corner of the Southwest Quarter of Section 23  
thence South 00 Degrees 28 Minutes 30 Seconds West 1020.74 feet, along the West line of a  
tract conveyed to WM & Carol Smith by deed recorded in Deed Book Volume 550, Page 693 of  
the Muskingum County Deed Records, to an iron pin set at the Northwest corner of a 6.253+  
acre tract; Thence with the West line of said tract, South 01 Degrees 07 Minutes 11 Seconds  
West 193.15 feet to an existing iron pin (5/8" Rebar); Thence with the North line of a 6.780+ acre  
tract, North 71 Degrees 33 Minutes 45 Seconds West 506.20 feet to an existing iron pin (5/8"  
rebar) passing an existing iron pin (5/8" Rebar) at 393.90 feet and passing a point at 254.48 feet to  
is 0.35 feet north of an existing iron pin (5/8" Rebar); Thence continuing with the said 6.780+  
acre tract, South 47 Degrees 34 Minutes 15 Seconds West 277.90 feet to a point in the center of  
Township Road 187 (Maple Brook Road), passing an existing iron pin (5/8" Rebar) at 159.23  
Feet; Thence traversing through the J. Clemenson Tract (Volume 1036, Page 253) with the center  
of said road the next four courses and distances:

1. North 38 Degrees 36 Minutes 03 Seconds West 100.00 Feet to a point;
2. North 39 Degrees 36 Minutes 30 Seconds West 214.96 Feet to a point;
3. North 43 Degrees 04 Minutes 46 Seconds West 51.46 Feet to a point;
4. North 55 Degrees 31 Minutes 35 Seconds West 36.42 Feet to a point;

Thence leaving the said road, North 27 Degrees 12 Minutes 53 Seconds East 521.88 feet to an  
iron pin set, passing an iron pin set at 19.40 feet; Thence North 62 Degrees 51 Minutes 00  
Seconds West 357.18 feet to an iron pin set; Thence North 33 Degrees 17 Minutes 00 Seconds  
East 528.56 feet to an iron pin set on the south line of a tract conveyed to P. Blackstone by deed  
recorded in Volume 1029, Page 35 of the said county records; thence with the said South line  
South 88 Degrees 42 Minutes 47 Seconds East 751.74 feet to an iron pin set on the East line of  
the Northwest Quarter of Section 23; Thence with the said East Line, South 00 Degrees 10  
Minutes 00 Seconds West 112.86 feet to the point of beginning.

Containing 25.144+ acres (Total), 2.041+ acres in the Northwest Quarter of 23.103+ acres in the  
Southeast Quarter of Section 23, subject to all legal road right-of-ways and all other applicable  
easements.

All iron pins set are 5/8" x 30" rebar with plastic identification caps (Biedenbach PS5718-PS6923)

Bearings are based on the previous survey of 62.996+ acres in Section 23 and Section 24  
(B.Lake, Volume 1075, Page 137 of the Muskingum County Deed Records).

Michael D. Nichols, Registered Surveyor #6923.

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NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY A. L. SWINHOERT  
2-3-97 KB

