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23-90-19-05
ADDRESS N/A

Know all Men by these Presents

That **John H. James**, unmarried, and **Michelle P. James aka Michele P. James**, unmarried

--GRANTORS--

in consideration of One Dollar ($1.00) and other good and valuable considerations

to them *paid by* **J. P. Arena and C. A. Arena**

--GRANTEES--

Whose address is: 3940 Elbere Lane, New Concord, OH 43725

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** *to the said* --GRANTEES-- for their joint lives, remainder to the survivor of them

~~heirs and assigns forever,~~

Situated in the State of Ohio, County of Muskingum and in the Township of Highland and bounded and described as follows:

Being a part of the Northeast and Southeast Quarters of Section 19, Township Two, Range FIVE of the United States Military Lands and also being a part of the John James property as described in DB 1133 Pg. 657; Auditor's Parcel No. 23-23-90-19-5 (All), 23-23-90-19-28 (Part) and being more particularly bounded and described as follows:

Beginning at an iron pipe marking the Mid-Point of Section 19, said iron pipe being the Place of Beginning of the herein described tract.

Thence S 01 degrees 23 minutes 05 seconds E 1009.12 feet, along the west line of the aforementioned James property, to an iron pin set.

Thence N 65 degrees 15 minutes 33 seconds E 1430.38 feet to an iron pin set.

Thence N 01 degrees 12 minutes 02 seconds W 431.24 feet, along the east line of the aforementioned James property, to a capped iron pin found marking the Northwest corner of the L. and M. Hanna property (DB 1152 Pg. 894).

Thence N 01 degrees 47 minutes 33 seconds W 653.25 feet, along the east line of the aforementioned James property, to an iron pipe found.

Thence S 89 degrees 27 minutes 06 seconds W 1302.98 feet, along the north line of the aforementioned James property, to an iron pipe found, said iron pipe being the Southwest corner of the J. P. and C. A. Arena property (DB 829 Pg. 133).

Thence S 00 degrees 46 minutes 20 seconds E 661.48 feet, along the west line of the aforementioned James property, to the Place of Beginning, containing 41.4671 acres, 19.7493 acres in the Northeast Quarter of Section 19, and 21.7178 acres in the Southeast Quarter of Section 19.

Subject to all legal and existing right of ways, easements, leases, conditions and regulations of record. All iron pins set are 5/8" x 30" rebar with an identification cap. The bearings are based on the west line of the L. and M. Hanna property (DB 1152, Pg. 894) as surveyed by W. J. Biedenbach in Dec., 1998.

The above description was prepared by Malcolm A. Grove, and based on a survey made by same in November, 1999.

Previous Deed Reference: Volume 1133, page 657, Muskingum County Deed Records.

and all the **Estate, Title and Interest** *of the said* --GRANTORS--

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY
2-7-2000

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NOT RECORDABLE

either in Law or in Equity of, in and to the said premises; **Together** *with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof:* **To have and to hold** *the same to the only proper use of the said* --GRANTEES-- for their joint lives, remainder to the survivor of them

~~heirs, and assigns forever;~~

And the said --GRANTORS--

for themselves *and* their *heirs, executors and administrators, do hereby* **Covenant** *with the said* --GRANTEES-- for their joint lives, remainder to the survivor of them

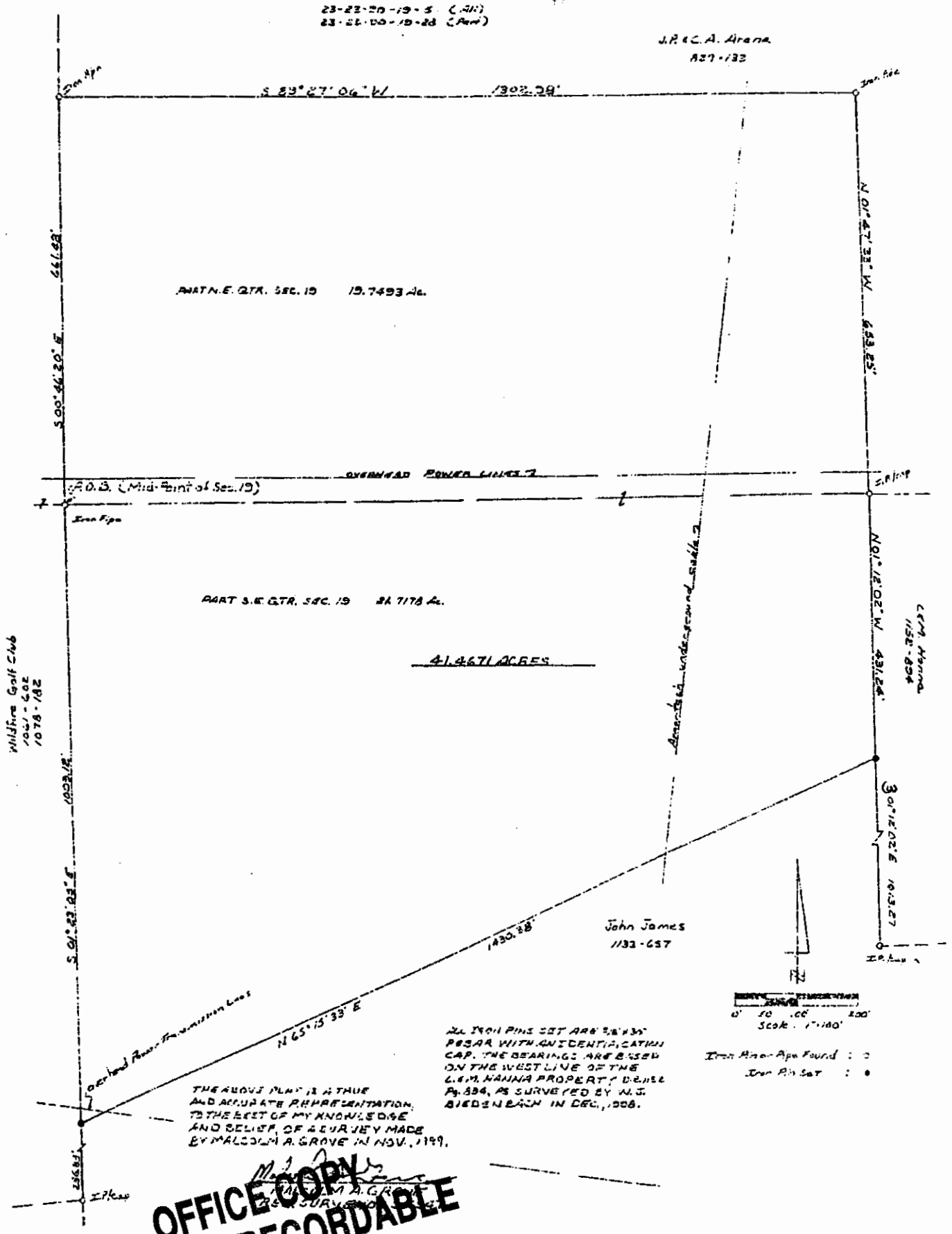
~~heirs, and assigns;~~XX

that they are *the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is* **Clear, Free and Unincumbered;**

And Further, *That* they *do* **Warrant and will Defend** *the same against all claim or claims, of all persons whomsoever;*

PLAT OF SURVEY
FOR
J.R. & C.A. ARENA

PART- NE & S.E. QTR'S, SEC. 19, TWP. 2, R-5
U.S. M.L.
HIGHLAND TWP, MUSKINGUM CO., OHIO
AUDITOR'S PARCEL No.
23-22-20-19-5 (AR)
23-22-00-19-28 (Arn)



THE ABOVE PLAT IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY MALCOLM A. GROVE IN NOV., 1999.

ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH AN IDENTIFICATION CAP. THE BEARINGS ARE BASED ON THE WEST LINE OF THE L.&M. HANNA PROPERTY D.B. 1152 Pg. 884, AS SURVEYED BY W.J. BIEDENBACH IN DEC., 1968.

MALCOLM A. GROVE
PS SURVEYOR

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BY [illegible]
2-7-2000