



23-90-21-18

1320 LOWER BLOOMFIELD RD

# Survivorship Deed\*

Frederick F. Sims, single, of Guernsey County, Ohio

copy

for valuable consideration paid, grant(s) with general warranty covenants, to

Robert L. Johnson, married and Phyllis I. Johnson, married,

for their joint lives, remainder to the survivor of them, whose tax-mailing addresses are  
107 Cherry Lane, New Concord, Ohio 43762

the following REAL PROPERTY: Situated in the County of Muskingum in the State  
of Ohio and in the Township of Highland

Being a part of a tract conveyed to Frederick F. and Carol N. Sims as recorded in  
Volume 938 Page 263 of the Muskingum County Deed Records; Situated in the Southwest  
Quarter of Section 21, Township 1, Range 5, Highland Township, Muskingum County, Ohio,  
and being further described as follows:

Commencing at a point at the southeast corner of the southwest quarter of Section 21;  
thence along the east line of the southwest quarter of Section 21, North 01° 36' 07"  
East 121.51 feet to a point marked by an existing iron pin (5/8 inch rebar), at the  
southeast corner of the said Sims tract; thence continuing North 01° 36' 07" East  
426.86 feet along the said east line of the southwest quarter to a point, said point  
being the place of beginning of the tract herein intended to be conveyed; thence south  
71° 56' 59" west 243.63 feet to a point marked by an existing iron pin (3/8 inch rebar);  
thence north 47° 51' 16" east 317.62 feet along the northerly line of the said Sims  
tract to a point marked by an existing iron pin (3/8 inch road); thence south 01° 36'  
07" West 137.69 feet along the said east line of the southwest quarter to the place  
of beginning.

Containing 0.363 more or less acres, subject to all legal road right-of-ways of county  
road number 65 and all easements.

Auditors parcel number 23-01538 (Part)

Bearings are based on the deed bearing of the east line of the southwest quarter of  
Section 21 as recorded in volume 938 page 263.

The above description was taken from a survey prepared by W. J. Biedenbach, Registered  
Surveyor #5718.

Prior Instrument Reference: Vol. 938, Page 263 of the Deed Records of Muskingum  
County, Ohio.

Witness his hand(s) this 27 day  
of November, 19 85

Signed and acknowledged in presence of:

*John H. Robinson*  
John H. Robinson

OFFICE COPY  
NOT RECORDABLE  
Frederick F. Sims

State of Ohio County of ss.

BE IT REMEMBERED, That on this 27th day of November, 19 85, before me,  
the subscriber, a notary public in and for said state, personally came,  
Frederick F. Sims the Grantor(s) in the  
foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal

on the day and year last aforesaid.

*John H. Robinson*  
My Com. Expires 7-29-90

This instrument was prepared by Attorney Russell H. Booth, Jr.

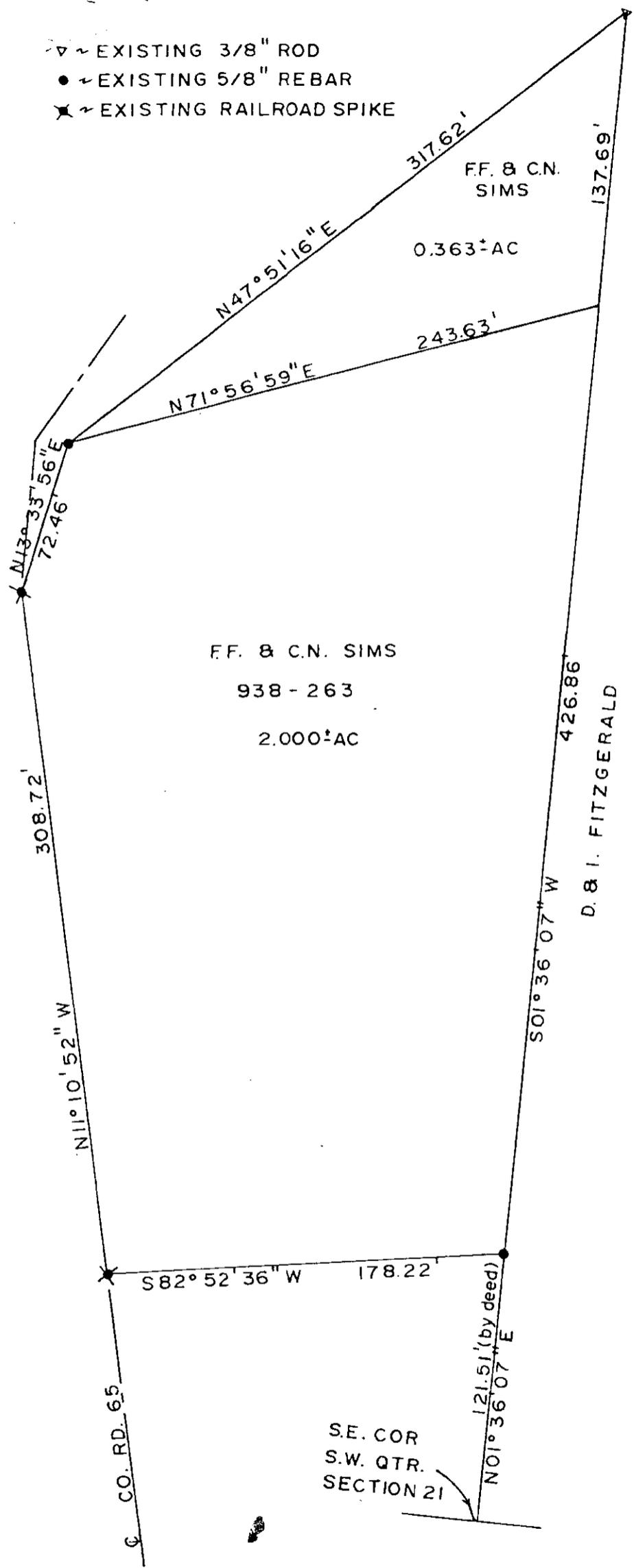
- (1) Name of Grantor(s) and marital status.
- (2) See Sections 5302.05 and 5302.06 Ohio Revised Code.
- (3) Name of Grantees and marital status of each.
- (4) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any.
- (5) Delete whichever does not apply.
- (6) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

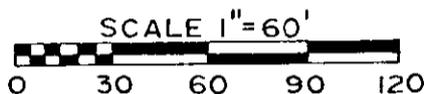
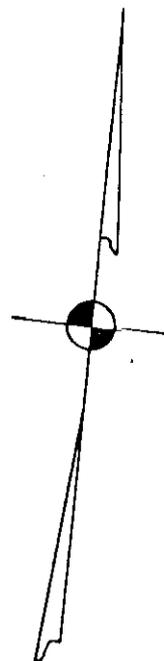
OK  
11-29-85

23-90-21-18

- ▽ ~ EXISTING 3/8" ROD
- ~ EXISTING 5/8" REBAR
- ✕ ~ EXISTING RAILROAD SPIKE



BEARINGS ARE BASED  
ON THE EAST LINE  
OF THE S.W. QTR OF  
SEC 21 AS RECORDED  
IN VOL. 938 PG. 263



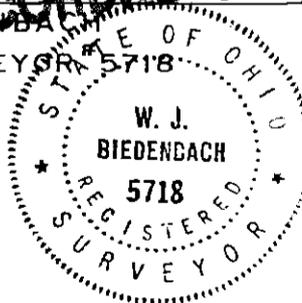
F.F. & C.N. SIMS  
938 - 263  
2.000± AC

REFERENCES  
VOL. 938 PG. 263  
MUSK CO TAX MAP

BEING A PART OF THE S.W. QTR  
OF SECTION 21, TOWNSHIP 1,  
RANGE 5, HIGHLAND TOWNSHIP,  
MUSKINGUM COUNTY, OHIO.

I HEREBY CERTIFY THE ABOVE  
PLAT AND SURVEY TO BE  
CORRECT AS PREPARED BY  
ME THIS 26TH DAY OF NOVEMBER  
1985.

**OFFICE COPY  
NOT RECORDABLE**



S.E. COR  
S.W. QTR.  
SECTION 21

PAR # 23-01538 (PART)

**W. J. BIEDENBACH & ASSOC.**  
Surveying & Mapping  
3120 Lisa Ln. Zanesville, Ohio 43701  
(614) 453-4850

Drawn by SD	Date 11/26/85
Scale 1" = 60'	Checked by <i>WJ</i>
Job No. 2324	DOZER