

WARRANTY DEED

National Guaranty Corp., Chicago, Ill.
Form No. 1, 12-8

Know all Men by these Presents

40-90-35-23

That, Ione K. Rhoads and Edward R. Rhoads, wife and husband

N/A

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of the Township of Meigs County of Muskingum
and State of Ohio Grantors in consideration of the sum of

---One Dollar (\$1.00) and other good and valuable consideration

to them paid by Ricky A. Buchanan
Oak Grove Road, Route #1
Cumberland, Ohio 43732

of the Township of Meigs County of Muskingum
and State of Ohio Grantee the receipt whereof is hereby

acknowledged, do hereby grant, bargain, sell and convey to the said

Grantee, Ricky A. Buchanan

SECRETARIES APPROVED
for Auditor's transfer
[Signature]

his heirs and assigns forever, the

following Real Estate situated in the County of Morgan

in the State of Ohio and in the Township of
Meigs and bounded and described as follows:

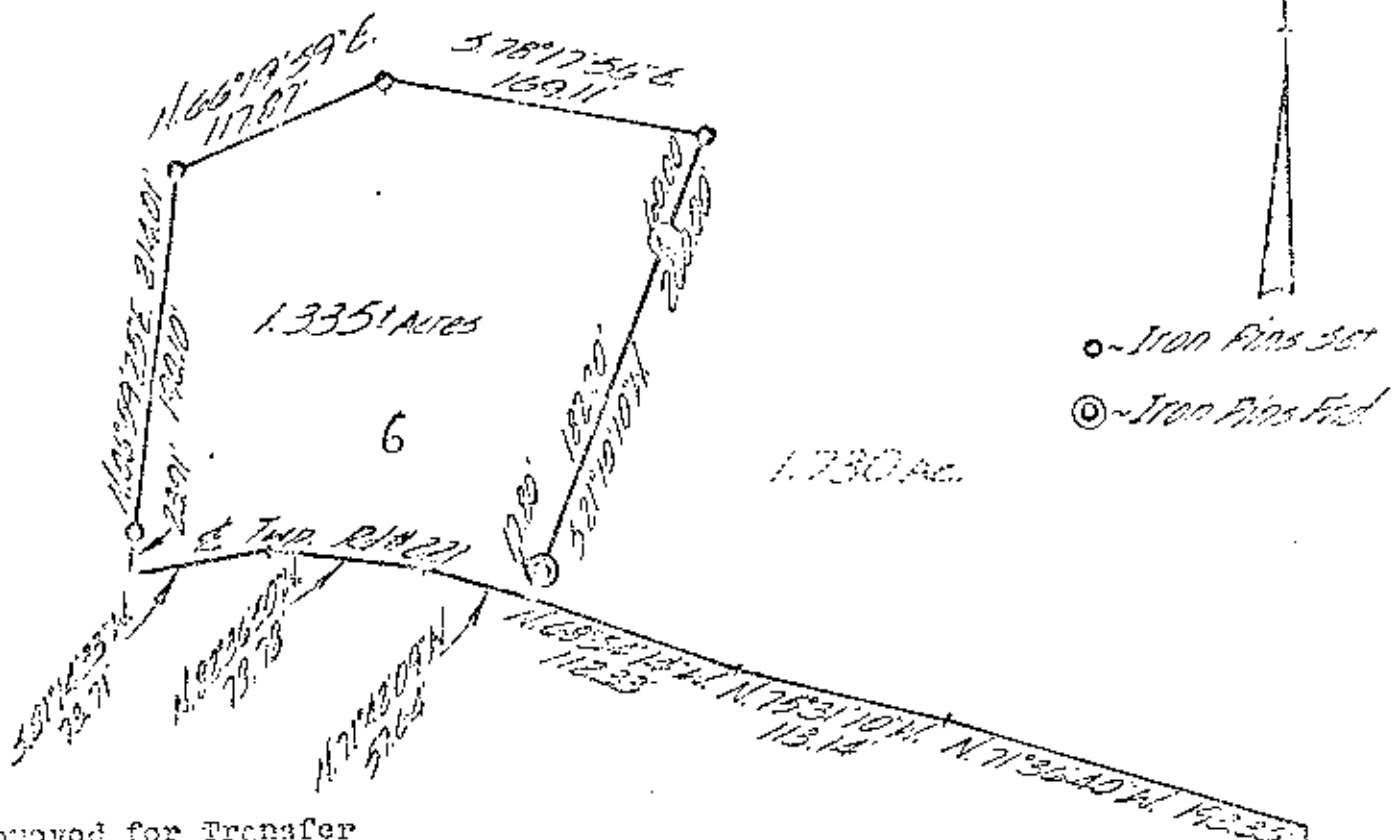
Being a part of the Southeast Quarter of Section 35, Township 12, Range 11, Meigs Township, Muskingum County, Ohio and being further described as follows:
Commencing at a point at the Southeast Corner of Section 35; thence North 00 deg. 10 min. 12 sec. East 118.67 feet along the East line of Section 35 to a point in the center of Township Road No. 221; thence North 71 deg. 36 min. 40 sec. West 193.55 feet to a point in the center of Township Road No. 221; thence North 75 deg. 31 min. 10 sec. West 113.14 feet to a point in the center of Township Road No. 221; thence North 68 deg. 54 min. 14 sec. West 112.33 feet to a point in the center of Township Road No. 221, said point being the place of beginning of this tract; thence North 71 deg. 42 min. 09 sec. West 57.64 feet to a point in the center of Township Road No. 221; thence North 82 deg. 35 min. 50 sec. West 78.78 feet to a point in the center of Township Road No. 221; thence South 81 deg. 14 min. 33 sec. West 73.71 feet to a point in the center of Township Road No. 221; thence North 05 deg. 59 min. 25 sec. East 214.01 feet to a point marked by an iron pin, passing a point marked by an iron pin at 23.91 feet; thence North 66 deg. 19 min. 59 sec. East 117.87 feet to a point marked by an iron pin; thence South 78 deg. 17 min. 55 sec. East 169.11 feet to a point marked by an iron pin; thence South 21 deg. 10 min. 10 sec. West 260.00 feet to the place of beginning, passing existing iron pins at 60.00 feet and 242.20 feet.
Containing 1.335 acres, more or less, subject to all legal road right-of-ways. Surveyed September 13, 1978 by W.J. Biederbach, Reg. Surv. #3718.

RESERVING to the Grantors, Ione K. Rhoads and Edward R. Rhoads, their heirs and assigns, coal, oil, gas and all other minerals, together with the right to mine and remove the same. However, the grantors, their and assigns shall not have the right to come upon the surface of said premises for the purpose of mining of said coal, oil, gas or other minerals.

Also granting to the said Grantee, his heirs and assigns, a right of way and easement from Sand Hollow Road, aka Township Road #221, to other lands of Sellers, said right of way to be from Township Road 221 to the West side of the above conveyed premises. Said right of way to be 16 feet in width and to be used by Buyer for the purpose of ingress and egress to the 1.335 acre tract above described. The Grantors, however, reserve the right to use said right of way

Rocky Buelonian

Being a part of the Southeast Quarter of Section 35, Township 12, Range 11, High Township, Muskingum County, Ohio.



○ ~ Iron Pins Set
 ⊙ ~ Iron Pins Found

Approved for Transfer
 Date: _____
 MUSKINGUM COUNTY COMMISSIONERS

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Muskingum Co
 Morgan Co
 Southeast Corner of
 Section 35

Approved for an on lot sewage
 plat of May 1978
 HEALTH DEPT.

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I hereby certify the above plat
 to be correct as prepared by me,
 this _____ day of August 1978.

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W. J. DIEBENEACH & ASSOC. Surveying & Mapping 3120 Lisa Ln. Zanesville, Ohio 43701 (614) 450-4000	
Drawn by: <i>MDH</i>	Date: 8-23-78
Scale: 1" = 100'	Checked: <i>MDH</i>
Job No: 2006-78	I. Rhoads

**DESCRIPTION OF SURVEY FOR OHIO FRANKLIN REALTY, LLC
JOB#2500-Blosser-3**

Situated in the State of Ohio, County of Muskingum, Township of Meigs:

Being part of Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further **being part of** the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2562, Page 273, and part of** Charlotte Lee Blosser ETAL Shirley Blosser Life Estate property recorded in **Deed Book Volume 1098, Page 577** of said county's deed records, further **being part of Muskingum County Auditor's Parcel Numbers 40-90-35-20-003, 40-90-35-23-000, and 40-90-35-24-000,** and more particularly described as follows;

Commencing at the calculated common Northern corner for Sections 1 and 2 of Township 11, Range 11 of said Congress Lands, further being on the common line for Muskingum and Morgan Counties and for Townships 11 and 12 of said Congress Lands, from which an iron pin (set) for reference bears North 01 degrees 54 minutes 56 seconds East 3.18 feet;

- TIE-1 THENCE North 87 degrees 26 minutes 48 seconds West 470.01 feet** along said common County and Township line to an iron pin (set) at the Southwest corner of said Ohio Franklin Realty LLC property;
- TIE-2 THENCE North 02 degrees 33 minutes 12 seconds East 251.84 feet** into Section 35, Meigs Township, Muskingum County, and along the West line of said Ohio Franklin Realty LLC property and through said Blosser property to the unmarked place of beginning for the property herein intended to be described being in the centerline of Horse Run Road (Township Road 221), passing an iron pin (set) at 218.72 feet;
- #1- THENCE North 02 degrees 33 minutes 12 seconds East 37.23 feet** continuing along the West line of said Ohio Franklin Realty LLC property and through said Blosser property to an unmarked point;
- #2- THENCE South 87 degrees 26 minutes 48 seconds East 73.20 feet** continuing along said Ohio Franklin Realty LLC property and through said Blosser property to an unmarked point;
- #3- THENCE South 68 degrees 46 minutes 53 seconds East 148.22 feet** continuing along and through said properties to an unmarked point in the centerline of said Horse Run Road, further being a common corner for the Travis G Curlutu property recorded in Deed Book Volume 1064, Page 580;
- #4- THENCE North 70 degrees 33 minutes 06 seconds West 57.64 feet** along said road and through said Ohio Franklin Realty LLC and Blosser properties to an unmarked point;
- #5- THENCE North 81 degrees 27 minutes 47 seconds West 78.78 feet** continuing along said road and through said properties to an unmarked point;
- #6- THENCE South 82 degrees 23 minutes 36 seconds West 73.71 feet** continuing along said road and through said properties to an unmarked point;
- #7- THENCE South 79 degrees 27 minutes 50 seconds West 7.77 feet** continuing along said road and through said properties to the place of beginning **containing 0.08 acres** of which 0.06 acres are within the right of way for Horse Run Road (Township Road #221).

The bearings and distances within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. See Plat for META Data. Iron pins (set or found) are 5/8" rebar with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on March 14, 2018 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.



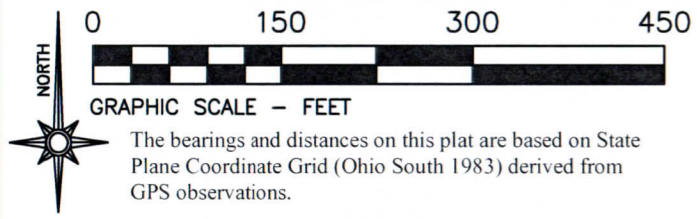
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Charles R. Harkness PLS #6885

**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

**DESCRIPTION
APPROVED
By:** *[Signature]*

40-90-23-000



Situated in the State of Ohio, County of Muskingum, Township of Meigs:
 Being part of Southeast Quarter, Section 35, Township 12, Range 11, of the Congress Lands East of the Scioto River, further being part of the Ohio Franklin Realty, LLC property recorded in **Official Record Volume 2562, Page 273, and part of the Charlotte Lee Blosser ETAL property recorded in Deed Book Volume 1098, Page 577** of said county's deed records, further being part of Muskingum County Auditor's Parcel Numbers 40-90-35-20-003, 40-90-35-23-000 and 40-90-35-24-000.

SURVEYOR'S NOTES AND REFERENCES:
 Morgan County Tax Maps and OGRIP Orthophotos of the area.
 Section corners shown or referenced are part of the Section Corner Restoration Project being completed in cooperation with AEP and the Morgan County Engineer's Office.
Note #1- This parcel overlaps both listed deed and is currently taxed by all three Auditor's Parcel Numbers.
Note #2- META Data, State Plane Coordinates Ohio South 1983, 2011 Realization 2010.0 Epoch, GEOID12B, GRS1980, Grid to Ground Scale Factor Section 35- 1.00008412837843
Note #3- Right of way width for Horse Run Road is listed as 40 feet and occupies 0.06 Acres of the surveyed parcel.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS #6885)
- PIN (FOUND)
- △ POINT (UNMARKED)

DESCRIPTION APPROVED
 By: *Charles R. Harkness*



Charlotte Lee Blosser ETAL
 Shirley Blosser Life/Est
 DB Vol. 1098, Page 577.
 Par No 40-90-35-20-003

APPROVED
 MUSKINGUM COUNTY
 PLANNING COMMISSION DIRECTOR

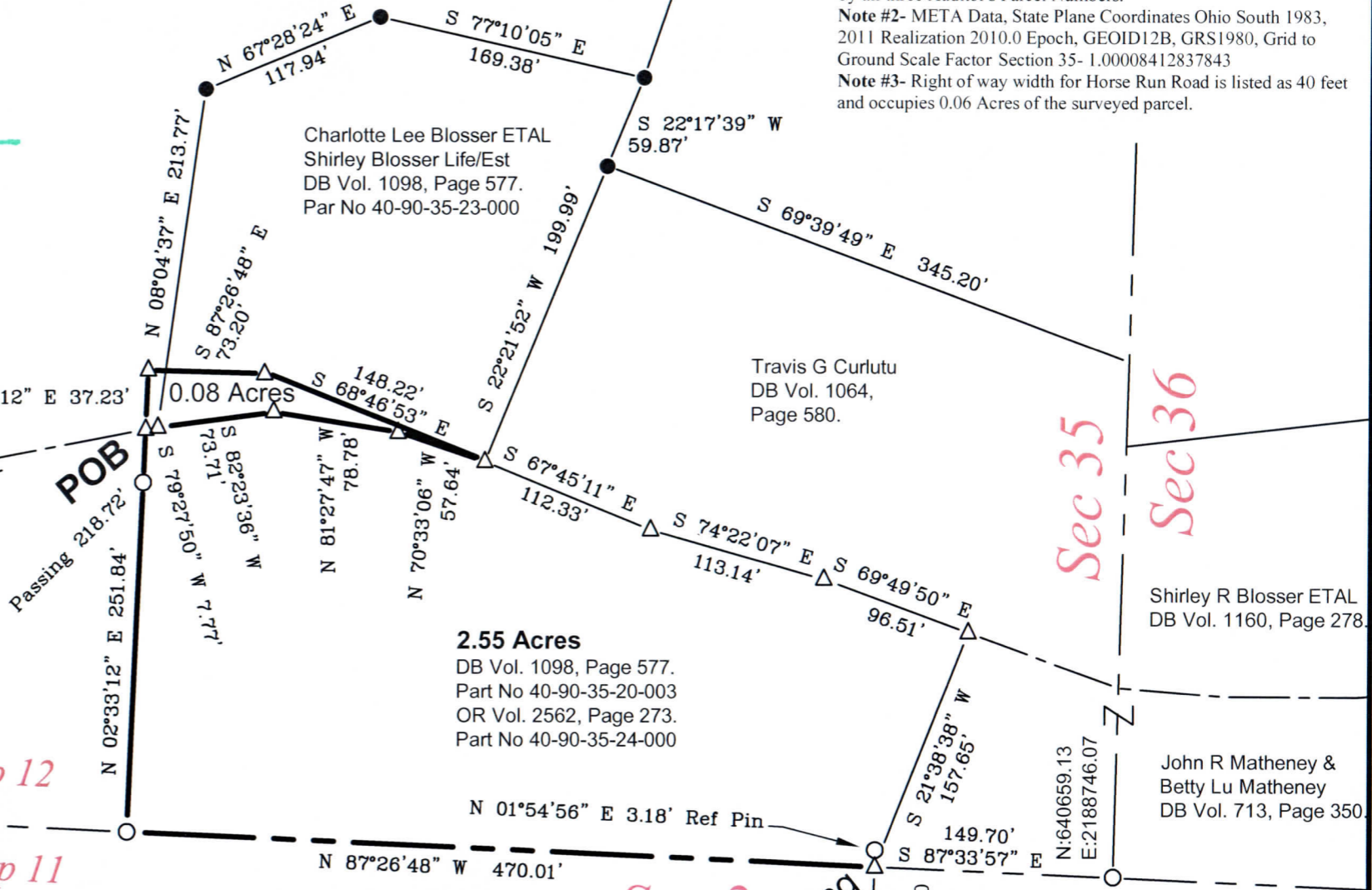
Date: 4/22/18
 (Twp Road 221)
 Horse Run Road

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements or encumbrances of record, unless otherwise indicated.

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Charles R. Harkness

Charles R. Harkness PLS #6885

Muskingum County - Meigs Township - Twp 12
 Morgan County - Bristol Township - Twp 11



Ohio Franklin Realty LLC
 Morgan County Deed Records
 OR Vol. 219, Page 3123.

Ohio Franklin Realty LLC
 Morgan County Deed Records
 OR Vol. 219, Page 3123.

SURVEY FOR: Ohio Franklin Realty LLC		HARKNESS SURVEYING & MAPPING, INC. 8205 OLD TOWN ROAD ROSEVILLE, OHIO 43777 PHONE/FAX (740) 849-0122	
SURVEYED: 3/14/18		DRAWN: 3/24/18	
Job Number Job#2500	Drawing/Sheet Plat Blosser-3		