

KNOW ALL MEN BY THESE PRESENTS

That John E. McClain and Rosemary McClain, husband and wife, of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Tony B. McClain and Nancy D. McClain, husband and wife, for their joint lives with the remainder to the survivor of them, whose tax mailing address is 11500 Castor Road, New Concord, Ohio 43762, the following real property situated in the Township of Monroe, County of Muskingum, and State of Ohio:

Situated in Lot 8 and Lot 9 of the 3rd Quarter of Township 3 North, Range 5 West of the United States Military Lands, Monroe Township, Muskingum County, Ohio [and being the remainder of Parcel Two (Aud. Par. #42-42-50-03-19-000) and all of Parcel Three (Aud. Par. #42-42-50-03-18-001) in a deed to John E. and Rosemary McClain as recorded in Deed Book 1043, page 181] and being further bounded and described as follows:

Beginning at a 1/2 inch pipe found at the Northwest corner of Lot 8;

thence South 89° 45' 47" East, along the North line of said Lot 8, a distance of 1301.08 feet to a 5/8" inch rebar found;

thence South 00° 22' 54" East, along the West line of a tract conveyed to Berl E. and Barbara Cavinee by a deed recorded in Deed Book 1101, page 54 and passing an iron pin set at a distance of 1188.22, a total distance of 1298.22 feet to a point in the center of State Route 93;

thence the following five (5) courses along the center of State Route 93:

- 1) South 18° 33' 31" West, a distance of 38.78 feet to a point;
- 2) South 19° 29' 36" West, a distance of 53.60 feet to a point;
- 3) South 21° 00' 19" West, a distance of 53.93 feet to a point;
- 4) South 22° 42' 44" West, a distance of 52.55 feet to a point;
- 5) South 23° 46' 39" West, a distance of 120.71 feet to a point;

thence North 61° 17' 03" West, along the Northeasterly line of a tract conveyed to Kimberlee Mattox/Kimberlee S. Wilson by deeds recorded in Deed Book 1009, page 32 and Deed Book 1104, page 208 and passing a 5/8 inch rebar found at a distance of 35.50 feet, a total distance of 204.23 feet to a 5/8 inch rebar found;

thence South 30° 49' 54" West, along the Westerly line of said Mattox tract, a distance of 443.50 feet to a 5/8 inch rebar found;

thence North 90° 00' 00" West, along the North line of a tract conveyed to Matthew E. Starcher as Parcel Two of a deed recorded in Deed Book 1855, page 191, a distance of 584.29 feet to a 3/4 inch pipe found;

thence North 18° 57' 44" West, along the Easterly line of a tract conveyed to Aden and Ruth Raber by a deed recorded in Deed Book 1152, page 135, a distance of 551.66 feet to a 3/4 inch pipe found;

thence North 27° 46' 04" West, continuing along the Easterly line of said Raber tract, a distance of 666.34 feet to a point;

thence North 20° 32' 55" East, along the Westerly line of a tract conveyed to Aden E. and Ruth Raber by a deed recorded in Deed Book 1789, page 541, a distance of 823.94 feet to the place of beginning.

Containing 55.9396 acres (51.5289 acres being part of Lot 8, Aud. Par. #42-42-50-03-18-001 and 4.4107 acres being part of Lot 9, Aud. Par. #42-42-50-03-19-000) subject to all legal road right of way and any valid and existing easements, restrictions, leases or other conditions of record.

The bearings used in this description are based on the bearings of Parcel Two of a deed to John E. and Rosemary McClain as recorded in Deed Book 1043, page 181. Pertinent documents are all deeds mentioned; tax map; a survey plat prepared by W.J. Biedenbach, Reg. Surv. #5718 dated July, 1987 and revised September 25, 1990; a survey plat prepared by Stanley McFarland, Reg. Surv. #6221, for William Lane dated August 27, 1994; and a survey plat prepared by James M. Matchett Reg. Surv. #7975 for John McClain dated May 28, 2003 and revised June 11, 2003. All iron pins described as set are 5/8 inch diameter, 30 inches long, solid reinforcing bars with plastic identification caps. All mention of Deed Books refer to records on file in the Muskingum County Recorder's Office.

This description was prepared by James M. Matchett, Reg. Surv. #7975, from an actual field survey made under my supervision during May of 2005.

Reg. Surv. #7975

APPROVED FOR CLOSURE EXEMPT FROM PLANNING COMMISSION

PART OF PARCEL NO.: 42-42-50-03-19-000
42-42-50-03-18-001

[Handwritten signatures and dates]
7-7-2005 7-7-2005

All taxes and special assessments now a lien against the above described premises have been prorated between the parties and the grantees herein by their acceptance of this deed agree to assume and pay all taxes and assessments thereafter.

Prior Instrument Reference: Volume 1043, Page 181, Muskingum County Deed Records

Grantors herein release all rights of dower.

Executed on this _____ day of July, 2005.

John E. McClain

Rosemary McClain

State of Ohio, _____ :

Coshocton County: ss, Before me, a Notary Public, in and for said County and State, personally appeared the above named **John E. McClain and Rosemary McClain, husband and wife,** who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Coshocton, Ohio this _____ day of July, A.D. 2005.

Notary Public

*This Instrument Prepared By:
Pomerene, Burns & Skelton
309 Main Street, Coshocton, Ohio 43812
James R. Skelton (PB&S:JRS/mw)*

**OFFICE COPY
NOT RECORDABLE**

Boundary Survey

for

N/A

John McClain

Situated in Lot 8 and Lot 9 of the 3rd Qtr., T 3N, R 5W, U.S.M.L.
Monroe Township, Muskingum County, Ohio

Being the remainder of Parcel Two (Aud. Par. #42-42-50-03-19-000)
and all of Parcel Three (Aud. Par. 42-42-50-03-18-001) in a deed to
John E. & Rosemary McClain as recorded in Deed Book 1043, page 181

Charles D Babcock
D.B. 994 - 150

Sec. 13
Lot 8

1st. Qtr., T 3N, R 5W
3rd. Qtr., T 3N, R 5W

Robert J. & Sandra C.
Johnson
D.B. 1156 - 289
Tract 3

Berl E. & Barbara K.
Cavinee
D.B. 1605 - 711
Tract II

Aden E. & Ruth Raber
D.B. 1819 - 846

William J. &
Christine E.
Schwartz
D.B. 1676 - 609

Aden E. & Ruth
Raber
D.B. 1789 - 541

Aden & Ruth Haber
D.B. 1152 - 135

Douglas L.
Mathias
D.B. 1161 - 843

S. 89° 45' 47" E. 1301.09'

N.W. Cor.
Lot 8

**EXEMPT FROM
PLANNING COMMISSION**

APPROVED FOR CLOSURE

[Signature] 7-7-2005

[Signature] 7-7-2005

Berl E. & Barbara
Cavinee
D.B. 1101 - 54

55.9396 Acres Total

51.5289 Ac. - Lot 8 (Aud. Par. #42-42-50-03-18-001)

4.4107 Ac. - Lot 9 (Aud. Par. #42-42-50-03-19-000)

- S. 18° 33' 31" W. 38.78'
- S. 19° 29' 36" W. 53.60'
- S. 21° 00' 19" W. 53.93'
- S. 22° 42' 44" W. 52.55'

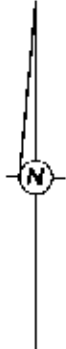
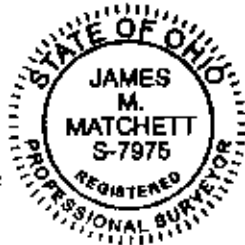
N. 61° 17' 03" W. 204.23'
S. 30° 40' 54" W. 449.80'
Kimberlee Mattox
Kimberlee S. Wilson
D.B. 1009 - 92
D.B. 1104 - 248

N. 90° 00' 00" W. 584.29'

Mathew E. Starcher
D.B. 1855 - 191
Parcel Two

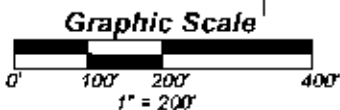
Legend

- - Iron Pin Found, 5/8" rebar (unless shown otherwise)
- - Stone Found
- - Iron Pin Set, 5/8" x 30" rebar (with plastic identification cap)



**OFFICE COPY
NOT RECORDABLE**

James M. Matchett, Reg. Surv.
May 4, 2005



Bearing Reference

The bearings shown on this plat are based on the bearings
of Parcel Two of a deed to John E. & Rosemary McClain as
recorded in Deed Book 1043, page 181.

Pertinent Documents

Deeds as shown; tax map; a survey plat prepared by W.J. Biedenbeck,
Reg. Surv. #5718, dated July, 1987 and revised September 25, 1990;
a survey plat prepared by Stanley McFarland, Reg. Surv. #6221, for
William Lane dated August 27, 1994; and a survey plat prepared by
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