

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that GRANTORS, ROBERT G. LIGHTHIZER and JANE ELAINE LIGHTHIZER, husband and wife, and JAMES LEE STILL-PEPPER and AMY JO STILL-PEPPER, husband and wife, of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants to GRANTEE, ZEMBA FARMS, LTD., an Ohio Limited Liability Company, whose tax mailing address is 2460 Wedgewood Drive, Zanesville, Ohio 43701, the following real property:

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

Being a part of the Southeast Quarter of Section 23, Township 1, Range 6, of the United States Military Lands, and further described as follows:

Commencing at an existing railroad spike at the intersection of the center of County Road 5 (Spry Road) and the north line of the Southeast Quarter of Section 23, said point being North 89 degrees 36 minutes 00 seconds East 991.35 feet from the Northwest corner of the said Southeast Quarter; thence leaving the said road and with the said North line North 89 degrees 36 minutes 00 seconds East 390.17 feet to an iron pin set, said point being the place of beginning of the tract herein intended to be described; thence continuing with the said north line, North 89 degrees 36 minutes 00 seconds East 841.20 feet to an existing iron pin (1/2 inch ID pipe); thence leaving the said North line and with the West line of a tract conveyed to Roger E. and Thelma J. Cramer by deed recorded in Volume 583, page 69 of the Muskingum County Deed Records, South 09 degrees 24 minutes 30 seconds West 299.71 feet to an existing iron pin (1/2 inch ID pipe); thence continuing with the said West line, South 12 degrees 30 minutes 17 seconds East 121.75 feet to an existing iron pin (1/2 inch ID pipe); thence leaving the said West line, South 74 degrees 15 minutes 10 seconds West 216.51 feet to an iron pin set; thence North 71 degrees 46 minutes 04 seconds West 241.50 feet to an iron pin set; thence North 68 degrees 53 minutes 44 seconds West 180.42 feet to an iron pin set; thence North 81 degrees 28 minutes 15 seconds West 105.83 feet to an iron pin set; thence North 19 degrees 06 minutes 18 seconds West 329.35 feet to the place of beginning, containing 6.904 or less acres, SUBJECT TO all legal road right-of-way of County Road 5, and all applicable easements.

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

Bearings are based on the previous survey in the Southeast Quarter of Section 23 (131.859 more or less acres. Volume 1007, page 485).

This description written by W. J. Biedenbach, Registered Surveyor #5718 on July 8, 1996.

Auditor's Parcel No. 51-51-80-23-11-001(part).

Prior instrument reference: Volume 1307, Page 839 (Exhibit B) of the Muskingum County Deed Records.

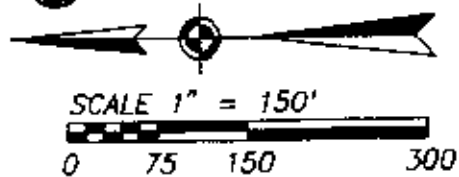
**OFFICE COPY
NOT RECORDABLE**

THIS DEED IS GIVEN TO COMPLETE THE FULL SATISFACTION OF A LAND CONTRACT BETWEEN THE PARTIES RECORDED IN MORTGAGE VOLUME 1257, PAGE 292.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY W. J. Biedenbach

1-23-98



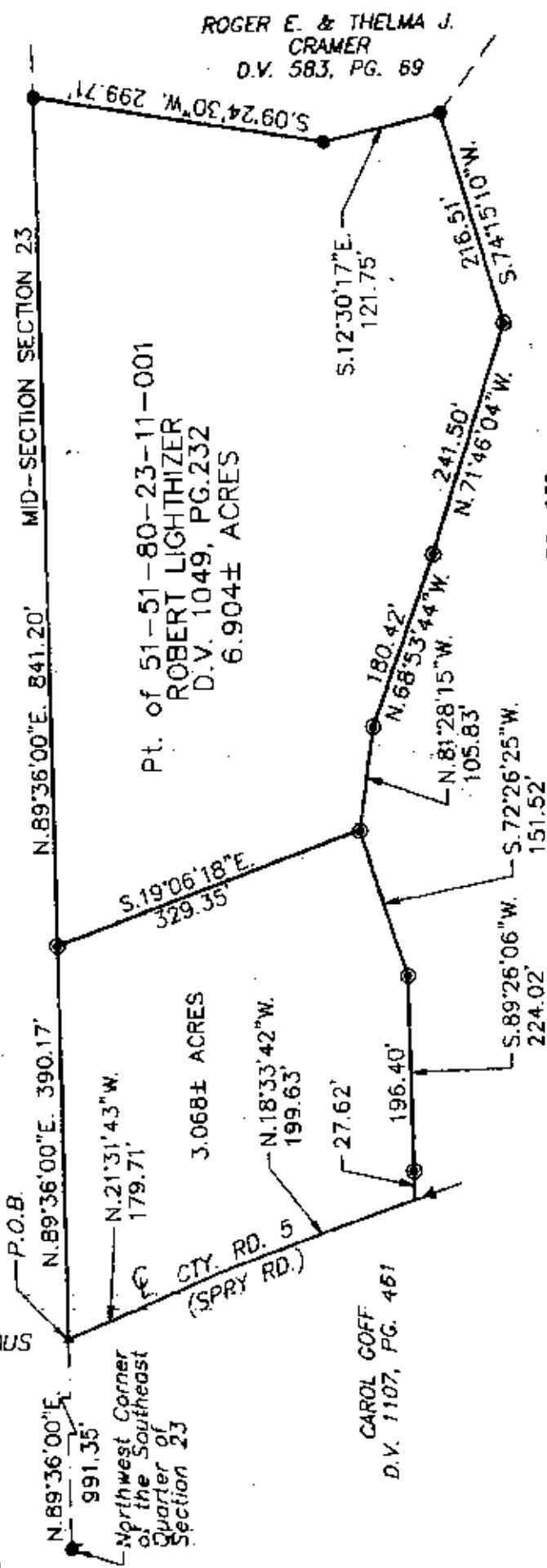
LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
(5/8" REBAR w/CAP)
- ▲ RAILROAD SPIKE FOUND

RESEARCH:

- DEED - VOL. 1049, PG. 232
- DEED - VOL. 767, PG. 134
- DEED - VOL. 583, PG. 69
- DEED - VOL. 592, PG. 95
- DEED - VOL. 1007, PG. 485
- MUSKINGUM COUNTY TAX MAP

APPROVED
 E.L. AUDITORS TRANSFER
 BY: *[Signature]*
 1-23-98
 6.904 ac. only

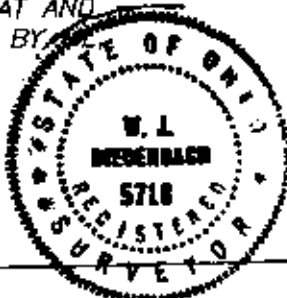


BEARINGS ARE BASED ON THE PREVIOUS SURVEY IN THE SOUTHEAST QTR. OF SECTION 23 (131.859± ACRES)

BEING A PART OF SE. QTR. OF SECTION 23, TOWNSHIP 1, RANGE 6 OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY THIS 8TH DAY OF JULY, 1996

OFFICE COPY
NOT RECORDABLE
 W.J. BIEDENBACH
 REGISTERED SURVEYOR #5718



W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
DRAWN BY: DWL	DATE: 07-08-96
REVISED BY:	REVISION DATE:
SCALE: 1" = 150'	CHECKED BY: WJB
File name: C:\ACAD12\DWG\4004 Plot date: 07/08/96	

Pt. of 51-51-80-23-11-001
 ROBERT LIGHTHIZER
 D.V. 1049, PG. 232
 6.904± ACRES

D.V. 1049, PG. 232

CAROL GOFF
 D.V. 1107, PG. 461