



GENERAL WARRANTY DEED *

53-53-20-04-12. 75

DEAN R. MORRISON and VERNA A. ⁽¹⁾, of Muskingum County,
MORRISON, husband and wife,
for valuable consideration paid, grant ☒, with general warranty covenants, to

CONOTTON LAND COMPANY, whose tax-mailing address is
40580 Cadiz-Piedmont Road, Cadiz, Ohio 43907

the following **REAL PROPERTY**: Situated in the County of Muskingum in the State
of Ohio and in the Township of Rich Hill : (2)

The Northwest Quarter of Section, 4, in Township 13, of Range 11 of
lands directed to be sold at Zanesville, Ohio. EXCEPTING THEREFROM
one and four fifths acres more or less, conveyed to David Given by
Matthew and Martha Cherry of December 2, 1833, by deed recorded in
Deed Book V, Page 392 of Muskingum County Records; also one and
four-fifths acres, more or less, being part of the Northeast Quarter
of Section Four, Township 13, Range 11, as conveyed by David Forsythe
and William T. Forsythe to David Given and Sarah, his wife, to Robert
Lyons by deed bearing date of August 23, 1864, recorded Deed Book 42,
Page 577; see also Deed Book 121, Page 165.

Being the same premises described in the certificate of transfer from
Flora Miller to the grantor herein, dated April 29, 1965, and
recorded in Deed Book 534, Page 999 of the Muskingum County Records.
See also a warranty deed from John T. Miller, Husband of the Grantee,
to Wilma M. Miller, dated May 15, 1968, and recorded in Deed Record
559, Page 167 of the Muskingum County Records. This property
being further described from a new survey by P & L Systems,
Ltd., Worthington, Ohio, as described on the reverse hereof.

Prior Instrument Reference: Vol. 724 Page 145 of the Deed Records of Muskingum

County, Ohio. VERNA A. MORRISON ⁽³⁾ wife ~~(husband)~~ of the

Grantor releases all rights of dower therein. Witness their hand(s) this 28th day
of August, 1985.

Signed and acknowledged in the presence of:

Judy I. Johnson
WITNESS

Linda L. Elex
WITNESS

Dean R. Morrison ⁽⁴⁾
DEAN R. MORRISON

Verna A. Morrison
VERNA A. MORRISON

State of Ohio County of ss.

BE IT REMEMBERED, That on this 28th day of August, 1985, before me,
the subscriber, a Notary Public in and for said county, personally came,

DEAN R. MORRISON and VERNA A. MORRISON the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day
JUDY I. JOHNSON

and year aforesaid. Judy I. Johnson Notary Public, State of Ohio
My Commission Expires July 9, 1989.

This instrument was prepared by Paul F. Benson, Attorney at Law
40580 Cadiz-Piedmont Road
Cadiz, Ohio 43907

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

Auditor's and Recorder's Stamps

Situated in the State of Ohio, County of Muskingum, Township of Rich Hill, in Section No. 4, Township 13 North, Range 11 West of the Ohio River Survey. Being in the north one-half of Section 4 and being that property conveyed to D. & V. Morrison in Deed Book 724, Page 145 of record in the Muskingum County Recorder's Office in Zanesville, Ohio.

Beginning at a stone found at the center one-quarter corner of Section No. 4; Thence N 88°04'43" W a distance of 2633.22 feet along the quarter section line and the north line of an 8.23 acre parcel conveyed to H. Reed in Deed Book 483, Page 135 and a 149.03 acre parcel conveyed to L. & R. Menzie in Deed Book 605, Page 109 to a stone found at the west one-quarter of Section No. 4; Thence N 2°03'41" E a distance of 2630.59 feet along the line between Sections 4 and 5 to a fence corner post at the northwest corner of Section 4; Thence S 88°04'04" E a distance of 2633.21 feet along the north line of Section No. 4, also being the township line, to an iron pin set at the north one-quarter of Section No. 4; Thence S 2°03'41" W a distance of 726.00 feet along the one-quarter section line to an iron pin set; Thence N 87°56'19" W a distance of 132.00 feet along the north line of a 1.80 acre parcel conveyed to Harrison Leasing Company in Deed Book 600, Page 13 to an iron pin set; Thence S 2°03'41" W a distance of 594.00 feet along the west line of said 1.80 acre tract, to an iron pin set;

Thence S 87°56'19" E a distance of 132.00 feet to an iron pin set on the one-quarter section line; Thence S 2°03'41" W a distance of 173.25 feet with the one-quarter section line to an iron pin set; Thence S 55°56'18" E a distance of 24.75 feet with the west line of the parcel conveyed to Harrison Leasing Company in Deed Book 600, Page 13 to an iron pin set; Thence continuing with the west and south lines of said Harrison Leasing Company Parcel S 2°03'41" W a distance of 503.25 feet to an iron pin set; Thence S 18°41'19" E a distance of 651.75 feet to an iron pin set; Thence S 88°11'19" E a distance of 783.75 feet to a point; Thence S 1°48'37" W a distance of 9.90 feet to a point; Thence N 88°11'19" W a distance of 1035.69 feet along the one-quarter line of Section 4 to the point of beginning and containing 159.60 acres more or less.

Subject to all easements, rights-of-way and restrictions of previous record.

The description was prepared by V.A. Rybski, Reg. No. 4041 from a survey of the property conducted in August 1987.

The basis of the bearings is the west line of Section No. 4 assigned a bearing of N 0°03'41" W.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J. L. Nambler
2-21-88

OFFICE COPY
NOT RECORDABLE

GENERAL WARRANTY DEED

FROM

DEAN R. MORRISON and
VERNA A. MORRISON

TO

CONOTTON LAND COMPANY

W & R TODD
D.B. 471 PG. 306

P & W CUBBISON
D.B. 856 PG. 170

S 88° 04' 04" E
2633.21'

TWP. 1, R. 5
TWP. 13, R. 11

SECTION 5 SECTION 4

D & V
MORRISON
D.B. 493 PG. 302

D & V MORRISON
D.B. 724 PG. 145
159.60 ACRES

HARRISON LEASING CO.
D.B. 900 PG. 13

SCALE: 1" = 300'

LEGEND

- IRON PIN SET
- CORNER POST
- STONE FOUND

REFERENCED DEEDS

DEED BOOK	PAGE
534	999
559	167
494	444
394	370
777	23
537	105
101	334
42	557
47	160
V	392

N 88° 04' 43" W
2633.22'

H. REED
D.B. 403 PG. 135

L & R MIENZHE
D.B. 605 PG. 109

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,
TOWNSHIP OF RICH HILL AND BEING PART OF THE NORTH
HALF OF SECTION NO. 4, TOWNSHIP 13 NORTH, RANGE 11
WEST OF THE OHIO RIVER SURVEY.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. Z. Nangle
2-24-88



OFFICE COPY
NOT RECORDABLE
PROFESSIONAL SURVEYOR NO. 4041

8-18-87
8-18-87

PROPERTY SURVEY
FOR
CONNOTON LAND COMPANY
PREPARED BY:
P&L SYSTEMS, LTD.
WORTHINGTON, OHIO 43065
(614) 846-4442
DATE: AUG. 18, 1987