



63-0404-05-001 (1)
44 MAYSVILLE AVE

WARRANTY DEED
from Corp.
Statutory Form

KNOW ALL MEN BY THESE PRESENTS

That THE BURLEY CLAY PRODUCTS COMPANY

a corporation organized under the laws of The State of Ohio
and having its usual place of business at P. O. Box 340, Zanesville, OH 43702-0340

of Muskingum *County, State of Ohio, for valuable consideration paid, grants with*
general warranty covenants to

TIM DONUT U.S. LIMITED, INC., a Florida corporation

whose tax mailing address is 4150 Tuiler Rd, Suite 236, Dublin, OH 43017

the following real property:

Situated in the Village of South Zanesville, Muskingum County, Ohio. Being part of the lands of Burley Clay Products and being described as follows;

Beginning at a set rebar set in the Northwest corner of relocated East King Street;

Thence, N. 23° 09' 18" E. a distance of 135.00 feet along the East line of Maysville Pike to a set rebar;

Thence, S. 66° 53' 44" E. a distance of 336.99 feet through the lands of Burley Clay Products to a set rebar on the west line of rail road lands;

Thence, S. 12° 26' 52" W. a distance of 137.37 feet along said rail road lands to a set rebar;

Thence, N. 66° 53' 44" W. a distance of 362.51 feet through the lands of Burley Clay Products and along the North line of the relocated East King Street to the point of beginning, passing the Northeast corner of relocated East King Street at 160.83 feet.

The above described parcel contains 1.08 acres, more or less, and is subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

Reserving unto the Grantors and assigns is a 50 foot wide easement for ingress, egress and utilities along and parallel to the entire East line of the above described 1.08 acre parcel.

Attached to the above described parcel is a 17.05 foot wide right of way along the South line of the above described parcel beginning at the Northeast corner of relocated East King Street and running east to the rail road lands, being described as follows:

Beginning at the Northeast corner relocated East King Street; Thence, S. 66° 53' 44" E. a distance of 160.83 feet through along the projected North line of the relocated East King Street to a set rebar on the West line of Conrail Rail Road; Thence, S. 12° 26' 52" W. a distance of 17.35 feet along said rail road lands to a found iron pin on the Northeast corner of the northeast corner of the lands of Coco Brothers, LLC (1864/571); Thence, N. 66° 53' 44" W. a distance of 160.83 feet along said Coco Brothers lands to a found iron pin on the East line of Shawnee Avenue; Thence, N. 12° 26' 52" E. a distance of 17.35 feet along the east line of said Avenue to the point of beginning.

2/27/05

Also attached to the above described parcel is a 10 foot wide right of way along the North line of the lands of the Coco Brothers, LLC conveyed in Deed Book 1864, Page 571.

The above described 1.08 acre parcel is subject to the following described utility easement granted to the Village of South Zanesville being described as follows:

Beginning at a set rebar on the Northwest corner of the relocated East King Street; Thence, N. 23° 09' 18" E. a distance of 20.00 feet along the East line of Maysville Avenue to a point; Thence, S. 66° 53' 44" E. a distance of 86.08 feet through the lands of Burley Clay Products to a point; Thence, N. 32° 19' 53" W. a distance of 104.47 feet through the lands of Burley Clay Products to a point on the East line of Maysville Avenue; Thence, N. 23° 09' 18" E. a distance of 24.27 feet along said Avenue to a point; Thence, S. 32° 19' 53" E. a distance of 147.24 feet through the lands of Burley Clay Products to a point; Thence, S. 66° 53' 44" E. a distance of 237.40 feet through the lands of Burley Clay Products to a point on the west line of Conrail Rail Road; Thence, S. 12° 26' 52" W. a distance of 20.35 feet along said Rail Road lands to a set rebar; Thence, N. 66° 53' 44" W. a distance of 362.51 feet along the North line of a 0.06 acre parcel and the North line of the relocated East King Street to the point of beginning.

Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S. #7135, February 22, 2005.

The property is further subject to the following described easement:

Situated in the Village of South Zanesville, Muskingum County, Ohio. Being an easement for the purpose of installing, maintaining and operating a billboard being described as follows:

Commencing at an iron pin found marking the northeast corner of relocated East King Street; Thence, N. 23° 09' 18" E. a distance of 419.46 feet along the East line of Maysville Pike to a point, being the point of beginning;

Thence, N. 23° 09' 18" E. a distance of 25.00 feet along said Pike to a point located 38.50 feet perpendicular to the South line of the lands of Adelman & Clark (957/23);

Thence, S. 66° 53' 37" E. a distance of 40.00 feet to a point;

Thence, S. 23° 09' 18" W. a distance of 25.00 feet to a point;

Thence, N. 66° 53' 37" W. a distance of 40.00 feet to the point of beginning.

The above described Easement covers 1,000.0 Square Feet, and is subject to all legal easements and right of ways. All set rebar are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

The Grantors also agree that no signage or structures shall be allowed to be erected with a height greater than 8.0 (eight) feet above the finish grade of Maysville Pike upon the following described area;

Beginning at an iron pin found marking the northeast corner of relocated East King Street; Thence, N. 23° 09' 18" E. a distance of 482.96 feet along the East line of Maysville Pike to a point marking the Southwest corner of the lands of Adelman & Clark (957/23); Thence, S 66° 53' 33" W. a distance of 40.00 feet along said Adelman lands to a point, passing a found iron pin at 2.00 feet; Thence, S. 23° 09' 18" W. a distance of 63.50 feet to a point; Thence, S. 28° 36' 04" W. a distance of 421.39 feet to the point of beginning.

The previously described 1,000.0 Square foot easement is excluded and exempt from the above described signage and structure height restriction.

Description was prepared from an actual field survey by Bowman Surveying, Stephen M. Bowman, P.S. #7135, August 04, 2005.

APPROVED FOR CLOSURE

A.L. Seaman
3-1-2005 AM

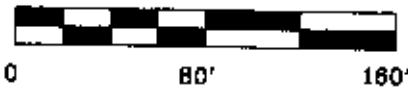
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A.L. Seaman
3-1-2005 AM

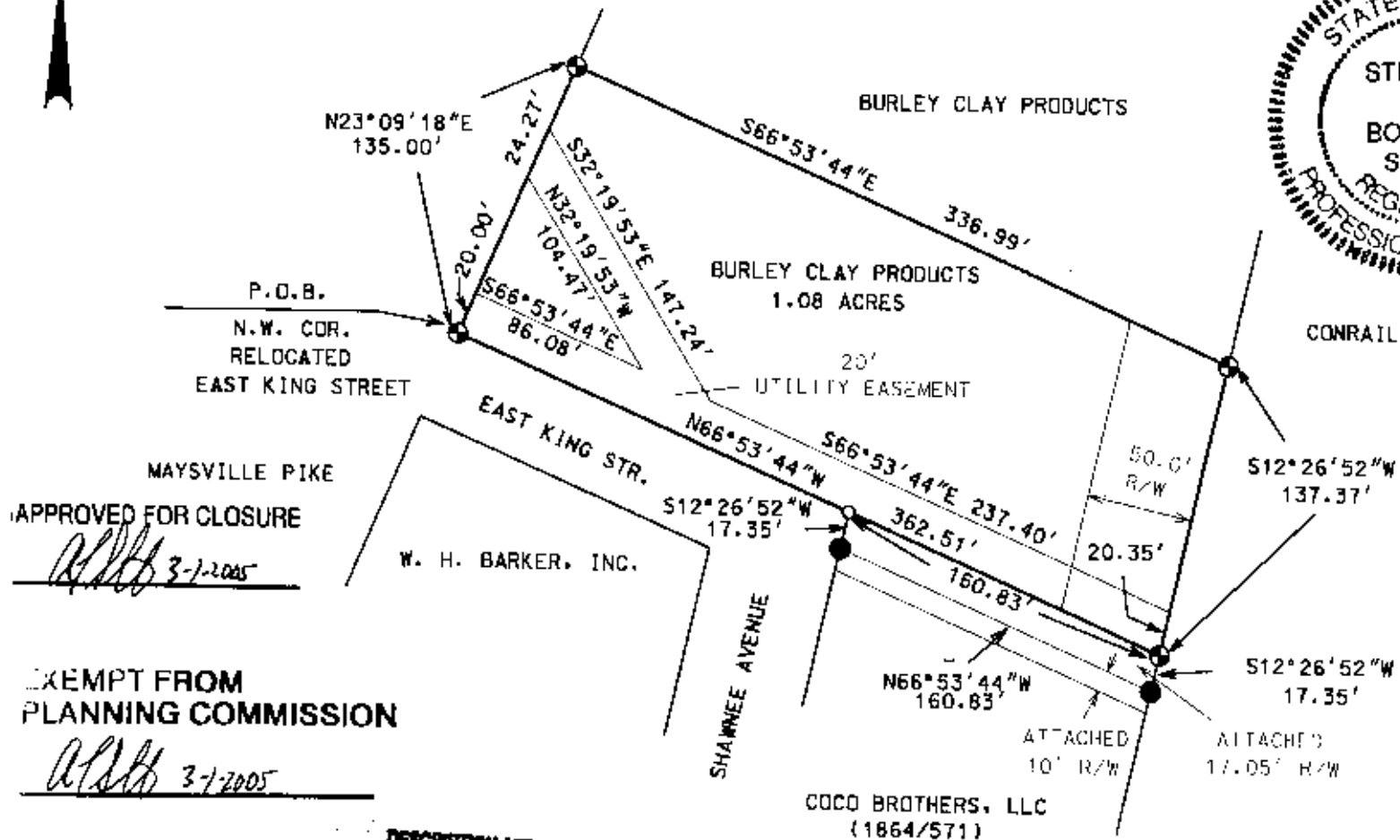
EXEMPT FROM
PLANNING COMMISSION

A.L. Seaman
3-1-2005 AM

NORTH IS BASED UPON
AN ASSUMED MERIDIAN
SCALE 1" = 80'



SURVEY PLAT FOR BURLEY CLAY PRODUCTS
SITUATED IN THE VILLAGE OF SOUTH ZANESVILLE, MUSKINGUM
COUNTY, OHIO. BEING PART OF THE LANDS OF BURLEY CLAY
PRODUCTS.



APPROVED FOR CLOSURE
ALB 3-1-2005

EXEMPT FROM
PLANNING COMMISSION
ALB 3-7-2005

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *A.L. SEVARIAN*
3-7-2005

I CERTIFY THIS DRAWING WAS PREPARED
FROM AN ACTUAL FIELD SURVEY I CONDUCTED

Stephen M. Bowman
STEPHEN M. BOWMAN, P.S. #7135

BOWMAN SURVEYING
38 N. 4TH STREET
ZANESVILLE, OHIO 43701
PHONE/FAX 740-454-0496
JOB: M-05051C DATE: 02/22/05

- LEGEND**
- IRON PIN FOUND
 - ⊕ 5/8" X 80" REBAR SET W/ I.D. CAP
 - POINT