

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Gary D. Edgell and Lily Jane Edgell, Husband and Wife, of Morgan County, in consideration of one dollar (\$1.00), and other good and valuable consideration, to them in hand paid by Kelly D. Edgell, whose tax mailing address is 2104 Marion Avenue, Zanesville, OH 43701, do hereby grant, bargain, sell and convey to Kelly D. Edgell, his heirs and assigns forever, in the real estate described as follows:

FIRST PARCEL: Being a parcel of land located in Section No. 20, Quarter Township 4, Town 2, Range 8, Muskingum Township, Muskingum County, Ohio and bounded and described as follows:

Commencing at an iron pin found locating the Southeast corner of the Southwest Quarter of said Section No. 20;

Thence along the South line of said Section No. 20 North 82 deg. 32 min. 16 sec. West 790.70 feet to an axle found locating the Southwest corner of an original 13.65 acre tract belonging to Ellen Alexander (reference-volume 857, page 289);

Thence North 00 deg. 09 min. 19 sec. West 140.66 feet to an iron pin found (capped 5718) locating the Southwest corner of the grantor's 8.000 acre tract (reference-volume 1143, page 700);

Thence continuing North 00 deg. 09 min. 19 sec. West 185.92 feet along the West line of said 8.000 acre tract to an iron pin set for the point of beginning.

Thence from this true point of beginning North 00 deg. 09 min. 19 sec. West 186.11 feet to an iron pin found (capped 5792) locating the Northwest corner of said 8.000 acre tract;

Thence North 87 deg. 36 min. 44 sec. East 228.76 feet along the North line of said 8.000 acre tract to an iron pin set;

Thence South 02 deg. 27 min. 31 sec. East 185.97 feet (passing through an iron pin set at 125.97 feet) to the center of a 60 foot cul-de-sac;

Thence South 87 deg. 36 min. 44 sec. West 236.24 feet (passing through an iron pin set at 60.00 feet) to the point of beginning and containing 0.993 acres, more or less.

This legal description prepared by John G. Eppley Reg. Sur. No. 6410, from a field survey in May, 1999.

Reference-Volume 1143, Page 700

Iron pins set are one half inch rebar 30 inches long with identification caps (JGE 6410).

The bearings for this survey are based on the previous survey of a 13.65 acre tract as surveyed by L. P. Dinan (completed July 20, 1979) as recorded in Volume 857, Page 289 of the Muskingum County Deed Records.

Subject to all easements, right of ways, restrictions, reservations, etc. of record and those that may be implied.

Auditor's Parcel Nos. 44-44-40-02-18-000 (part)-0.993 acres

Granting to grantee from the grantor a 50 foot right of way with a 60 foot cul-de-sac at the end, from County Road No. 2 and the center line being described as follows:

Commencing at an iron pin found locating the Southeast corner of the Southwest Quarter of said Section No. 20; thence along the South line of said Section No. 20 North 82 deg. 32 min. 16 sec. West 790.70 feet to an axle; thence North 00 deg. 09 min. 19 sec. West 140.66 feet to an iron pin found locating the Southwest corner of an 8.000 acre tract; thence North 87 deg. 36 min. 44 sec. East 977.71 feet (passing through an iron pin found at 952.71 feet, capped 5718) along the South line of said 8.000 acre tract to a point in the center of County Road No. 2; thence North 12 deg. 27 min. 00 sec. West 188.68 feet along the center of said C. R. No. 2 to the center of a 50 foot right of way for the point of beginning; thence from this true point of beginning South 87 deg. 36 min. 44 sec. West 701.26 feet along the center of said 50 foot right of way to the center of a 60 foot cul-de-sac for the terminus.

2220 ERIC ADAM DR

44-40-02-18-007

The above described 0.993 acre tract is subject to that portion of said 50 foot right of way with cul-de-sac that is within it's boundary. See plat of said 0.993 acre tract for location.

SECOND PARCEL: Being a parcel of land located in Section No. 20, Quarter Township 4, Town 2, Range, 8, Muskingum Township, Muskingum County, Ohio and bounded and described as follows:

Commencing at an iron pin found locating the Southeast corner of the Southwest Quarter of said Section No. 20;

Thence along the South line of said Section No. 20 North 82 deg. 32 min. 16 sec. West 790.70 feet to an axle found locating the Southwest corner of an original 13.65 acre tract belonging to Ellen Alexander (reference-volume 857, page 289);

Thence North 00 deg. 09 min. 19 sec. West 140.66 feet to an iron pin found (capped 5718) locating the Southwest corner of the grantor's 8.000 acre tract (reference-volume 1143, page 700) for the point of beginning.

Thence from this true point of beginning North 00 deg. 09 min. 19 sec. West 185.92 feet along the West line of said 8.000 acre tract to an iron pin set;

Thence North 87 deg. 36 min. 44 sec. East 236.24 feet (passing through an iron pin set at 176.24 feet) to an iron pin set in the center of a 60 foot cul-de-sac;

Thence South 02 deg. 27 min. 31 sec. East 185.78 feet (passing through an iron pin set at 60.00 feet) to an iron pin set in the South line of said 8.000 acre tract;

Thence South 87 deg. 36 min. 44 sec. West 243.71 feet along the said South line to the point of beginning and containing 1.023 acres, more or less.

This legal description prepared by John G. Eppley Reg. Sur. No 6410, from a field survey in May, 1999.

Reference-Volume 1143, Page 700

Iron pins set are one half inch rebar 30 inches long with identification caps (JGE 6410).

The bearings for this survey are based on the previous survey of a 13.65 acre tract as surveyed by L. P. Dinan (completed July 20, 1979) as recorded in Volume 857, Page 289 of the Muskingum County Deed Records.

Subject to all easements, right of ways, restrictions, reservations, etc. of record and those that may be implied.

Auditor's Parcel Nos. 44-44-40-02-18-000 (part)-1.023 acres

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
7-15-2002

Granting to grantee from the grantor a 50 foot right of way with a 60 foot cul-de-sac at the end, from County Road No. 2 and the center line being described as follows: Commencing at an iron pin found locating the Southeast corner of the Southwest Quarter of said Section No. 20; thence along the South line of said Section No. 20 North 82 deg. 32 min. 16 sec. West 790.70 feet to an axle; thence North 00 deg. 09 min. 19 sec. West 140.66 feet to an iron pin found locating the Southwest corner of an 8.000 acre tract; thence North 87 deg. 36 min. 44 sec. East 977.71 feet (passing through an iron pin found at 952.71 feet, capped 5718) along the South line of said 8.000 acre tract to a point in the center of County Road No. 2; thence North 12 deg. 27 min. 00 sec. West 188.68 feet along the center of said C. R. No. 2 to the center of a 50 foot right of way for the point of beginning; thence from this true point of beginning South 87 deg. 36 min. 44 sec. West 701.26 feet along the center of said 50 foot right of way to the center of a 60 foot cul-de-sac for the terminus.

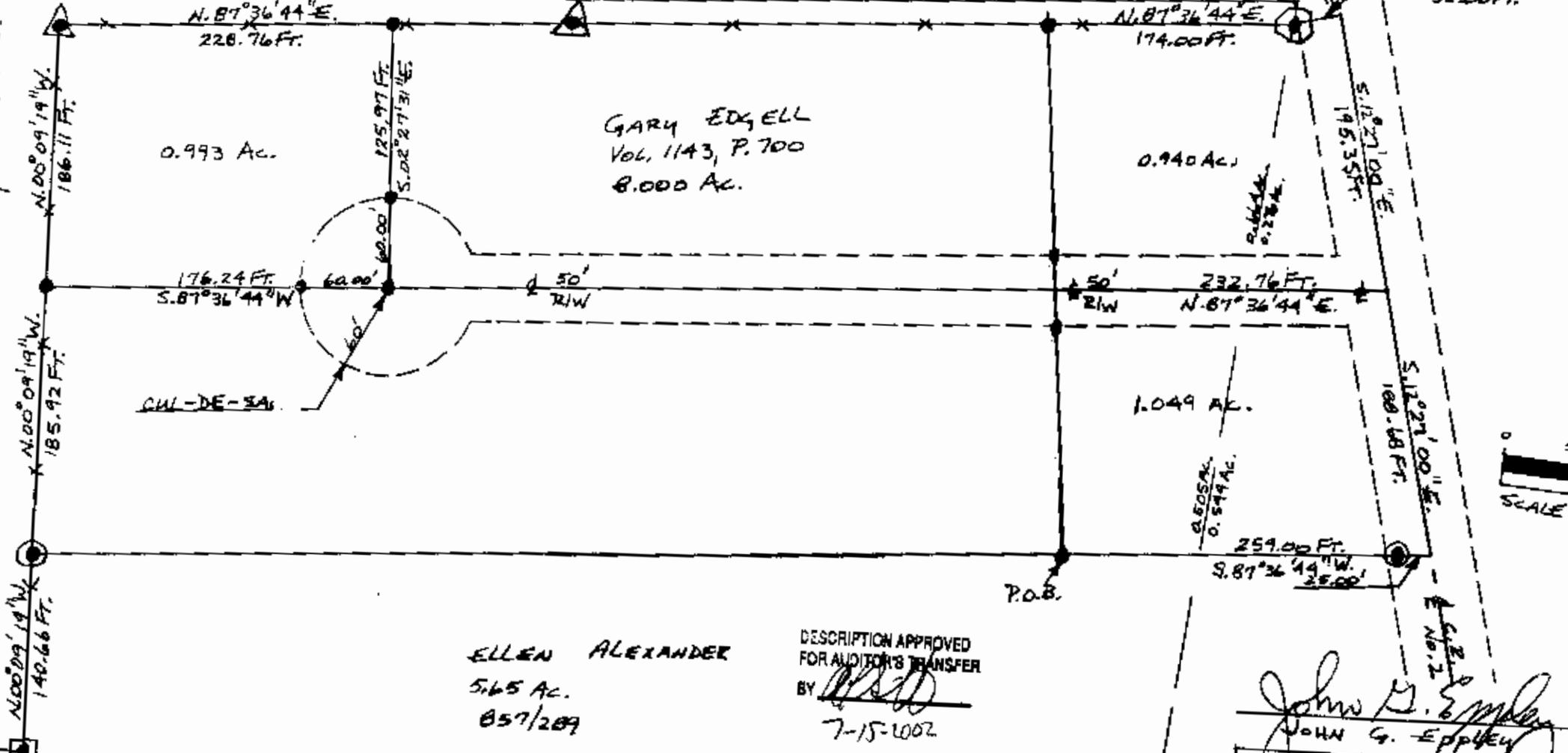
The above described 1.023 acre tract is subject to that portion of said 50 foot right of way with cul-de-sac that is within it's boundary. See plat of said 1.023 acre tract for location.

All of the estate, right, title and interest of the said grantors, Gary D. Edgell and Lily Jane Edgell, HUSBAND AND WIFE, in and to said premises; to have and to hold the same, with all the privileges and

BRAIN JASPER
62.243 AC.
1147/677

ROBERT FLEEGLER
1.94 AC.
1094/468

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PREVIOUS SURVEY OF A 13.65 AC. TRACT AS SURVEYED BY L.P. DWAN (COMPLETED JULY 20, 1971) AS RECORDED IN VOL. 857, P. 289 OF THE MUSKINGUM COUNTY DEED RECORDS.



- LEGEND
- ▲ - AXLE FOUND
 - - IRON PIN FOUND CAPPED 5718
 - - IRON PIN FOUND CAPPED 5792
 - - IRON PIN FOUND
 - - - EXISTING FENCE LINE
 - - IRON PINS SET ARE ONE HALF INCH REBAR 30 INCHES LONG WITH IDENTIFICATION CAPS (W/GE 6410).

DATA REFERENCES

TAX MAP, DEEDS OF RECORD, PLAT

VOL. 1143, P. 700 VOL. 1094, P. 468

" 857, " 289 " 1147, " 677

PLAT BY BIEDENBACH DATED 2/2/98

AUDITOR'S PARCEL NOS. 44-44-40-02-18-000

2020
2/21

SOUTHWEST 1/4 OF S-20.

BEING A PARCEL OF LAND LOCATED IN SECTION No. 20, QUARTER Twp. 4, TOWN 2, RANGE B, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO BEING A PART OF THE GARY EDGELL PROPERTY. REF. - Vol. 1143, P. 700 CONTAINING - 0.993 ACRES

SCALE: 1 INCH = 100 FEET

DATE - MAY, 1999