



KNOW ALL MEN BY THESE PRESENTS that MICHAEL STROKES, unmarried, of Muskingum County, State of Ohio, for valuable consideration paid and/or other consideration as set forth below, grants with general warranty covenants to EDWARD C. TURNER and SANDRA H. TURNER, whose tax mailing address is 800 North Thirteenth Street, Cambridge, Guernsey County, Ohio 43725, the following real property:

Being a part of premises conveyed to Michael Strokes in Deed Book Volume 463 page 584 of the Muskingum County Deed Records situated in the North Half of Quarter Township 3, Township 1, Range 6 of the United States Military Lands, Perry Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing rail road spike at the intersection of United States Route 40 (station 253+82--1938 survey) and the South line of the premises conveyed to the above named grantor by deed recorded in Deed Book Volume 463 page 584 of the Muskingum County Deed Records; thence North 66 degrees 59 minutes 51 seconds East 523.00 feet along the center of United States Route 40 to a point; thence North 23 degrees 00 minutes 09 seconds West 60.00 feet to a point on the northerly right-of-way line of said United States Route 40; thence North 41 degrees 44 minutes 55 seconds West 178.62 feet along the limited access right-of-way line of State Route 797 to a point marked by an iron pin (set), said point being the place of beginning of this tract; thence continuing North 41 degrees 44 minutes 55 seconds West 93.43 feet along the said limited access right-of-way line to a point marked by an iron pin (set) on the southerly limited access right-of-way line of Interstate 70 (1962 survey); thence North 39 degrees 42 minutes 38 seconds East 256.27 feet along the said southerly right-of-way of interstate 70 to a point marked by a wood post, said point being 320 right of station 262+00 of Interstate 70; thence South 38 degrees 50 minutes 57 seconds East 140.94 feet to a point marked by an iron pin (set), passing a point marked by an iron pin (set) at 2.11 feet; thence South 50 degrees 24 minutes 23 seconds West 246.47 feet to the place of beginning.

Containing 0.671 more or less acres, subject to a ten foot Utility Easement along the westerly and northerly lines and a five foot Utility Easement along the Southerly line of the above described tract.

Also the following Roadway Easement

Being a part of premises conveyed to Michael Strokes in Deed Book Volume 463 page 584 of the Muskingum County Deed Records situated in the North Half of Quarter Township 3, Township 1, Range 6 of the United States Military Lands, Perry Township, Muskingum County, Ohio and being further described as follows:

Commencing at a point marked by an existing rail road spike at the intersection of United States Route 40 (station 253+82--1938 survey) and the South line of the premises conveyed to the above named grantor by deed recorded in Deed Book Volume 463 page 584 of the Muskingum County deed Records; thence North 66 degrees 59 minutes 51 seconds East 523.00 feet along the center of United States Route 40 to a point; thence North 23 degrees 00 minutes 09 seconds West 60.00 feet to a point on the northerly right-of-way line of said United States Route 40; thence North 66 degrees 59 minutes 51 seconds East 24.83 feet along the said northerly right-of-way line to a point, said point being the place of beginning of this easement; thence North 41 degrees 44 minutes 55 seconds West 108.33 feet to a point; thence North 67 degrees 43 minutes 02 seconds West 53.69 feet to a

point, on the limited access right-of-way line of State Route 797; thence North 41 degrees 44 minutes 55 seconds West 30.00 feet along the said limited access right-of-way line to a point marked by an iron pin set; thence North 50 degrees 24 minutes 23 seconds East 51.74 feet to a point; thence South 50 degrees 17 minutes 22 seconds East 0.50 feet to a point; thence South 39 degrees 42 minutes 38 seconds West 18.38 feet to a point; thence South 50 degrees 17 minutes 22 seconds East 14.50 feet to a point; thence South 82 degrees 00 minutes 25 seconds East 15.00 feet to a point; thence with a curve to the right having a radius of 62.00 feet (chord bearing North 29 degrees 11 minutes 57 seconds East 44.85 feet) an arc distance of 45.89 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 49.99 feet to a point; thence North 39 degrees 35 minutes 37 seconds West 13.00 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 37.00 feet to a point; thence South 39 degrees 35 minutes 37 seconds East 13.00 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 23.00 feet to a point; thence North 39 degrees 35 minutes 37 seconds West 13.00 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 37.00 feet to a point, said point being South 50 degrees 24 minutes 23 seconds West 21.09 feet from a point marked by an iron pin set; thence South 39 degrees 35 minutes 37 seconds East 37.00 feet to a point; thence South 50 degrees 24 minutes 23 seconds West 146.99 feet to a point; thence with a curve to the left having a radius of 38.00 feet (chord bearing South 04 degrees 19 minutes 40 seconds West 54.74 feet to a point; thence South 41 degrees 44 minutes 55 seconds East 116.47 feet to a point on the above mentioned northerly right-of-way line of United States Route 40; thence South 66 degrees 59 minutes 51 seconds West 25.34 feet to the place of beginning.

Excepting and reserving to the grantor herein, his heirs and assigns, all oil and gas royalties accruing to the said lands from an existing well and all future mineral rights accruing thereto.

The above description prepared by W. J. Madigan, Registered Surveyor #5718, on February 29, 1980.

Prior Instrument Reference: Deed Book Volume 465 Page 584.

As further consideration for this conveyance, the Grantees hereby agree to pay to the Grantor a sum equal to one and one-half percent (1-1/2%) of all gross sales realized from the property for the duration of the Grantor's life. This further consideration (being a percentage of gross sales) shall be paid monthly on the 15th day of the following month and shall be payable from the following dates: one percent (1%) from the date the business to be located on the property opens and an additional one-half percent (1/2%) from the date the Grantees hook up to a central sewer line which may become available for the business. The Grantees agree that the figure used to determine the percentage to be paid as further consideration shall be total gross sales as would be reported for Federal tax purposes and further agree to provide the Grantor with a copy of the appropriate tax schedules indicating the total gross sales at the end of each business year for and during the Grantor's life. Any adjustments to be made on the monthly amounts paid as set forth above shall be made at the end of each business

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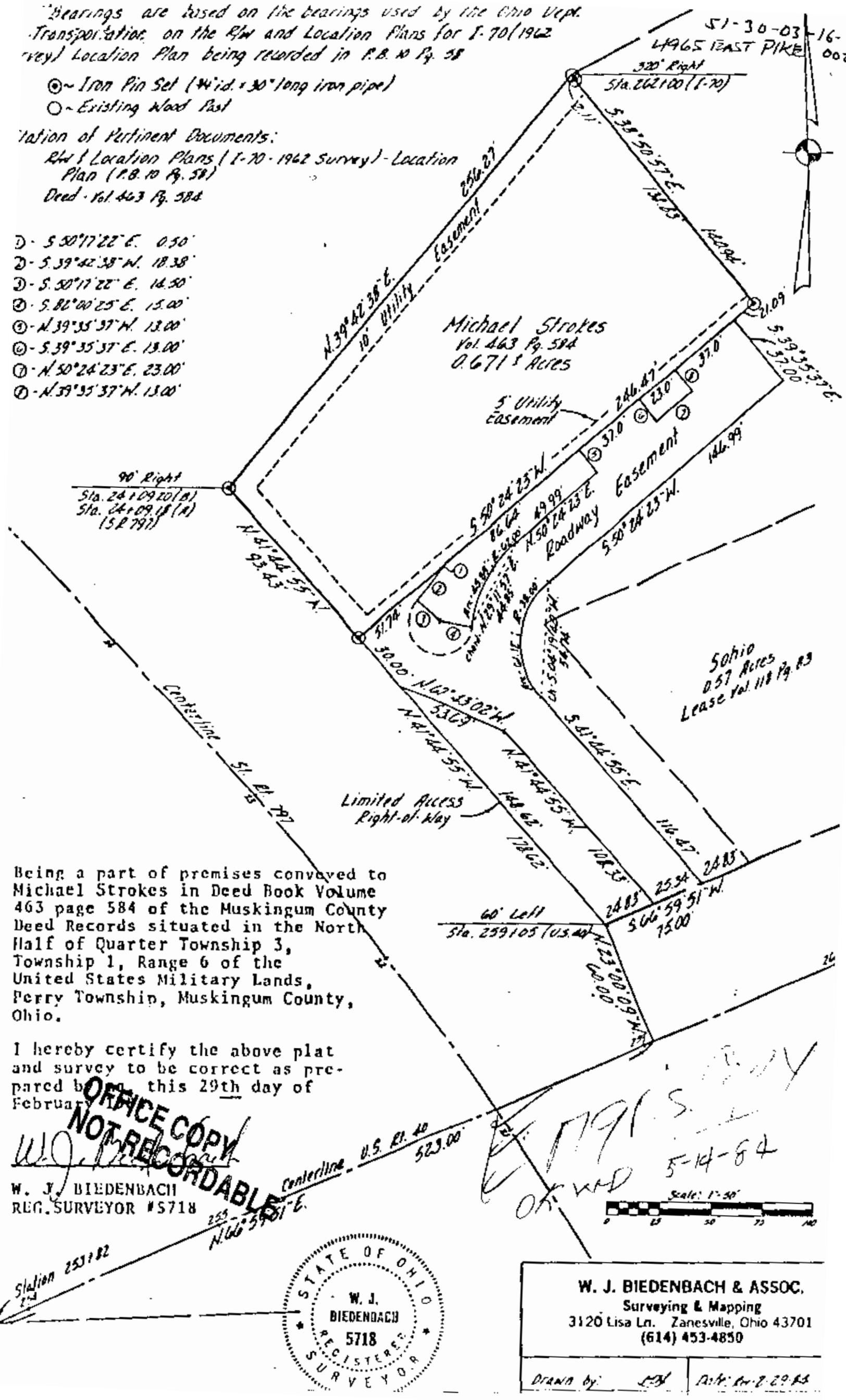
Bearings are based on the bearings used by the Ohio Dept. of Transportation on the R/W and Location Plans for I-70 (1962 survey) Location Plan being recorded in P.B. 10 Pg. 58

- ⊙ - Iron Pin Set (wid. x 30" long iron pipe)
- - Existing Wood Post

Location of Pertinent Documents:

R/W & Location Plans (I-70 - 1962 Survey) - Location Plan (P.B. 10 Pg. 58)
Deed - Vol. 463 Pg. 584

- D - S 50°17'22" E. 0.50'
- D - S 39°42'38" N. 18.38'
- D - S 50°17'22" E. 14.50'
- ① - S 80°00'25" E. 15.00'
- ② - N 39°35'37" W. 13.00'
- ③ - S 39°35'37" E. 13.00'
- ④ - N 50°24'23" E. 23.00'
- ⑤ - N 39°35'37" W. 13.00'



Being a part of premises conveyed to Michael Strokes in Deed Book Volume 463 page 584 of the Muskingum County Deed Records situated in the North Half of Quarter Township 3, Township 1, Range 6 of the United States Military Lands, Perry Township, Muskingum County, Ohio.

I hereby certify the above plat and survey to be correct as prepared by me, this 29th day of February 1984.

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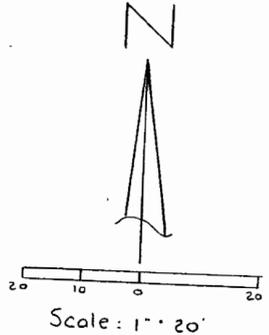
W. J. BIEDENBACH
REG. SURVEYOR #5718

Centerline U.S. Rt. 40 523.00'

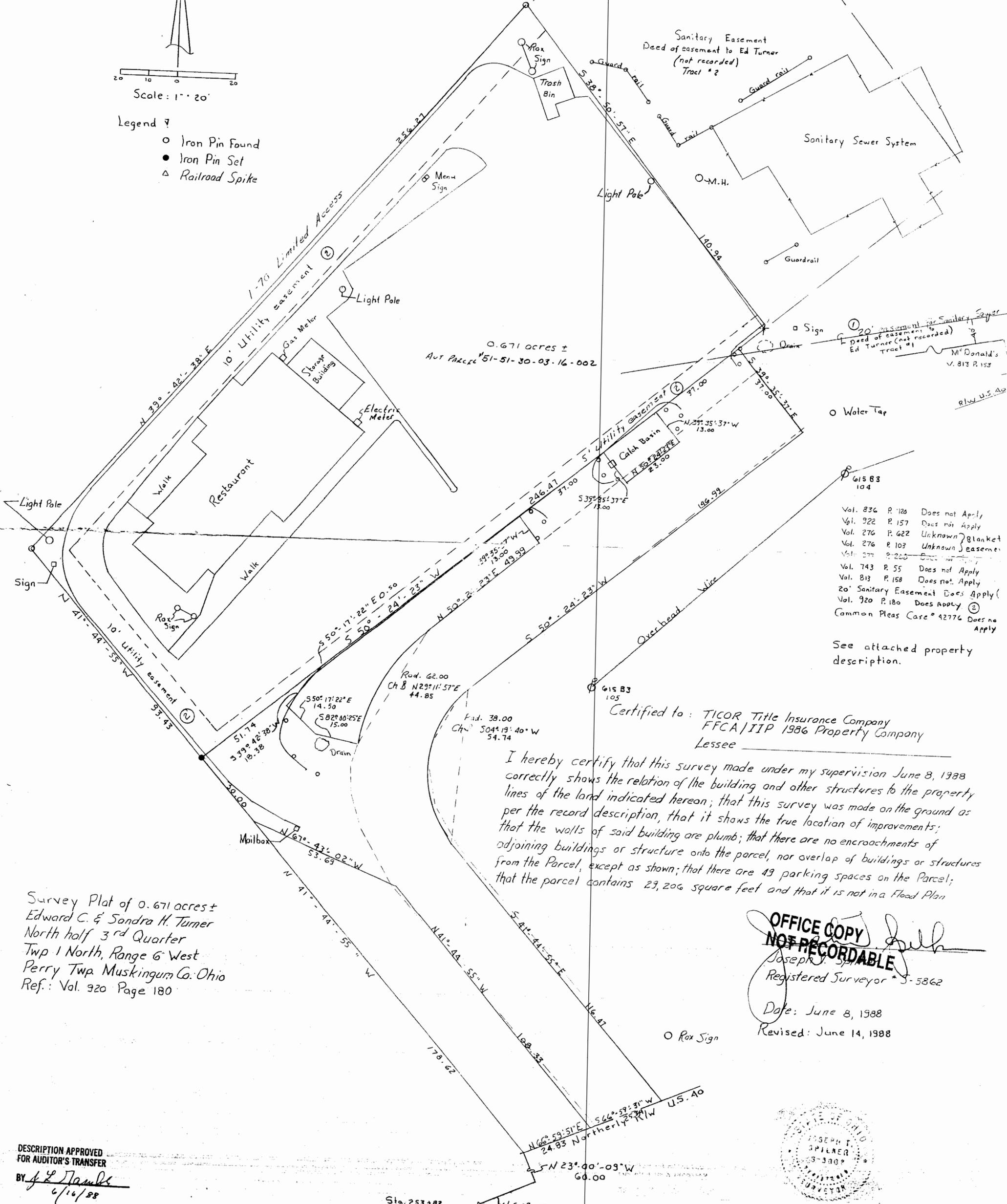


W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Drawn by: [Signature] Date: 2-29-84



- Legend
- Iron Pin Found
 - Iron Pin Set
 - △ Railroad Spike



Vol. 836	P. 120	Does not Apply
Vol. 922	P. 157	Does not Apply
Vol. 276	P. 622	Unknown } Blanket
Vol. 276	P. 103	Unknown } Easement
Vol. 277	P. 200	Does not Apply
Vol. 743	P. 55	Does not Apply
Vol. 813	P. 158	Does not Apply
20' Sanitary Easement		Does Apply
Vol. 920	P. 180	Does Apply
Common Pleas Case # 42776		Does not Apply

See attached property description.

Certified to: TICOR Title Insurance Company
FFCA/IIP 1986 Property Company
Lessee _____

I hereby certify that this survey made under my supervision June 8, 1988 correctly shows the relation of the building and other structures to the property lines of the land indicated hereon; that this survey was made on the ground as per the record description, that it shows the true location of improvements; that the walls of said building are plumb; that there are no encroachments of adjoining buildings or structure onto the parcel, nor overlap of buildings or structures from the Parcel, except as shown; that there are 49 parking spaces on the Parcel; that the parcel contains 23,206 square feet and that it is not in a Flood Plan

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Joseph J. Spilner
Registered Surveyor * S-5862
Date: June 8, 1988
Revised: June 14, 1988

Survey Plat of 0.671 acres ±
Edward C. & Sandra H. Turner
North half 3rd Quarter
Twp 1 North, Range 6 West
Perry Twp Muskingum Co. Ohio
Ref.: Vol. 920 Page 180

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *J. L. James*
6/16/88

