

ADDRESS N/A

(MUS-16-2.66)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Wayne Graham & Carolyn R. Graham

hereinafter referred to as the "Grantor" in consideration of the sum of _____ Dollars (\$_____)

to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Jackson, County of Muskingum, State of Ohio, and in Lots 20 & 21, Town 3-N, Range 9-W, and bounded and described as follows:

PARCEL NO. 86WL

Being a parcel of land lying on the left and right side of the centerline of a survey, made for the Department of Transportation, and recorded in Plat File _____, Slot _____, of the records of Muskingum County and being located within the following described points in the boundary thereof:

Commencing at the intersection of Lots 18, 19, 22, and 23 (iron pin found and used), said point being 1487.20 feet left of proposed S.R. 16 station 1039+10.54; thence S 86°14'37" E a distance of 2673.88 feet to a pk nail set, said point being on the Grantor's West line and being 200.00 feet right of Proposed S.R. 16 station 1060+70.60, and the TRUE PLACE OF BEGINNING of this description;

Thence N 02°43'42" E along the Grantor's West line a distance of 69.80 feet to an iron pin set, said point being 145.26 feet right of station 1061+13.91; thence N 02°25'14" E along the Grantor's West line a distance of 554.06 feet to an iron pin set, said point being 291.07 feet left of station 1064+55.37; thence N 43°03'53" E a distance of 147.49 feet to an iron pin set, said point being 320.00 feet left of station 1066+00.00; thence N 22°22'10" E a distance of 694.16 feet to an iron pin set, said point being on the Grantor's North line and being 687.90 feet left of station 1071+88.65; thence S 87°32'04" E along the Grantor's North a distance of 998.93 feet to a point, said point being on the centerline of Old Riley Rd. (T.R. 95) and being 3.60 left of station 48+67.94; thence S 02°35'21" W along the centerline of Old Riley Rd. (T.R. 95) a distance of 108.31 feet to a point, said point being 4.00 left of station 47+59.63; thence S 02°19'06" W a distance of 1227.80 feet to an iron pin set, said point being 2.80 feet left of station 35+31.82; thence S 02°19'06" W a distance of 183.70 feet to a point, said point being 3.56 left of station 33+48.15; thence S 01°37'40" W a distance of 276.19 feet to a point, said point being 1.66 left of station 30+71.96; thence S 00°56'15" W a distance of 71.98 feet to an iron pin set, said point being the intersection of the centerline of Old Riley Rd. (T.R. 95) and the Grantor's South line and being 0.30 feet left of station 30+00.00; thence N 87°58'47" W along the Grantor's South line a distance of 179.70 feet to an iron pin set, said point being 180.00 left of station 30+00.00; thence N 02°01'13" E a distance of 300.00 feet to an iron pin set, said point being 180.00 left of station 33+00.00; thence N 10°30'21" E a distance of 203.32 feet to a point, said point being 150.00 left of station 35+00.17; thence N 02°22'29" E a distance of 469.83 feet to an iron pin set, said point being 150.00 left of station 39+70.00; thence N 82°10'15" W a distance of 284.68 feet to an iron pin set, said point being 350.00 right of Proposed S.R. 16 station 1071+00.00; thence S 83°11'08" W a distance of 228.25 feet to an iron pin set, said point being 240.00 right of station 1069+00.00; thence S 61°58'10" W a distance of 302.65 feet to an iron pin set, said point being 200.00 right of station 1066+00.00; thence S 54°22'29" W a distance of 529.40 feet to the True Place of Beginning.

Stationing for the above description is based on the centerline of Proposed State Route 16 and Proposed Old Riley Road (T.R. 95).

Bearings for the above description were based on the Ohio State Plane Coordinate System, South Zone NAD 83. Description of the above parcel is based on a survey made by Resource International, Inc. by Joseph S. Bolzenius, Registered Surveyor No. 7526, for the State of Ohio, Department of Transportation.

Iron Pin Set is 3/4" diameter, 30" long with plastic ID cap stamped "ODOT D-5".

Property owner claims title through instrument recorded in Volume 707 at Page 37 and Volume 733 at Page 138 in the Records of Muskingum County, Ohio.

The above parcel contains 31.205 acres, more or less of which the present road occupies 0.861 acres, more or less, leaving a net take of 30.344 acres.

The following is a breakdown according to Auditor's Parcel number:

29.054 acres more or less of which the present road occupies 0.614 acres, more or less, leaving a net take of 28.440 acres to be taken from Auditor's Parcel 29-29-20-71-22-000 which contains 31.980 acres.

2.151 acres more or less of which the present road occupies 0.247 acres, more or less, leaving a net take of 1.904 acres to be taken from Auditor's Parcel 29-29-50-01-07-000 which contains 38.110 acres.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ASB

9-18-98

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NOT RECORDABLE**