

N/A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Richard F. and Rose Ann Cullins hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine include the feminine) in consideration of the sum of _____ Dollars (\$ _____) to him 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:

The lands herein described are situated in the southeast quarter of Section 4, Township 2N, Range 8W, Muskingum Township, Muskingum County, State of Ohio. Being further described as follows:

PARCEL NO. 40WD

Being a parcel of land lying on the right side of the centerline of survey for Mus-60-22.59 made by the Ohio Department of Transportation, and recorded in Plat File _____, Slot _____, of the Muskingum County Plat Records and being located within the following described points in the boundary thereof.

Beginning at a railroad spike set in the intersection of the center of Shannon Road (County Road 48) and the center of State Route 60, at Station 0+00 of Shannon Road and at Station 1481+54.52 as shown on the plan of Mus-60-22.59 as mentioned above;

thence, **N02°36'46"E** a distance of **626.22 feet** along the existing centerline of existing State Route 60 to a P.K. nail set at centerline station 1487+80.74 of existing State Route 60;

thence, on a curve to the left a distance of 123.34 feet, with a radius of 1909.96 feet and whose chord bears **N0°45'46"E** a distance of **123.32 feet**, along the centerline of right of way to a P.K. Nail set at centerline station 1489+04.07 of existing State Route 60;

thence, on a curve to the left a distance of 311.10 feet, with a radius of 1432.40 feet and whose chord bears **N07°18'33"W** a distance of **310.49 feet**, along the centerline of right of way to a P.K. Nail set at centerline station 1492+15.17 of existing State Route 60;

thence, on a curve to the left a distance of 96.99 feet, with a radius of 1909.89 feet and whose chord bears **N14°59'09"W** a distance of **96.98 feet**, along the centerline of right of way to a P.K. Nail set, located 0.26 feet right of and radially to centerline station 1493+12.15 of existing State Route 60; said point being the **TRUE POINT OF BEGINNING**;

thence, on a curve to the left with a distance of 26.35 feet with a radius of 1909.90 feet and whose chord bears **N16°50'10"W** a distance of **26.35 feet** to a point on the centerline of right of way being station 1493+38.51;

thence, **N17°13'52"W** a distance of **452.85 feet**, along the centerline of existing right of way to a point on the northern property line of Richard F. and Rose Ann Cullins (546/700), being station 1497+91.36, of existing State Route 60;

thence, **N87°06'58"E** a distance of **87.74 feet**, along said property line to a set rebar, located 85.00 feet right of centerline station 1497+69.62 of existing State Route 60;

thence, **S12°18'52"E** a distance of **474.75 feet**, through said lands to a set rebar, located 45.00 feet right of and radially to centerline station 1492+97.51 of existing State Route 60;

thence, **N87°59'02"W** a distance of **47.13 feet** along the southern property line of said Cullin's land to a point; said point being the **TRUE POINT OF BEGINNING**;

It is understood that the parcel of land described covers 0.715 acres, more or less, including the present road which occupies 0.331 acres, more or less, and is a part of the Auditors Parcel No. 44-02-04-01-000. All set iron pins are 5/8" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, July 14, 1988.

Grantor claims title by instrument(s) of record in Deed Book 546, Page 700 County's Recorder's Office.

Grantor, for himself and his heirs, executors, administrators, and assigns, reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto therefore belonging to the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY MSD
8-3-98

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NOT RECORDABLE**