

Christopher S. and Melinda S. Lutz
to

First Tract:

Being Lot No. 17 of the Lots laid out by Abraham Hoops in Rural Dale, Blue Rock Township, Muskingum County, Ohio as the same is delineated on a plat of Rural Dale in Plat Book 1, Page 96, Muskingum County Recorder's Office and bounded and described as follows: Beginning at the Northeast corner of said Lot No. 17 and being in the center of Main Street; thence from this true point of beginning South 09deg. 00min. 00sec. West 99.00 feet (passing through an iron pin set at 30.00 feet) along the East line of said Lot No. 17 to an iron pin set at the Southeast corner; thence South 78deg. 57min. 53sec. West 42.50 feet to an iron pin set at the Southwest corner of said Lot No. 17; thence North 09deg. 33min. 37sec. West 94.38 feet (passing through an iron pin set at 64.38 feet) to a point in the center of Main Street and the Northwest corner of said Lot No. 17; thence North 80deg. 00min. 00sec. East 74.00 feet along the center of Main Street to the point of beginning and containing 5468.30 square feet. AC.

Second Tract:

Being Lot No. 18 of the J. B. Milhouse Addition to the Town of Rural Dale, Blue Rock Township, Muskingum County, Ohio as the same is delineated on a plat of Rural Dale in Plat Book 1, Page 96, Muskingum County Recorder's Office and bounded and described as follows: Beginning at the Northeast corner of Lot No. 17 in the Town of Rural Dale and being in the center of Main Street; thence from this true point of beginning North 80deg. 00min. 00sec. East 68.80 feet along the center of Main Street to the Northeast corner of said Lot No. 18; thence South 00deg. 00min. 00sec. East 110.00 feet (passing through an iron pin set at 30.00 feet) to an iron pin set at the Southeast corner of said Lot No. 18; thence South 80deg. 00min. 00sec. West 87.00 feet to an iron pin set at the Southwest corner of said Lot No. 18; thence North 09deg. 00min. 00sec. East 114.57 feet (passing through iron pins set at 15.57 feet and locating the Southeast corner of said Lot No. 17 and 84.57 feet) to the point of beginning and containing 8438.80 square feet. AC.

Third Tract:

Being a parcel of land located in the Southwest Quarter of Section No. 26, Town 12, Range 12, Blue Rock Township, Muskingum County, Ohio and bounded and described as follows: Beginning at an iron pin set locating the Southwest corner of Lot No. 18 in the J. B. Milhouse Addition to the Town of Rural Dale (reference- Plat Book 1, Page 96); thence from this true point of beginning North 80deg. 00min. 00sec. East 87.00 feet to an iron pin set at the Southeast corner of said Lot No. 18; thence North 00deg. 00min. 00sec. West 110.00 feet (passing through an iron pin set at 80.00 feet) to the Northeast corner of said Lot No. 18 and being in the center of Main Street; thence North 80deg. 00min. 00sec. East 8.28 feet along the center of Main Street to a point; thence South 01deg. 40min. 39sec. East 125.50 feet (passing through a railroad spike found at 15.29 feet) along the West line of a 11.03 acre tract belonging to Joseph B. Hinkle (reference- volume 1070, page 135) to an iron pin found; thence South 85deg. 27min. 27sec. West 98.88 feet along

the North line of said 11.03 acre tract to an iron pin set; thence North 09deg. 00min. 00sec. East 6.82 feet to the point of beginning and containing 0.050 acres, more or less.

The legal description for Lot Nos. 1, 2, and 3 provided by John G. Eppley, based on field survey in November, 1998

Reference- Volume 1118, Page 350

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

The bearings for this description are for angle calculations only and are based on the East line of Lot No.18 to the Town of Rural Dale used as an assumed bearing of South 00deg. 00min. 00sec. East.

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

Subject to any facts that maybe disclosed in a full an accurate title search.


DESCRIPTION APPROVED
FOR AUCTION'S TRANSFER

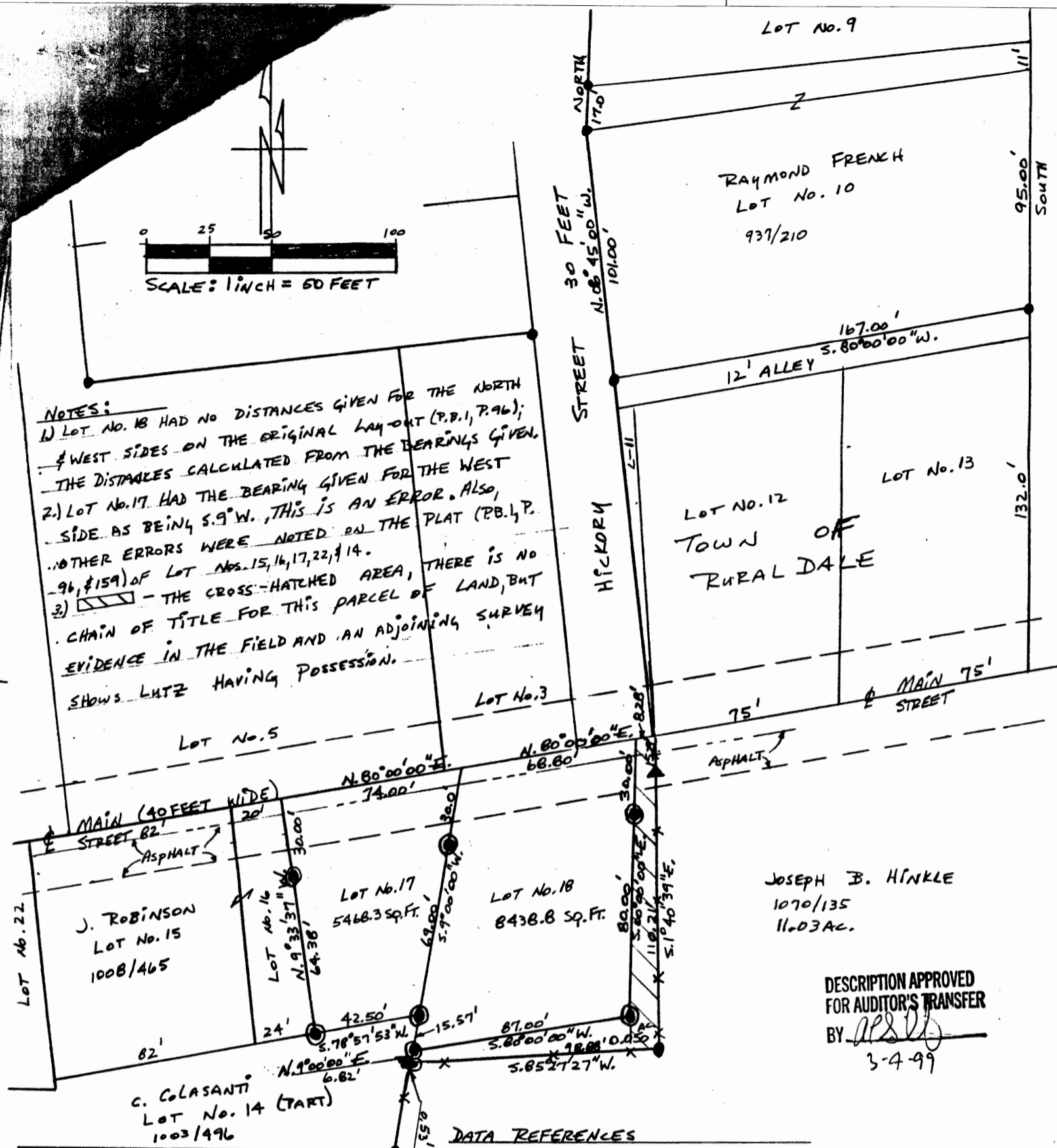
BY K. Buckley

12-18-98

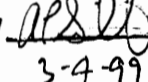
06-92-04-01-001



NOTES:
1) LOT NO. 18 HAD NO DISTANCES GIVEN FOR THE NORTH & WEST SIDES ON THE ORIGINAL LAYOUT (P.B. 1, P. 96); THE DISTANCES CALCULATED FROM THE BEARINGS GIVEN.
2) LOT NO. 17 HAD THE BEARING GIVEN FOR THE WEST SIDE AS BEING S. 9° W., THIS IS AN ERROR. ALSO, OTHER ERRORS WERE NOTED ON THE PLAT (P.B. 1, P. 96, & 159) OF LOT NOS. 15, 16, 17, 22, & 14.
3)  - THE CROSS-HATCHED AREA, THERE IS NO CHAIN OF TITLE FOR THIS PARCEL OF LAND, BUT EVIDENCE IN THE FIELD AND AN ADJOINING SURVEY SHOWS LUTZ HAVING POSSESSION.



JOSEPH B. HINKLE
1070/135
11.03 AC.

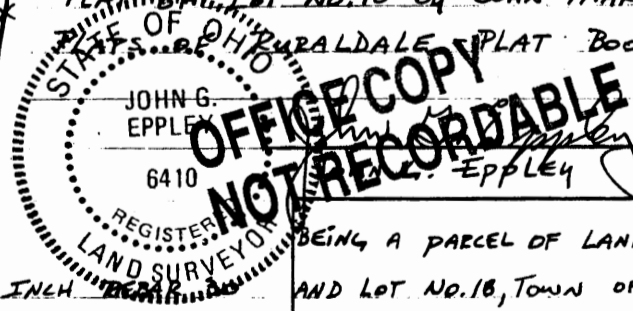
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 
3-4-99

DATA REFERENCES

TAX MAPS, DEED OF RECORD, PLATS
Vol. 937, P. 210 Vol. 1070, P. 135 Vol. 1118, P. 350, Vol. 995, P. 220
" 1003, " 496 " 1008, " 465 " 1002, " 169
PLAT OF 11.03 AC. TRACT BY R. L. DANIELS, Vol. 1070, P. 138.
PLAT OF LOT NO. 10 BY JOHN MARSHALL, Vol. 937, P. 209.
PLAT OF TOWN OF RURAL DALE PLAT BOOK 1, PAGES 96, 159, 166, & 168.

LEGEND

- - IRON PINS FOUND
- ★ - RAILROAD SPIKE FOUND
- ⊙ - IRON PIN SET ARE ONE HALF INCH INCHES WITH IDENTIFICATION CAPS (JGE 6410).
- THE BEARINGS FOR THIS DESCRIPTION ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE EAST LINE OF LOT NO. 18 TO THE TOWN OF RURAL DALE AS BEING S. 00° 00' 00" E.
- * - EXISTING FENCE LINE



BEING A PARCEL OF LAND LOCATED IN LOT NO. 17 AND LOT NO. 18, TOWN OF RURAL DALE, AND PART OF THE SW 1/4 OF SECTION No. 26, T-12, R-12, BLUE ROCK TWP., MUSKINGUM COUNTY, OHIO. BEING THE CHRISTOPHER LUTZ PROPERTY.

REFERENCE - Vol. 1118, P. 350
CONTAINING - L-17 = 5468.3 FT², L-18 = 8438.8 FT², S-26 = 0.055 AC.
DATE - NOVEMBER, 1998
SCALE: 1 INCH = 50 FEET
DRAWN BY - J. C. FODLEY

KNOW ALL MEN BY THESE PRESENTS

That Christopher S. Lutz and Melinda S. Lutz, husband and wife,

of Muskingum County, Ohio,

in consideration of One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by Samuel Sudduth, Jr. and Deborah Sudduth,

whose address is 8480 Rural Dale Road, Blue Rock, OH 43720,

do hereby **Grant, Bargain, Sell, and Convey** to the said Samuel Sudduth, Jr. and Deborah Sudduth, husband and wife, for their joint lives, remainder to the survivor of them, his or her heirs and assigns, the following described **Real Estate** situated in the County of Muskingum, in the State of Ohio, and in the Township of Blue Rock, and bounded and described as follows:

FIRST TRACT: Being Lot No. 17 of the Lots laid out by Abraham Hoops in Rural Dale as the same is delineated on a plat of Rural Dale in Plat Book 1, Page 96, Muskingum County Recorder's Office and bounded and described as follows: Beginning at the Northeast corner of said Lot No. 17 and being in the center of Main Street; thence from this true point of beginning South 09 deg. 00 min. 00 sec. West 99.00 feet (passing through an iron pin set at 30.00 feet) along the East line of said Lot No. 17 to an iron pin set at the Southeast corner; thence South 78 deg. 57 min. 53 sec. West 42.50 feet to an iron pin set at the Southwest corner of said Lot No. 17; thence North 09 deg. 33 min. 37 sec. West 94.38 feet (passing through an iron pin set at 64.38 feet) to a point in the center of Main Street and the Northwest corner of said Lot No. 17; thence North 80 deg. 00 min. 00 sec. East 74.00 feet along the center of Main Street to the point of beginning and containing 5468.30 square feet.

SECOND TRACT: Being Lot No. 18 of the J. B. Milhouse Addition to the Town of Rural Dale as the same is delineated on a plat of Rural Dale in Plat Book 1, Page 96, Muskingum County Recorder's Office and bounded and described as follows: Beginning at the Northeast corner of Lot No. 17 in the Town of Rural Dale and being in the center of Main Street; thence from this true point of beginning North 80 deg. 00 min. 00 sec. East 68.80 feet along the center of Main Street to the Northeast corner of said Lot No. 18; thence South 00 deg. 00 min. 00 sec. East 110.00 feet (passing through an iron pin set at 30.00 feet) to an iron pin set at the Southeast corner of said Lot No. 18; thence South 80 deg. 00 min. 00 sec. West 87.00 feet to an iron pin set at the Southwest corner of said Lot No. 18; thence North 09 deg. 00 min. 00 sec. East 114.57 feet (passing through iron pins set at 15.57 feet and locating the Southeast corner of said Lot No. 17 and 84.57 feet) to the point of beginning and containing 8438.80 square feet.

THIRD TRACT: Being a parcel of land located in the Southwest Quarter of Section 26, Town 12, Range 12, and bounded and described as follows: Beginning at an iron pin set locating the Southwest corner of Lot No. 18 in the J. B. Milhouse Addition to the Town of Rural Dale (ref.: Plat Book 1, Page 96); thence from this true point of beginning North 80 deg. 00 min. 00 sec. East 87.00 feet to an iron pin set at the Southeast corner of said Lot No. 18; thence North 00 deg. 00 min. 00 sec. West 110.00 feet (passing through an iron pin set at 80.00 feet) to the Northeast corner of said Lot No. 18 and being in the center of Main Street; thence North 80 deg. 00 min. 00 sec. East 8.28 feet along the center of Main Street to a point; thence South 01 deg. 40 min. 39 sec. East 125.50 feet (passing through a railroad spike found at 15.29 feet) along the West line of a 11.03 acre tract belonging to Joseph B. Hinkle (ref.: Volume 1070, Page 135) to an iron pin found; thence South 85 deg. 27 min. 27 sec. West 98.88 feet along the North line of said 11.03 acre tract to an iron pin set; thence North 09 deg. 00 min. 00 sec. East 6.82 feet to the point of beginning and containing 0.050 acres, more or less.

(The legal description for Tracts 1, 2, and 3 prepared by John G. Eppley, based on field survey in November, 1998; iron pins set are one-half inch steel 60 inches long with identification caps (JGE 6410); the bearings for this description are true angle calculations only and are based on the East line of Lot No. 18 to the Town of Rural Dale used at an assumed bearing of South 00 deg. 00 min. 00 sec. East.)

OFFICE COPY
NOT RECORDABLE

The premises are conveyed and accepted subject to all easements of record, leases of record, restrictions of record, and established rights-of-way.

LAST TRANSFER: Volume 1118, Page 350.

Auditor's Parcel No.: Part of 06-92-04-01-001

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY 112.15
3-4-99

and all the Estate, Right, Title and Interest of the said grantors, Christopher S. Lutz and Melinda S. Lutz, in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging to said grantees, Samuel Sudduth, Jr. and Deborah Sudduth, husband and wife, for their joint lives, remainder to the survivor of them, his or her heirs and assigns forever.

And the said Christopher S. Lutz and Melinda S. Lutz do hereby **Covenant and Warranty** that the title so conveyed is **Clear, Free, and Unincumbered**, and that they will **defend** the same against all lawful claims of all persons whomsoever, except taxes and assessments for the year 1999 and thereafter, which the grantees hereby assume and agree to pay.

IN WITNESS WHEREOF, the said Christopher S. Lutz and Melinda S. Lutz, husband and wife, who hereby release all their right and expectancy of dower in said premises, have hereunto set their hands this 13th day of Feb. 1999.

Signed and acknowledged
in the presence of:

L. Jay Shook
L. Jay Shook

Elizabeth E. Davis
Elizabeth E. Davis

Christopher S. Lutz
Christopher S. Lutz
Melinda S. Lutz
Melinda S. Lutz

STATE OF Ohio, Muskingum COUNTY, ss.

On this 13th day Feb. 1999, before me, a notary public in and for said State, personally came Christopher S. Lutz and Melinda S. Lutz, the grantors in the foregoing deed, who acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my official signature and seal on the day and year last above mentioned.

OFFICE COPY
NOT RECORDED

This instrument was prepared by Robert J. Christie, Attorney at Law, McConnellsville, Ohio. No opinion is expressed as to the accuracy of the description or as to the marketability of title.



L. JAY SHOOK
Notary Public, State of Ohio
My Commission Expires Nov. 22, 1999