

*J. Robert Beaman*  
*462-7555*

**COPY**

**DEED OF FIDUCIARY**

Statutory Form  
(R.C. Sec. 5302.09)

*PARCEL #*

*08-40-28-11*

*VIRGINIA*  
*RIDGE*

KNOW ALL MEN BY THESE PRESENTS:

That Donovan Lee Perdue, as Executor of the estate of Beuna Bess Perdue, deceased, 62 Hillcrest Drive, South Zanesville, Ohio 43701,

by the power conferred by the Last Will and Testament of Beuna Bess Perdue, and every other power, for

paid, grants with fiduciary covenants to: JAMES R. RODGERS & BETTY M. RODGERS,

whose tax mailing address is 2695 Virginia Ridge Rd., Philo, OH 43771

the following real property:

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek.

Being a part of the East Half of Section 28, Township 11, Range 13, bounded and described as follows:

Beginning at a stone found at the Northeast Corner of the Southeast Quarter of said Section 28; thence along the east line of Section 28 South 0 degrees 44 minutes 55 seconds west 2704.86 feet to an iron pin; thence along the south line of Section 28 north 89 degrees 32 minutes 36 seconds west 1293.22 feet to an iron pin; thence north 0 degrees 16 minutes 31 seconds east 2400.30 feet to an iron pin in the center of Virginia Ridge Road; thence along said centerline south 80 degrees 16 minutes 26 seconds east 395 feet to an iron pin; thence leaving said centerline north 1 degree 06 minutes 59 seconds east 364.97 feet to an iron pin; thence south 89 degrees 44 minutes 36 seconds east 920.56 feet to the place of beginning, containing seventy-seven and ninety-three hundredths (77.93) acres more or less.

Subject to the easements of Virginia Ridge Road.

**EXCEPTING:**

First Exception: Situated in the State of Ohio, County of Muskingum, Township of Brush Creek.

Being a part of the East Half of Section 28, Township 11, Range 13 bounded and described as follows:

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Commencing at a stone found at the Northeast Corner of the Southeast Quarter of said Section 28; thence south 0 degrees 44 minutes 55 seconds west 1164.76 feet to a point; thence south 89 degrees 47 minutes 11 seconds west 657.48 feet to a 8" steel corner post and the true place of beginning of the true place of beginning of the premises herein intended to be described; thence south 2 degrees 14 minutes 36 seconds west 147 feet to an 8" steel corner post; thence south 89 degrees 45 minutes 41 seconds west 146.20 feet to an 8" steel corner post; thence north 1 degree 55 minutes 55 seconds east 147 feet to an 8" steel corner post; thence north 89 degrees 47 minutes 11 seconds east 147 feet to the true place of beginning, containing forty-nine hundredths (0.49) of an acre more or less.

Second Exception: Situated in the State of Ohio, County of Muskingum, Township of Brush Creek.

Being a part of the East Half of Section 28, Township 11, Range 13, bounded and described as follows:

Commencing at a stone found at the Northeast Corner of the Southeast Quarter of said Section 28; thence south 0 degrees 44 minutes 55 seconds west 680.88 feet to a point on the south side of Virginia Ridge Road; thence along said road north 69 degrees 27 minutes 48 seconds west 10.63 feet to a point and the true place of beginning of the premises herein intended to be described; thence south 0 degrees 44 minutes 55 seconds west 100 feet to an iron pin; thence north 69 degrees 27 minutes 48 seconds west 100 feet to an iron pin; thence north 0 degrees 44 minutes 55 seconds east 100 feet to a point on the south side of Virginia Ridge Road; thence along said road south 69 degrees 27 minutes 48 seconds east 100 feet to the true place of beginning, containing twenty-two hundredths (0.22) of an acre more or less.

Description written from a survey made by E. Peter, Ohio Registered Surveyor #5451, December 9, 1991.

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SUBJECT TO a right of way, if any, in favor of the Trustees of Brush Creek Township and the public in regard to ingress and egress between Virginia Ridge Road and a certain cemetery, the legal description of which is described as FIRST EXCEPTION above.

ALSO, SUBJECT TO taxes and assessments, all legal highways, conditions, restrictions, leases and easements of record, if any.

AUDITOR'S PARCEL NO. 08 40 28 11 000

PRIOR REFERENCE: Volume 420, Page 134, Muskingum County Deed

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Donovan Lee Perdue, Executor of the  
Estate of Beuna Bess Perdue, Dec'd.

Fiduciary's Deed.

Records.

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Witness his hand this \_\_\_\_\_ day of December, 1991.

Signed and acknowledged in  
presence of:

COPY  
Donovan Lee Perdue, Executor of  
Estate of Beuna Bess Perdue

STATE OF OHIO, COUNTY OF MUSKINGUM, SS: BE IT REMEMBERED that on  
this \_\_\_\_\_ day of December, 1991, before me, the subscriber, a  
Notary Public in and for said County, personally appeared the above  
named grantor and acknowledged the signing of the foregoing  
instrument to be his voluntary act and deed in the capacity  
described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and  
affixed my official seal on the day and year last aforesaid.

Prepared by:  
J. Robert Beam,  
Attorney at Law.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY J. J. Hambl  
12-12-91

