

WARRANTY DEED

TITLE AND RECORDS DEPARTMENT  
Standard Ohio Form 601

# Know all Men by these Presents

That JOHN M. KRICHBAUM AND BILLIE S. KRICHBAUM, HIS WIFE,

~~of the~~ ~~of~~ ~~County of~~  
~~State of~~ Grantor s, in consideration of the sum of  
One Dollar (\$1.00) and other good and valuable consideration,  
to them paid by WILLIAM J. E. CRAWMER AND WILLIAM J. CRAWMER,

~~of the~~ ~~of~~ ~~County of~~  
~~State of~~ Grantee s, the receipt whereof is hereby  
acknowledged, do hereby grant, bargain, sell and convey to the said  
Grantee s, WILLIAM J. E. CRAWMER AND WILLIAM J. CRAWMER,

following Real Estate ~~of the~~ ~~County of~~ Muskingum  
in the State of ~~Ohio~~ ~~and in the~~ Township of  
Cass and bounded and described as follows:

**OFFICE COPY  
NOT RECORDABLE**

PARCEL ONE:

Being a part of the Southwest Quarter of Section Seven (7) in Township Three (3), Range Eight (8), United States Military Lands and being more particularly described as follows:

Commencing at a concrete monument found at the Northeast corner of the Southwest Quarter of said Section Seven (7), thence with the East line of the Southwest Quarter of Section (7), S.00°17'00" W. 2,274.06 feet to a 3/4 inch iron pipe set, said 3/4 inch iron pipeset being the true place of beginning of the land herein described; thence with the said East line of the Southwest Quarter of Section (7), S.00°17'00"W. 259.65 feet to a 3/4 inch iron pipe found on the North property line of the Consolidation Rail Corporation, (D.B. 760, page 126); thence with said North property line of the Consolidated Rail Corporation, S.66°17'00"W. 309.38 feet to a 3/4 inch iron pipe set, passing a 3/4 inch iron pipe set at 32.84 feet; thence through the property of John M. Krichbaum (D.B. 723, page 125), the following Four (4) courses:

1. N.00°17'00"E. 582.67 feet to a 3/4 inch iron pipe set;
2. S.89°00'00"E. 199.24 feet to a 3/4 inch iron pipe set;
3. S.02°16'21"E. 204.58 feet to a 3/4 inch iron pipe set;
4. N.82°51'25"E. 74.91 feet to the true place of beginning, containing 3.000 acres, more or less, passing a 3/4 inch iron pipe set at 44.66 feet.

EXCEPTING from the above described 3.000 acres a 30 foot right-of-way easement along the West side of the East line of the Southwest Quarter of Section (7) and running North from the North property line of the Consolidated Rail Corporation to the intersection of the North line of the above described 3.000 acres and the East line of the Southwest Quarter of Section (7) for the purpose of ingress and egress and utilities above and below ground and bounded and described as follows:

Right-of-way easement situated in the County of Muskingum, State of Ohio and in the Township of Cass and bounded and described as follows:

Being a part of the Southwest Quarter of Section Seven (7), in Township Three (3), Range Eight (8), United States Military lands and being more particularly described as follows:

Commencing at a concrete monument found at the Northeast corner of the Southwest Quarter of said Section Seven (7), thence with the East line of the Southwest Quarter of Section Seven (7), S.00°17'00"W. 2,274.06 feet to a 3/4 inch iron pipe set, said 3/4 inch iron pipe set being the true place of beginning of the land herein described; thence with the said East line of the southwest Quarter of Section (7), S.00°17'00"W. 259.65 feet to a 3/4 inch iron pipe found on the North property line of the Consolidated Rail Corporation, (D.B. 760, page 126); thence with said North property line of the Consolidated Rail Corporation, S.66°17'00"W. 32.84 feet to a 3/4 inch iron pipe set; thence through the property of John M. Krichbaum (D.B. 723, page 125), the following Two (2) courses:

1. N.00°17'00"E. 269.10 feet to a 3/4 inch iron pipe set;
2. N.82°51'25"E. 30.25 feet to the true place of beginning.

PARCEL TWO:

There is also conveyed herein a right-of-way and easement for ingress and egress over lands in the Southeast Quarter of Section Seven (7), said land being reserved to the use of owners of the land in the Southwest Quarter of Section Seven (7), in a certain Deed from Emma Fawcett to the Penn Central & St. Louis Railway, dated January 7, 1901, and recorded in Deed Book 123, page 120, of the Muskingum County Deed Records, said roadway having been reserved for the use and enjoyment of the owner or owners of property lying in said Southwest Quarter, said roadway to connect with a like roadway 20 feet in width extending along the right-of-way and connecting with said county road on a line

CONTINUED ON LAST PAGE

*Last Transfer: Deed Record Volume*

DESCRIPTION APPROVED  
for Auditor's transfer

By J. Y. Nambl  
11-28-86

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees,*

William J. E. Crawmer and William J. Crawmer, their *heirs and assigns forever*

*And the said Grantor,*

John M. Krichbaum,

*for himself and his heirs*

*do es hereby covenant with the said Grantees,*

William J. E. Crawmer and William J. Crawmer,

their *heirs and assigns, that he is lawfully seized of the premises*

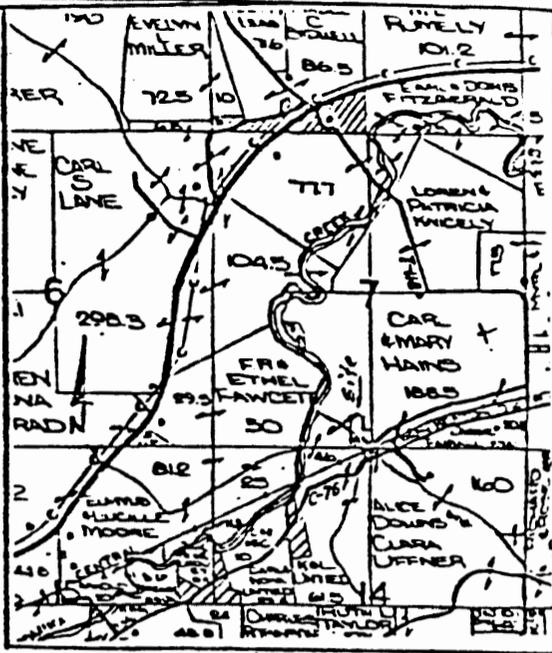
*aforsaid; that the said premises are Free and Clear from all Incumbrances whatsoever*

EXCEPT AS HEREIN SET FORTH

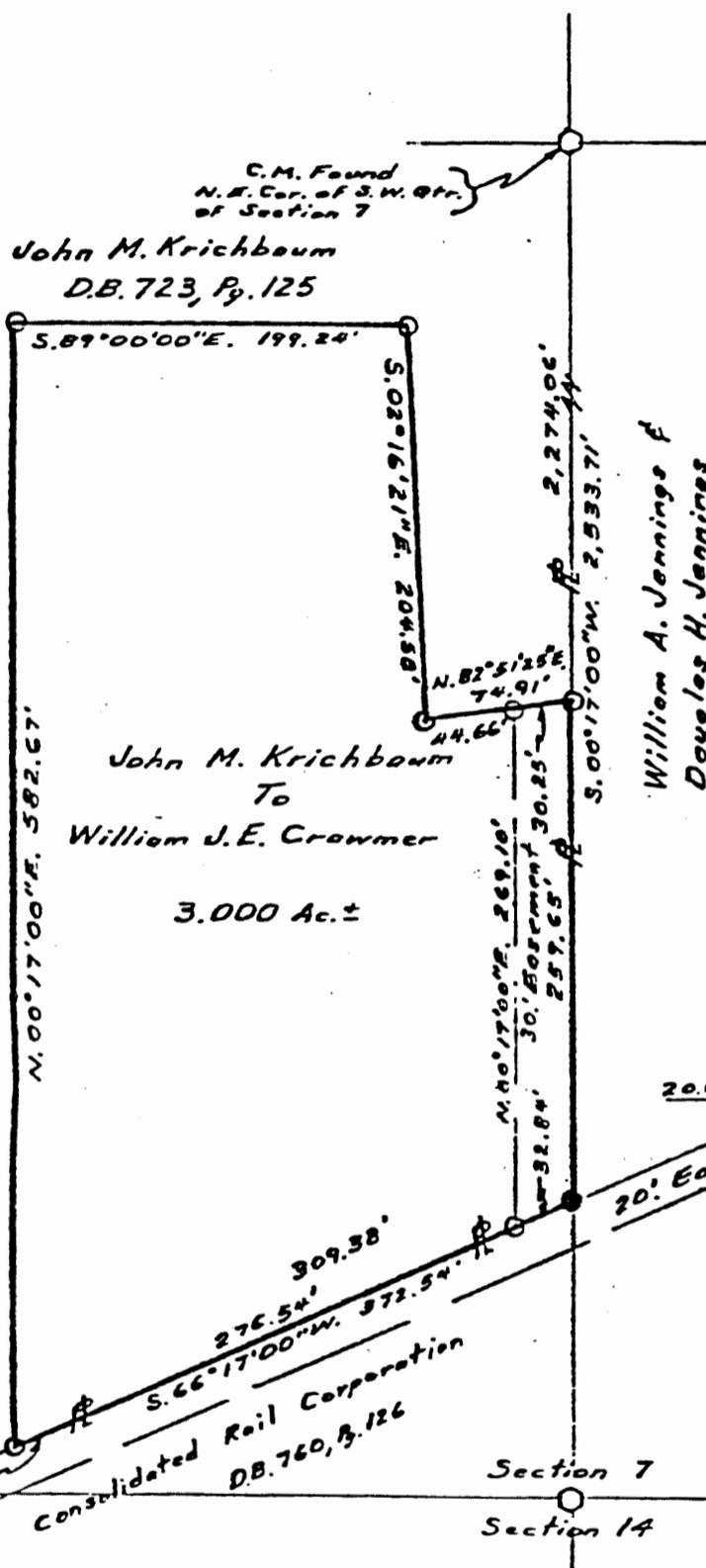
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NOT RECORDABLE

# Buckeye Land Surveying, Inc.

George W. Johnson 215 South Fifth Street, R. \* Coshocton, Ohio 43812 (614) 622-4210  
Professional Land Surveyor "Service is more than a promise"



Location Map



John M. Krichbaum  
D.B. 723, Pg. 125

John M. Krichbaum  
D.B. 723, Pg. 125

John M. Krichbaum  
To  
William J. E. Crowmer

3.000 Ac. ±

William A. Jennings &  
Douglas H. Jennings  
D.B. 824, Pg. 230

20' Right-of-way and easement  
for Ingress and egress to School  
House Road # T-118

### NOTES:

1. Bearings based on D.B. 824, Pg. 230.
2. Twenty foot Right-of-way easement was not surveyed. See D.B. 723, Pg. 125.

### LEGEND

- Points
- Concrete Manu. Found
- 3/4" Iron Pipes Found
- 3/4" Iron Pipes Set (30" long or longer)
- Property lines
- R/W Right-of-ways

"EXHIBIT A" - Continued  
Page Three

DESCRIPTION APPROVED  
for Auditor's transfer  
By *J. J. Nambel*  
11-28-86

JOHN M. KRICHBAUM TO WILLIAM J. E. CROWMER
3.000 Ac.
Being a part of the Southwest Quarter of Section Seven (7), in Township Three (3), Range Eight (8), United States Military Lands, and in the



MUSKINGUM COUNTY ENGINEER - TAX MAP DEPARTMENT  
 ZANESVILLE, OHIO

JOB NUMBER: 1010040716  
 NEW SURVEY BY GEO. JOHNSON - 3.000 AC  
 CHECKED 11/28/86  
 OK

FROM	BEARING	DISTANCE	TO	NORTHING	EASTING
			1	5000.0000	5000.0000
1	S 00 17 00.0 W	259.6500	2	4740.3532	4998.7160
2	S 66 17 00.0 W	309.3800	3	4615.9162	4715.4645
3	N 00 17 00.0 E	582.6700	4	5198.5790	4718.3459
4	S 89 00 00.0 E	199.2400	5	5195.1018	4917.5555
5	S 02 16 21.0 E	204.5800	6	4990.6827	4925.6676
6	N 82 51 25.0 E	74.9100	7	4999.9976	4999.9962

AREA OF TRAVERSE            SQ.FT. : 130687.9811  
                                  ACRES :        3.0002

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