

WARRANTY DEED

Ohio Statutory Form

KNOW ALL MEN BY THESE PRESENTS:

That JOSEPH J. POLK AND NORMA POLK, husband and wife, of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to ROCKFORD C. LYNN AND DEBORAH A. LYNN, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 4200 Baughman Rd., Zanesville, OH the following real property:

Being a parcel of land located in the Northeast Quarter of Quarter Township 2, Township 1, Range 8, United States Military Lands, Falls Township, Muskingum County, Ohio and bounded and described as follows:

Commencing at an iron pin at the Southwest corner of the Northeast Quarter of said Quarter Township 2; thence North 02 deg. 50 min. 20 sec. East 2281.66 feet along the West line of said Northeast Quarter to a stone; thence North 02 deg. 46 min. 11 sec. East 602.27 feet along the West line of said Northeast Quarter to a stone locating the Northwest corner of the grantors property; thence South 86 deg. 47 min. 27 sec. East 2796.00 feet along the North line of the grantors property (passing through iron pins capped Graves 5792, at 2360.40 feet and 2775.00 feet) to an iron pin found locating the Southeast corner of a 2.00 acre tract belonging to Charles Ball (reference Volume 1114, Page 519 ) and being in the center of Baughman Road; thence South 04 deg. 07 min. 26 sec. West 601.91 feet along the center of said road and the grantors property line to an iron pin found; thence continuing along the center of said Baughman Road South 02 deg. 28 min. 13 sec. West 34.78 feet to the point of beginning; thence from this true point of beginning South 85 deg. 11 min. 12 sec. East 396.26 feet (passing through an iron pin set at 20.00 feet) to an iron pin set; thence South 02 deg. 32 min. 37 sec. West 220.00 feet to an iron pin set; thence North 85 deg. 11 min. 20 sec. West 395.98 feet (passing through an Iron pin set at 361.01 feet) to a point in the center of Baughman Road and the grantors West property line to a point; thence North 02 deg. 28 min. 13 sec. East 220.03 feet along the center of said road and grantors West property line to the point of beginning and containing 1.999 acres, more or less.

Surveyed in February, 1996 by John G. Eppley Reg. Sur. No. 6410.  
Reference: Volume 1102, Page 292

Iron pins set are one half inch rebar 30 inches long with identification caps (see Reg. Sur. No. 6410).

The bearings for this survey are based on the West line of the Northeast Quarter of Quarter Township 2 as being North 02 deg. 50 min. 20 sec. East.

Subject to all easements, right of ways, restrictions, zoning regulations, etc.. of record.

Being a part of parcel number 17-17-03-02-35.

Prior Instrument Reference: Volume 1102 Page 292

Witness their hands this 16th day of March, 1996.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

BY [Signature]  
3-20-96

Signed and acknowledged in presence of

[Signature]

Joseph J. Polk  
Joseph J. Polk

[Signature]

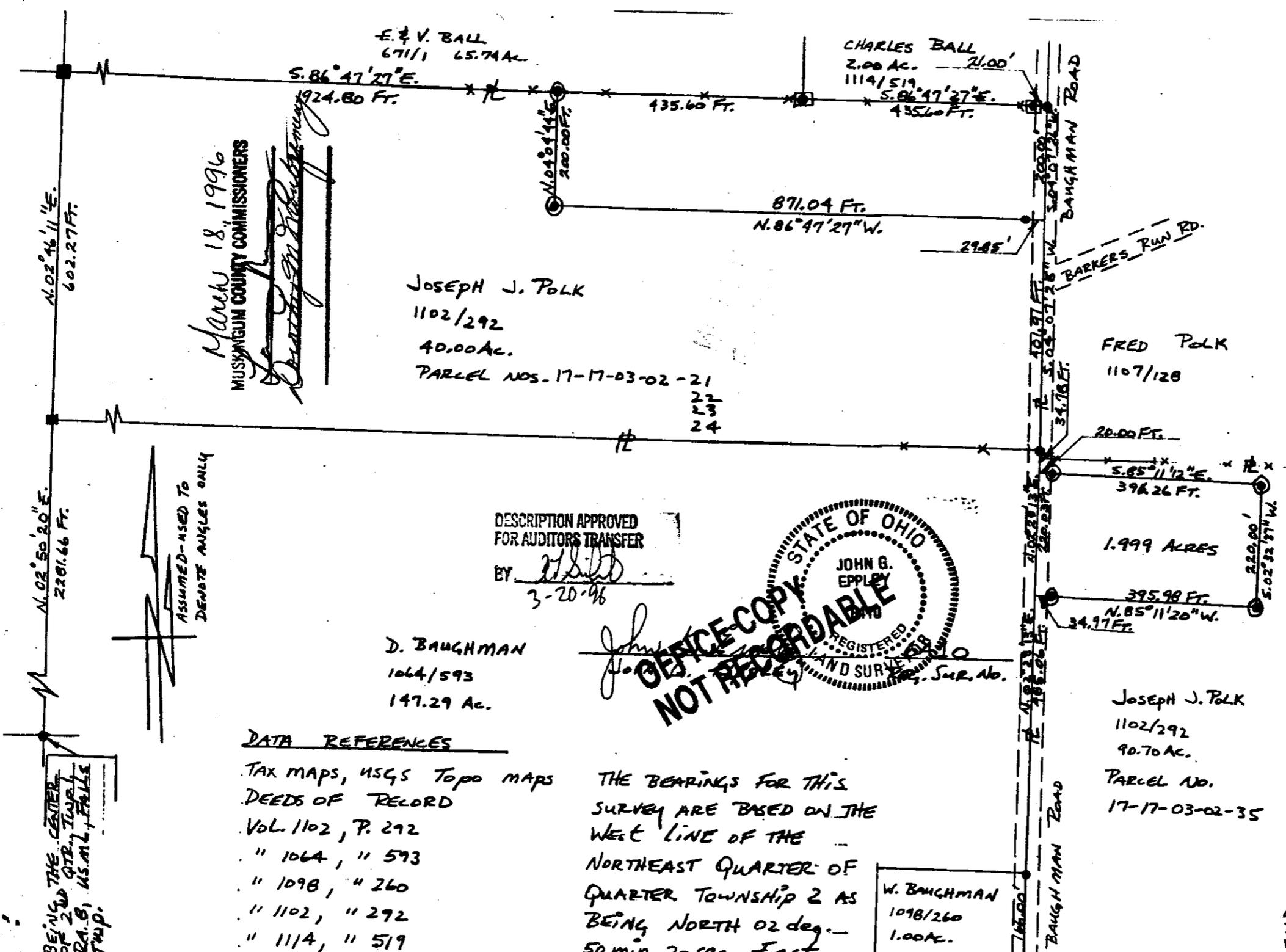
Norma M. Polk  
Norma Polk

State of Ohio  
Muskingum County: ss

Before me, a Notary Public, in and for said County and State, personally appeared the above named Joseph J. Polk and Norma Polk, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Zanesville, Ohio, this 16th day of March A.D., 1996.

[Signature]  
Notary Public - State of Ohio  
My Commission expires June 20, 2000



March 18, 1996  
 MUSKINGUM COUNTY COMMISSIONERS  
*[Signature]*

JOSEPH J. POLK  
 1102/292  
 40.00 AC.  
 PARCEL NOS. 17-17-03-02-21  
 22  
 23  
 24

FRED POLK  
 1107/128

D. BAUGHMAN  
 1064/593  
 147.29 AC.

DESCRIPTION APPROVED  
 FOR AUDITORS TRANSFER  
 BY *[Signature]*  
 3-20-96

STATE OF OHIO  
 JOHN G. EPPLER  
 REGISTERED LAND SURVEYOR  
 No. 10823  
 SUR. No. 10823  
**OFFICE COPY NOT RECORDED**

DATA REFERENCES  
 TAX MAPS, USGS TOPO MAPS  
 DEEDS OF RECORD  
 VOL. 1102, P. 292  
 " 1064, " 593  
 " 1098, " 260  
 " 1102, " 292  
 " 1114, " 519

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF QUARTER TOWNSHIP 2 AS BEING NORTH 02 deg. 50 min. 20 sec. East.

W. BAUGHMAN  
 1098/260  
 1.00 AC.

JOSEPH J. POLK  
 1102/292  
 90.70 AC.  
 PARCEL NO.  
 17-17-03-02-35

BEING A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF QUARTER TWP. 2, TOWNSHIP 1, RANGE 8, UNITED STATES MILITARY LANDS, FALLS TWP., MUSKINGUM CO., BEING A PART OF THE JOSEPH POLK PROP. CONTAINING - 1.999 ACRES  
 SCALE: 1 INCH = 200 FEET  
 DATE - FEBRUARY, 1996  
 DRAWN BY J. G. EDOLFU

SEND  
 IRON PINS FOUND - GRAVES 5792  
 IRON PINS FOUND  
 CORNER STONES  
 EXISTING FENCE LINE  
 IRON PINS SET ARE ONE HALF INCH REBAR 30 INCHES LONG WITH IDENTIFICATION CAPS. (V.G.E. 6410)  
 PROPERTY LINE.

BEING THE CENTER OF 2ND QTR. TWP. 1 RA. 8, US. M.L. FALLS TWP.

