

WARRANTY DEED

TUTTLE, LAW, PRINTER PUBLISHERS, INC., CLEVELAND, OHIO 44115
Standard Ohio Form 601

Know all Men by these Presents

That EDNA E. MC CLOUD, formerly known as EDNA E. ANKRUM, and ROBERT W. MC CLOUD, her husband

of the _____ of _____ County of Muskingum
and State of Ohio Grantor, in consideration of the sum of
ONE DOLLAR and other good and valuable consideration

to _____ paid by THOMAS E. GAUNDER and ELLEN M. GAUNDER, whose
tax mailing address is 10970 W. Pike, Gratiot, Ohio 43740

of the Township of Hopewell County of Muskingum
and State of Ohio Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee, THOMAS E. GAUNDER and ELLEN M. GAUNDER,

their heirs and assigns forever, the
following Real Estate situated in the County of Muskingum
in the State of Ohio, and in the Township of
Hopewell and bounded and described as follows:

That part of Lot 33 in the third quarter of Township 1 North,
Range 9 West in said Township being more particularly described as
follows:

Commencing for reference at the southwest corner of said Lot 33; thence
North 160.88 feet (by deed distance) to a drill hole set in the
intersection of County Line Road and the former National Road and
the point of beginning of the land to be described (from which a
found concrete monument bears south 04°22'30" west 41.66 feet);
thence from said point of beginning north 04°22'30" east 191.63 feet
to a drill hole set in the intersection of U.S. Route 40 and County
Line Road; thence, along the centerline of U.S. Route 40, north 68°
35'30" east 190.18 feet to a drill hole set; thence, leaving said
road, south 08°57'30" east 216.16 feet to a point in the centerline
of the former National Road passing through iron pins set at 66.06
feet and 206.32 feet; thence south 78°13'30" west 230.19 feet to the
point of beginning, containing 0.947 acres more or less.

The foregoing description is based upon a survey made by John C.
Gilchrist, Registered Surveyor #6414 on July 17, 1983.

THERE IS HEREBY RESERVED to Grantor, for ingress and egress to other
lands of Grantor retained by Grantor and adjoining the above
described parcel a 20 foot wide right of way which is more particular-
ly described as follows:

Being a part of Lot 33 in the third quarter of Township 1 North,
Range 9 West in said Township more particularly described as follows:

Commencing for reference at the southwest corner of said Lot 33; thence
north 160.88 feet (by deed distance in Volume 613, page 189) of the
Muskingum County Deed Records) to a drill hole set in the intersection
of County Line Road and the former National Road and the point of
beginning of the following described right of way; thence along the

centerline of the former National Road, north 78°13'30" east a distance of 230.19 feet, with said right of way being 10 feet each side of the above described line.

The foregoing description is based upon a survey made by John C. Gilchrist, Registered Surveyor #6414 on July 18, 1983.

As part of the consideration for the within conveyance, Grantees herein do hereby grant to the grantor the right to the use of said 20 foot wide right of way as above described and as it crosses the land of the grantees being a 10 foot wide strip lying immediately southerly of the centerline described above and running parallel thereto.

Provided, it is agreed by and between the grantor herein, and the grantees, and their respective heirs and assigns, that the use of said right of way shall terminate and be held for naught and of no further validity in the event grantor shall sell or agree to sell the real estate lying immediately easterly of the above parcel and/or in the event the grantors shall construct a driveway to the grantor's garage southerly from existing U.S. Route 40.

SUBJECT also to all valid and existing leases, if any, easements, conditions, building and other restrictions of record and zoning.

Being part of the same premises as conveyed by Russell Buchanan and Gertrude Buchanan, husband and wife, to Edna E. Ankrum, by deed recorded in Volume 508, page 666 of the Muskingum County, Ohio Deed Records.

~~Last Transfer Deed Record Volume~~ , Page

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

thereunto belonging, to the said Grantee s, THOMAS E. GAUNDER and ELLEN M. GAUNDER,

their heirs and assigns forever.

And the said Grantor s EDNA E. MC CLOUD and ROBERT^W. MC CLOUD

for themselves and their heirs

do hereby covenant with the said Grantee s, THOMAS E. GAUNDER and ELLEN M. GAUNDER,

their heirs and assigns, that

lawfully seized of the premises

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

except taxes and special assessments for the year 1983, which taxes and special assessments, if any, Grantor and Grantees, respectively, shall pay pro-rata, as estimated, to and from the date of delivery of this deed,

EDNA E. MC CLOUD, her husband ROBERT^W. MC CLOUD, formerly

who hereby release their respective rights of dower in the premises, have hereunto set their hands this 22nd day of September in the year of our Lord one thousand nine hundred and eighty-three (1983)

Signed and acknowledged in presence of

John C. Gilchrist
Thomas E. Gaunder

25-65-03-46
10970 WEST PIKE

CHARLES R. AND CAROLE J. YERIAN
656-103

U.S. ROUTE 40

EDNA E. ANKRUM
508-666

0.947 Ac.

THOMAS E. AND ELLEN M. GAUNDER
613-189

S.W. COR. LOT 33

BASIS OF BEARINGS:
U.S. ROUTE 40 FROM RIGHT OF WAY MAPS

- ⊕ = CONCRETE MONUMENT FOUND
- = 5/8" x 30" REBAR SET
- = DRILL HOLE SET

REFERENCES USED

VOL. 508, PG. 666
VOL. 656, PG. 103
VOL. 613, PG. 189
HIGHWAY RIGHT OF WAY MAPS
U.S.G.S. MAP
TAX MAPS

OK WHD
10-13-83

MAP SHOWING SURVEY OF 0.947 ACRE IN LOT 33,
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9 IN
HARWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO
AND PART OF THE PROPERTY NOW OWNED BY EDNA
E. ANKRUM AS RECORDED IN VOLUME 508, PAGE
666 OF THE DEED RECORDS OF MUSKINGUM COUNTY.

DATE OF SURVEY JULY 17, 1983

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JOHN C. GILCHRIST S-6414