

**WARRANTY DEED**

*KNOW ALL MEN BY THESE PRESENTS, that*

**TWILA L. ALEXANDER**, widow and unmarried,

*of Muskingum County, State of Ohio, for valuable consideration paid, grants with*

*general warranty covenants to* **PAUL A. TEDRICK and TONYA E. TEDRICK,**  
*husband and wife, for their joint lives, remainder to the survivor of them,*

*whose current mailing address is* P. O. Box 104  
Blue Rock OH 43720

*the following real property, to-wit:*

Situated in the County of Muskingum in the State of Ohio, and in the Township of Meigs, and bounded and described as follows:

Being a parcel of land located in Section No. 30, Town 12, Range 11, and bounded and described as follows:

Commencing at a concrete monument found locating the Northwest corner of the Northeast Quarter of said Section No. 30; thence South 00 degrees 00 minutes 00 seconds East 289.15 feet along the West line of said Northeast Quarter to an iron pipe found locating the Southwest corner of a 1.157 acre tract belonging to Malcolm Nabb (reference - Volume 580, page 620); thence South 62 degrees 47 minutes 56 seconds East 75.00 feet along the South line of said 1.157 acre tract to an iron pin set for the point of beginning; thence from this true point of beginning and continuing along the South line of said 1.157 acre tract South 62 degrees 47 minutes 56 seconds East 170.23 feet to an iron pipe found locating the Southeast corner of said tract; thence North 00 degrees 53 minutes 15 seconds West 231.64 feet (passing through iron pipes found at 51.13 feet and 185.99 feet) along the East line of said 1.157 acre tract to a point in the center of County Road No. 31; thence along the center of C. R. No. 31 South 73 degrees 43 minutes 30 seconds East 307.83 feet to the Northwest corner of a 1.200 acre tract belonging to Edwin Rayner (reference - Volume 1004, page 376); thence South 05 degrees 09 minutes 57 seconds West 194.90 feet (passing through iron pins found at 30.00 feet, 86.65 feet, and 111.65 feet) along the West line of said 1.200 acre tract to an iron pin found locating the Southwest corner of said tract; thence South 68 degrees 34 minutes 23 seconds East 230.75 feet along the South line of said 1.200 acre tract to an iron pin found locating the Southeast corner; thence South 04 degrees 40 minutes 11 seconds West 274.71 feet to an iron pin set; thence South 58 degrees 22 minutes 09 seconds West 475.61 feet to an iron pin set; thence North 21 degrees 42 minutes 33 seconds West 462.26 feet to an iron pin set; thence North 07 degrees 53 minutes 50 seconds West 307.55 feet to the point of beginning and containing 7.822 acres, more or less, **SUBJECT TO** all easements, right-of-ways, restrictions, reservations, etc. of record and those that may be implied. **SUBJECT TO** the right-of-way of County Road No. 31.

Iron pins set are one-half inch rebar 30 inches long with identification caps (JGE6410). The bearings for this survey are for angle calculations only and are based on the West line of Section No. 30 as an assumed bearing of South 00 degrees 00 minutes 00 seconds East.

This legal description prepared by John G. Eppley, Reg. Sur. 6410 based on an actual field survey in May, 2002.

**AUDITOR'S PARCEL NO. 40-40-70-30-13 (2.874 acres)**  
**40-40-70-30-16 (4.520 acres)**  
**40-40-70-30-22 (0.428 acres)**

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY MSB

7-16-2002

Now combined and known  
as 40-70-30-16 (PT.)

BEING A CONCRETE MONUMENT FOUND  
LOCATING THE NORTHWEST CORNER OF THE  
NORTHEAST QUARTER OF SECTION NO. 30

40-70-30-16-001  
10580 CUTLER LAKE RD

# DATA REFERENCES

TAX MAPS, DEEDS OF RECORD, PLATS

1004/371 580/620 1004/376

PLAT BY R.L. DANIELS OF 99.91 AC. DATED 6/90.

PLAT BY W.J. BEIDENBACH OF 1.157 AC. DATED 10/20/94

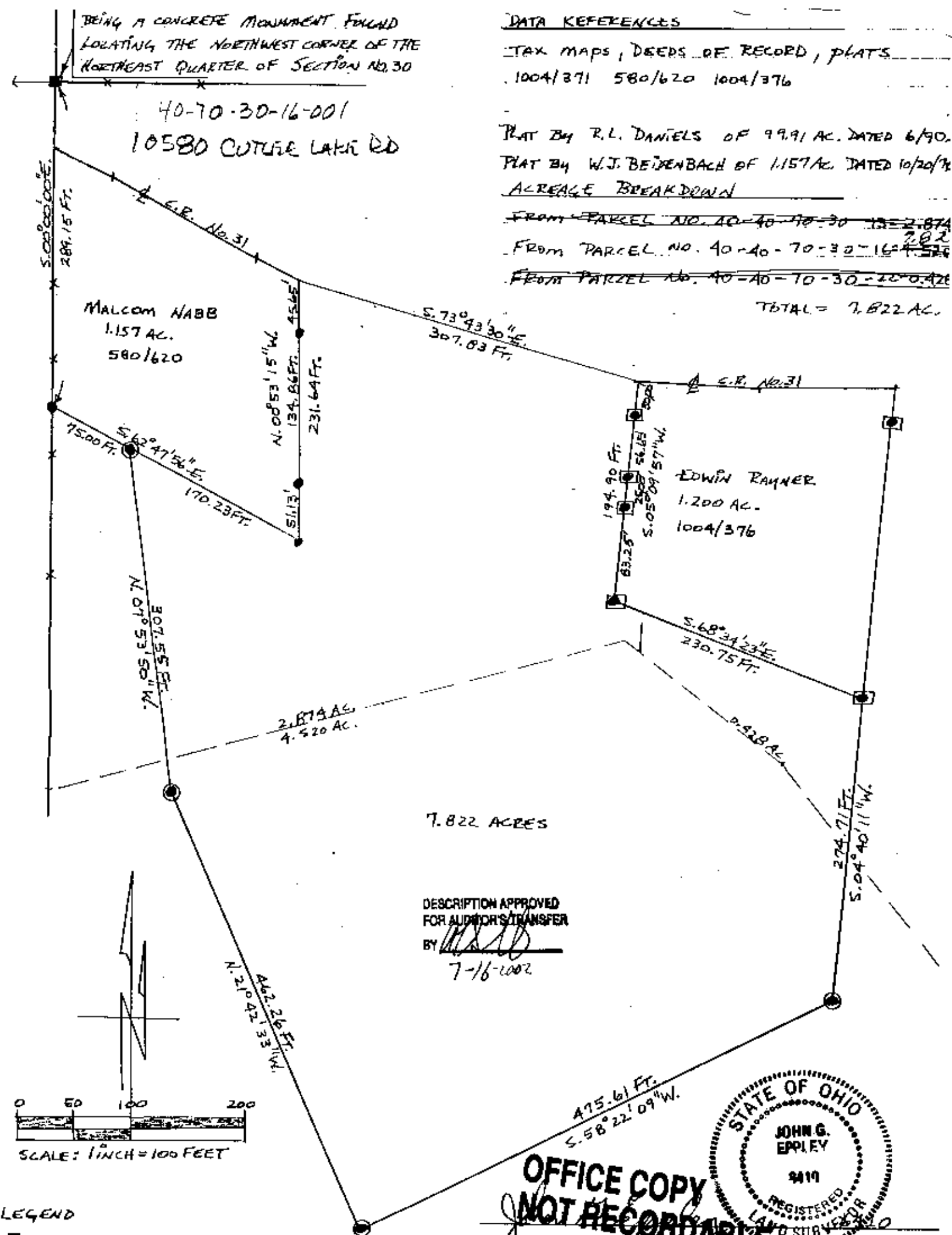
## ACREAGE BREAKDOWN

FROM PARCEL NO. 40-40-70-30-16-001 2.874

FROM PARCEL NO. 40-40-70-30-16-001 7.82

FROM PARCEL NO. 40-40-70-30-16-001 0.426

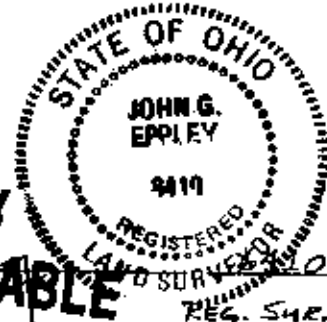
TOTAL = 7.822 AC.



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*  
7-16-2002

OFFICE COPY  
NOT RECORDABLE



BEING A PARCEL OF LAND LOCATED IN THE  
NORTHEAST QUARTER OF SECTION NO. 30,  
TOWN 12, RANGE 11, MEIGS TOWNSHIP,  
MUSKINGHAM COUNTY, OHIO.

BEING A PART OF THE TWILA ALEXANDER  
PROPERTY. REF. - VOLUME 1004, PAGE 371

CONTAINING - 7.822 ACRES

SCALE: 1 INCH = 100 FEET

DATE - MAY, 2002

DRAWN BY - J.G. EPPLEY

- LEGEND
- - CONCRETE MONUMENT FOUND
  - - IRON PIPES FOUND
  - - IRON PINS FOUND
  - - IRON PINS SET ARE ONE HALF INCH DEBAR 30 INCHES LONG WITH IDENTIFICATION CAPS (JGE 6410).
  - \* - EXISTING FENCE LINE
- THE BEARINGS FOR THIS SURVEY ARE FOR  
ANGLE CALCULATIONS ONLY AND ARE  
BASED ON THE WEST LINE OF THE  
NORTHEAST QUARTER OF SECTION NO. 30 AS AN  
ACCUMULATED READING OF S.00°00'00"E.