

N/A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Cecil C. & Mary Lee Jordan hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine include the feminine) in consideration of the sum of _____ Dollars (\$ _____) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

The lands herein described are situated in the northeast quarter of Section 4, Township 2N, Range 8W, Muskingum Township, Muskingum County, State of Ohio. Being further described as follows:

PARCEL NO. 35WD

Being a parcel of land lying on the left and right side of the centerline of survey for Mus-60-22.70 made by the Ohio Department of Transportation, and recorded in Plat File _____, Slot _____, of the Muskingum County Plat Records and being located within the following described points in the boundary thereof.

Beginning at a railroad spike set in the intersection of the center of Shannon Road (County Road 48) and the center of State Route 60, at Station 0+00 of Shannon Road and at Station 1481+54.52 as shown on the plan of Mus-60-22.59 as mentioned above;

thence, **N02°36'46"E** a distance of **298.27 feet** along the centerline of existing State Route 60 to a P.K. Nail set at station 1484+52.79, said point being the **TRUE POINT OF BEGINNING**;

thence, **N02°36'46"E** a distance of **265.28 feet**, along said centerline to a point at centerline station 1487+18.07 of existing State Route 60;

thence, **N88°32'22"W** a distance of **95.02 feet**, along the southern property line of Cecil C. and Mary Lee Jordan (481/677) to a set rebar, located 95.00 feet left of centerline station 1487+16.16 of existing State Route 60;

thence, **N88°32'21"W** a distance of **10.00 feet**, along said property line to a set rebar, located 105.00 feet left of centerline station 1487+15.96 of existing State Route 60;

thence, **N0°54'03"E** a distance of **317.33 feet**, through the lands of said owner to a set rebar, located 95.00 feet left of and radially to centerline station 1490+50.00 of existing State Route 60;

thence, **N09°22'55"W** a distance of **274.24 feet**, to a set rebar on the northern property line of Cecil C. & Mary Lee Jordan (481/677), located 80.00 feet left of and radially to centerline station 1493+39.53 of existing State Route 60;

thence, **S87°59'02"E** a distance of **131.80 feet**, along said property line to a set rebar, located 45.00 feet right of and radially to centerline station 1492+97.51 of existing State Route 60;

thence, **S87°59'01"E** a distance of **15.78 feet**, along said property line to a set rebar, located 60.00 feet right of and radially to centerline station 1492+92.72 of existing State Route 60;

thence, **S10°06'34"E** a distance of **406.65 feet**, along a new division line to a set rebar, located 70.00 feet right of and radially to centerline station 1489+00.00 of existing State Route 60;

thence, **S02°17'54"W** a distance of **450.49 feet**, along a new division line to a set rebar on the southern property line of Cecil C. & Mary Lee Jordan (481/677), located 68.61 feet right of centerline station 1484+53.63 of existing State Route 60;

thence, **N88°05'44"W** a distance of **68.61 feet**, along said property line to a point on the existing centerline of State Route 60, said point being the **TRUE POINT OF BEGINNING**;

It is understood that the parcel of land described covers 2.571 acres, more or less, including the present road which occupies 1.005 acres, more or less, and is a part of the Auditors Parcel No. 44-02-04-09-000 . All set iron pins are 5/8" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Description prepared from an actual field survey by The Ohio Department of Transportation, description prepared under the supervision of Thomas E. Andrews, P.S. #6964, July 13, 1998.

Grantor claims title by instrument(s) of record in Deed Book 481 , Page 677 County's Recorder's Office.

Grantor, for himself and his heirs, executors, administrators, and assigns, reserves _____

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto therefore belonging to the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, and further, that he does Warrant and will Defend the same against all claims of all persons whomsoever.

**OFFICE COPY
NOT RECORDABLE**

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]
8-3-98