

WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That David M. Denham and Judith D. Denham, husband and wife, of County of Muskingum, State of Ohio, for valuable consideration paid, grant, with general warranty covenants, to Bruce D. Welsh and Amy M. Welsh, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is P.O. Box 92, Mt. Perry, Ohio 43760, the following real property:

Being a part of the Southeast Quarter of Section #2, Township 17 North, Range 15 West, Congress Lands, Newton Township, Muskingum County, Ohio (also being a part of the property of David M. Denham of Deed Book 1111, Page 55 of the Muskingum County Recorder) and being more particularly described as follows:

Beginning, for reference, at an existing, 1" inch inside diameter iron pipe found, in good condition, marking the Southwest corner of the Southeast Quarter of Section #2;

Thence, with the South line of Section #2, N 89 degrees 03' 17" E 646.57 feet, in the North boundary of the property of Livi R. and Elizabeth A. Schrock of Deed Book 1004, Page 439, to a P.K. nail set in the existing pavement of, asphalt surfaced, County Road #33 (a.k.a. Bagley Road) and the principal place of beginning of the parcel herein to be described;

Thence, from the "Principal Place of Beginning", leaving the South line of Section #2, County Road #33 and said "Schrock" property, N 0 degrees 48' 31" W 763.36 feet to an iron pin set, passing reference iron pins set at 70.00 feet and 500.00 feet;

Thence N 89 degrees 03' 17" E 285.89 feet to an existing iron pin (said existing iron pin is in good condition with a plastic i.d. cap marked Walton #7675) in the Northwest corner of a 6.0 acre parcel of the property of Melvin Martin of Deed Book 1126, Page 514;

Thence, with the West line of said "Melvin Martin property" S 0 degrees 48' 31" E 763.36 feet to an existing railroad spike (in good condition) in the South line of Section #2, in the existing pavement of "County Road #33" and in the Southwest corner of said "Martin" property, passing a reference iron pin set at 724.36 feet;

Thence, leaving said "Martin" property, S 89 degrees 03' 17" W 285.89 feet, along "County Road #33" and in the South line of Section #2, to a "P.K. nail set" and the "Principal Place of Beginning".

The parcel as described contains 5.01 acres, more or less, subject to all legal highways and easements of record.

The bearings in the above description are based on the South line of Section #2 as being S 89 degrees 03' 17" E ie. All bearings described herein are to an assumed meridian and are used to denote angles only.

The above description is based on a field survey made by A&E Surveying on October 13, 2000.

The above described parcel is a part of Auditor's Parcel #47-47-02-02-17-000.

RESERVING unto the Grantors, David M. Denham and Judith D. Denham, all the minerals in, on and underlying the above described premises.

**OFFICE COPY  
NOT RECORDABLE**

*[Signature]*  
2-26-2001

Prior Reference: Volume 1111, Page 55, Deed Records, Muskingum County, Ohio.

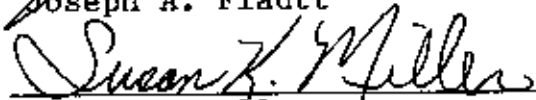
IT IS THE EXPRESS INTENTION OF THIS INSTRUMENT TO CREATE A  
SURVIVORSHIP TENANCY IN THE GRANTEE PURSUANT TO SECTION  
5302.17 OHIO REVISED CODE.

WITNESS our hands this 13th day of February, 2000.

Signed and acknowledged  
in presence of:

  
Joseph A. Flautt

  
David M. Denham

  
Susan K. Miller

  
Judith D. Denham

STATE OF OHIO

SS:

COUNTY OF PERRY

Before me, a Notary Public, in and for said County and State, personally appeared the  
above named David M. Denham and Judith D. Denham, husband and wife, who  
acknowledged that they did sign the foregoing instrument and that the same is their free  
act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day  
and year last above written.

  
Notary Public

JOSEPH A. FLAUTT, Attorney at Law  
Notary Public, State of Ohio  
My Commission has no expiration date.  
Section 147.03 R.C.

This instrument prepared by FLAUTT AND ALLEN  
Attorneys at Law  
P.O. Box 490  
Somerset, Ohio 43783

**PLAT - OF - SURVEY**

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 15 WEST, CONGRESS LANDS, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO. ALSO BEING A PART OF THE PROPERTY OF DAVID M. DENHAM OF DEED BOOK 1111, PAGE 55 ( AUDITOR'S PARCEL # 47-47-02-02-17-000 PART ) OF THE MUSKINGUM COUNTY RECORDER.

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**

- 1- DEED REFERENCES AS SHOWN HEREON
- 2- NEWTON TOWNSHIP TAX MAPS
- 3- U.S.G.S. MAP [ GRATIOT QUAD. ]
- 4- VARIOUS SURVEY RECORDS FOUND IN THE OFFICE OF THE MUSKINGUM COUNTY ENGINEER, ZANESVILLE, OHIO.

**BASIS - OF - BEARINGS**

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION #2 AS BEING N 89° 03' 17" E i.e. ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

SURVEY FOR: \_\_\_\_\_

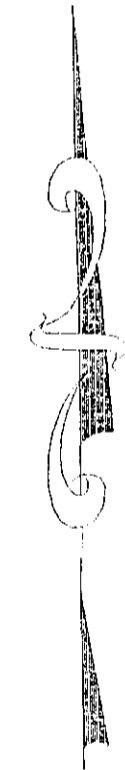
**DAVE DENHAM**

NOTE: ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN HEREON.

NOTE: THIS PLAT IS A DERIVATIVE OF A FIELD SURVEY MADE BY A & E SURVEYING AS OF THE DATE SHOWN HEREON.

DAVID M. DENHAM  
DEED BOOK 1111, PG. 55

NOTE: THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.



**JOB # D200057P**

DAVID M. DENHAM  
DEED BOOK 1111, PG. 55

N 89°03'17" E  
285.89'

IPF W/ PLASTIC ID. CAP  
MARKED " WALTON " S- 7675

MELVIN MARTIN  
DEED BOOK 1126  
PG. 514

N 0°48'31" W  
763.36' = total

**5.01 ACRES**  
PARCEL #47-47-02-02-17-000 [ part ]

S 0°48'31" E

724.36'

THIS 6.0 ACRE PARCEL WAS  
SURVEYED BY STEVEN  
B. WALTON P. S. #7675  
ON AUGUST 7, 1996.

763.36' = total

DAVID M. DENHAM  
DEED BOOK 1111, PG. 55

MELVIN MARTIN  
DEED BOOK 1126  
PG. 514

1 INCH I.D. IRON PIPE FD.  
GOOD CONDITION  
REFERENCE BEGINNING  
S/W COR. OF S/E QTR.  
OF SECTION #2

SOUTH LINE OF  
SECTION #2

P.P.O.B.  
OF 5.01 ACRE

COUNTY ROAD #33  
(AKA "BAGLEY RD.")  
[ ASPHALT SURFACED ]

1 INCH I.D. IRON PIPE FD.  
GOOD CONDITION

SECTION #2

SECTION #11

S 89°03'17" W 646.57'

LEVI R. & ELIZABETH A. SCHROCK  
DEED BOOK 1004, PG. 439

RR SP FD FLUSH  
W/ PAVEMENT  
GOOD CONDITION

SECTION #2  
SECTION #11

GRAPHIC SCALE

1" = 100'



**A&E SURVEYING**

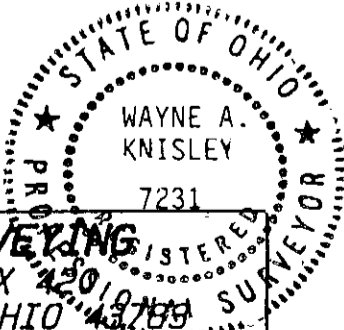
P.O. BOX 43789  
SOMERSET, OHIO 43085  
PHONE (614) 743-2201

WAYNE A. KNISLEY

OHIO P.S. 7231

DATE: 10-13-2000

SURVEY FOR: D. DENHAM



- LEGEND**
- FENCE
  - ⊗ EXISTING STONE
  - ▲ P.K. NAIL SET
  - △ P.K. NAIL FOUND
  - R.R. SPIKE SET
  - R.R. SPIKE FOUND
  - IRON PIN FOUND
  - ⊕ IRON PINS SET ARE 5/8" X 30" STEEL ROD WITH PLASTIC CAPS LABELED KNISLEY 7231
  - POINT