

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that THE OXFORD OIL COMPANY, an Ohio Corporation, of Muskingum County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to ROGER ROBERTS, whose tax mailing address is 7370 Bagley Road, Mount Perry, OH 43760, the following described property:

Situated in the County of Muskingum, in the State of Ohio, and in the Township of Newton:

PARCEL ONE: Being a part of the Northeast Quarter of Section Twelve (12), Township Seventeen (17) Range Fifteen (15) of the Congress lands East of the Scioto River and part of a 32.382 acre parcel now recorded in the third parcel of Deed Volume 1070, Page 343 and owned by Oxford Oil Company and recorded in the deed records of said Muskingum County bounded and described as follows:

Beginning at an iron pin found at the southwest corner of said northeast quarter of Section 12, thence N. 00 deg. 04' 16" E. along the west line of said quarter and the east line of property owned by Mary Mahle (Vol. 1040, Pg. 97) a distance of 933.24' to a railroad spike set in the center of Bagley Road and passing through an iron pin found at 908.14'; thence along the center of said road and the south line of a 2.15 acre parcel owned by said Mary Mahle the following 2 courses and distances:

1 - S. 71 deg. 43' 59" E. 190.45' to a railroad spike set
2 - S. 69 deg. 08' 03" E. 103.60' to a railroad spike set
3 - S. 55 deg. 54' 48" E. 72.07' to a railroad spike set in at the southeast corner of said Mahle property; thence along the center of said road and the south line of property owned by Dennis and Donna Roberts (Vol. 737, Pg. 284) the following 2 courses and distances:

1 - S. 47 deg. 21' 37" E. 126.23' to a railroad spike set
2 - S. 49 deg. 37' 21" E. 126.52' to a railroad spike set at the southeast corner of said Roberts property, said spike bears S. 8 deg. 53' 53" W. 31.76' from an iron pin found; thence along the center of said Bagley Road the following 5 courses and distances:

1 - S. 51' deg. 31' 22" E. 261.72' to a railroad spike set
2 - S. 57 deg. 02' 33" E. 111.35' to a railroad spike set
3 - S. 67 deg. 19' 25" E. 237.15' to a railroad spike set, said spike bears N. 63 deg. 50' 43" E. 21.13' from an iron pin set
4 - S. 59 deg. 11' 37" E. 209.09' to a railroad spike set
5 - S. 56 deg. 04' 24" E. 103.18' to a railroad spike set in the east line of the grantor herein and on the west line of property owned by William Roberts (Vol. 1053, Page 311); thence S. 1 deg. 01' 57" E. along said grantors east line and said Roberts west line 129.76' to an iron pin found on the south line of said northeast quarter of Section 12 and passing through an iron pin set at 25.00'; thence S. 89 deg. 08' 50" W. and used as the base of bearings for this description (see survey of previous description Vol. 1070, Pg. 43) along the south line of said northeast quarter of section 12 a distance of 1312.56' to the place of beginning containing sixteen and thirty two (16.32) acres.

DESCRIPTION

APPROVED

By: *[Signature]* 4/24/00

Part of Auditor's Parcel No. 47-47-04-12-15-000

Prior Reference: Deed Volume 1070, Page 343

Subject to all legal right of ways and easements on record.

This description was written January 18, 1993 by Richard Max Graves, Registered Surveyor No. 5792.

OFFICE COPY
NOT RECORDABLE

PARCEL TWO: Being a part of the Southeast Quarter of Section 12, Township 17, Range 15 bounded and described as follows: Beginning at the northwest corner of the Southeast Quarter of Section 12, thence east 2095.50 feet to an iron pin; thence south 26 deg. 26' 07" East 248.16 feet to a point in the center of Bagley Road; thence along said road south 35 deg. 48' East 329.46 feet to an iron pin in the center of said road; thence leaving said road south 69 deg. 13' 45" West 617.10 feet to an iron pin; thence south 86 deg. 24' 12" West 400.13 feet to an iron pin; thence South 58 deg. 53' 27" West 490.02 feet to an iron pin; thence South 78 deg. 26' 40" West 518.80 feet to an iron pin; thence South 83 deg. 42' 14" West 478.27 feet to an iron pin; thence North 0 deg. 57' 35" West 1143.08 feet to the place of beginning, containing forty-five and fifty-two hundredths (45.52) acres more or less.

Subject to the easements of Bagley Road.

This description written from a survey made by L. Peter Dinan, Registered Surveyor No. 5451, May 6, 1980.

Auditor's Parcel No. 47-04-12-17-000

Prior Instrument Reference: Deed Volume 1070, Page 343

Subject to all restrictions, reservations, covenants conditions, easements, leases and rights of way of record.

This deed is in completion of an unrecorded land contract between The Oxford Oil Company and Roger Roberts and Ronda Roberts (now deceased) dated June 30, 1993.

EXECUTED this ____ day of _____, 2009.

**OFFICE COPY
NOT RECORDABLE**

THE OXFORD OIL COMPANY

By: John W. Straker, Jr.
Its: President

STATE OF OHIO,
COUNTY OF MUSKINGUM, SS.

The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by John W. Straker, Jr., President of The Oxford Oil Company, on behalf of The Oxford Oil Company.

Notary Public

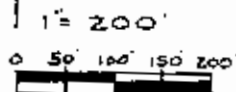
This instrument prepared by:
William J. Taylor, Attorney at Law
50 N. 4th Street, Zanesville OH

DESCRIPTION
APPROVED
By: A.L. Swinehart
4-24-2009 a.s.



BASE OF BEARINGS SOUTH LINE
N.E. QTR. SEC. 12 BY SURVEY OF
S.M. BOWMAN S. 89° 08' 50" W.
SAME LINE BY TRUE NORTH FROM
SUN OBSERVATION N. 86° 32' 13" W.

- RAILROAD SPIKE SET IN 4
- IRON PIN FD.
- 0 7/8" X 30" IRON PIN SET (CAPPED)



DESCRIPTION

APPROVED

By *[Signature]*

REFERENCE LIST

VOL. 1070, P. 343
VOL. 937, P. 17
VOL. 1033, P. 311
VOL. 1040, P. 97

SURVEY OF 32.382 AC. OF WHICH
THIS IS THE SOUTH PART OF MADE
BY S.M. BOWMAN #7135 NOV. 26, 1990
AERIAL PHOTO
USGS GRATIOT QUAD.
NEWTON TWP. TAX MAPS

MAP SHOWING SURVEY OF 16.32 AC. FOR
ROGER ROBERTS OF THE SOUTH PART OF A
32.382 AC. PARCEL OWNED BY OXFORD OIL CO.
THIRD PARCEL VOL. 1070, P. 343, IN THE N.E. QTR.
SEC. 12, TWP. 17, RA. 15 OF THE LAND PRESS LANDS
EAST OF THE SCIOTO RIVER, NEWTON TWP.,
MUSKINGUM COUNTY, OHIO

OFFICE COPY
NOT RECORDED



MARY
MAHLE
80 AC.
VOL. 1040
P. 97

(PIK
N. 00° 04' 16" E.
MEAS. 933.24

MARY
MAHLE
245 AC.

OPERA

DENNIS &
DONNA
ROBERTS
5.00 AC.
V. 737, P. 284

S. 71° 43' 59" E.
190.45

S. 69° 08' 03" E.
103.60

S. 55° 54' 48" E.
72.07

S. 47° 21' 37" E.
126.23

S. 49° 37' 21" E.
126.52

S. 51° 31' 22" E.
261.72

S. 57° 02' 33" E.
111.35

S. 67° 19' 25" E.
237.15

S. 59° 11' 37" E.
209.09

S. 56° 04' 24" E.
109.18

S. 71° 01' 57" E.
129.76

OXFORD OIL CO

16.32 AC. PART OF 3RD. PAR.

VOL. 1070, P. 343

PART OF AUDITORS PARCEL NO.

47-47-04-12-15-000

HALF SEC. LINE

(TRUE NORTH BY SUN OBSERVATION)
N. 86° 32' 13" W.

DEED. 1312-58

S. 89° 08' 50" W.

(BASE OF BEARINGS)

MEAS. 1312.56

OXFORD OIL CO.
VOL. 1070, P. 343
46.8 AC.

Approved For Transfer
No On-Lot Sewage
Date 5/1/99

Zanesville - Muskingum Co.
Health Department

THIRD PARCEL
OXFORD OIL CO.
VOL. 1070, P. 343
32.382 AC.
- 16.320
16.062
REMAINING

WILLIAM
ROBERTS
40 AC.
VOL. 1053, P. 311

Richard Max Graves
Registered Surveyor #5792
2925 Kenlo Woods Dr.
Nashport, Ohio 43830
Jan. 18, 1993
Richard Max Graves