



KNOW ALL MEN BY THESE PRESENTS that MICHAEL STROKES,
unmarried, of Muskingum County, State of Ohio, for valuable considera-
tion paid and/or other consideration as set forth below, grants with
general warranty covenants to EDWARD C. TURNER and SANDRA H.
TURNER, whose tax mailing address is 800 North Thirteenth Street,
Cambridge, Guernsey County, Ohio 43725, the following real property:

Being a part of premises conveyed to Michael Strokes in Deed Book
Volume 463 page 584 of the Muskingum County Deed Records situated in
the North Half of Quarter Township 3, Township 1, Range 6 of the
United States Military Lands, Perry Township, Muskingum County, Ohio
and being further described as follows:

Commencing at a point marked by an existing rail road spike at the
intersection of United States Route 40 (station 253+82--1938 survey)
and the South line of the premises conveyed to the above named
grantor by deed recorded in Deed Book Volume 463 page 584 of the
Muskingum County Deed Records; thence North 66 degrees 59 minutes 51
seconds East 523.00 feet along the center of United States Route 40
to a point; thence North 23 degrees 00 minutes 09 seconds West 60.00
feet to a point on the northerly right-of-way line of said United
States Route 40; thence North 41 degrees 44 minutes 55 seconds West
178.62 feet along the limited access right-of-way line of State
Route 797 to a point marked by an iron pin (set), said point being
the place of beginning of this tract; thence continuing North 41
degrees 44 minutes 55 seconds West 93.43 feet along the said limited
access right-of-way line to a point marked by an iron pin (set) on
the southerly limited access right-of-way line of Interstate 70
(1962 survey); thence North 39 degrees 42 minutes 38 seconds East
256.27 feet along the said southerly right-of-way of interstate 70
to a point marked by a wood post, said point being 320 right of
station 262+00 of Interstate 70; thence South 38 degrees 50 minutes
57 seconds East 140.94 feet to a point marked by an iron pin (set),
passing a point marked by an iron pin (set) at 2.11 feet; thence
South 50 degrees 24 minutes 23 seconds West 246.47 feet to the place
of beginning.

Containing 0.671 more or less acres, subject to a ten foot Utility
Easement along the westerly and northerly lines and a five foot
Utility Easement along the Southerly line of the above described
tract.

Also the following Roadway Easement

Being a part of premises conveyed to Michael Strokes in Deed Book
Volume 463 page 584 of the Muskingum County Deed Records situated in
the North Half of Quarter Township 3, Township 1, Range 6 of the
United States Military Lands, Perry Township, Muskingum County, Ohio
and being further described as follows:

Commencing at a point marked by an existing rail road spike at the
intersection of United States Route 40 (station 253+82--1938 survey)
and the South line of the premises conveyed to the above named
grantor by deed recorded in Deed Book Volume 463 page 584 of the
Muskingum County deed Records; thence North 66 degrees 59 minutes 51
seconds East 523.00 feet along the center of United States Route 40
to a point; thence North 23 degrees 00 minutes 09 seconds West 60.00
feet to a point on the northerly right-of-way line of said United
States Route 40; thence North 66 degrees 59 minutes 51 seconds East
24.83 feet along the said northerly right-of-way line to a point,
said point being the place of beginning of this easement; thence
North 41 degrees 44 minutes 55 seconds West 108.33 feet to a point;
thence North 67 degrees 43 minutes 02 seconds West 53.69 feet to a

point, on the limited access right-of-way line of State Route 797; thence North 41 degrees 44 minutes 55 seconds West 30.00 feet along the said limited access right-of-way line to a point marked by an iron pin set; thence North 50 degrees 24 minutes 23 seconds East 51.74 feet to a point; thence South 50 degrees 17 minutes 22 seconds East 0.50 feet to a point; thence South 39 degrees 42 minutes 38 seconds West 18.38 feet to a point; thence South 50 degrees 17 minutes 22 seconds East 14.50 feet to a point; thence South 82 degrees 00 minutes 25 seconds East 15.00 feet to a point; thence with a curve to the right having a radius of 62.00 feet (chord bearing North 29 degrees 11 minutes 57 seconds East 44.85 feet) an arc distance of 45.89 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 49.99 feet to a point; thence North 39 degrees 35 minutes 37 seconds West 13.00 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 37.00 feet to a point; thence South 39 degrees 35 minutes 37 seconds East 13.00 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 23.00 feet to a point; thence North 39 degrees 35 minutes 37 seconds West 13.00 feet to a point; thence North 50 degrees 24 minutes 23 seconds East 37.00 feet to a point, said point being South 50 degrees 24 minutes 23 seconds West 21.09 feet from a point marked by an iron pin set; thence South 39 degrees 35 minutes 37 seconds East 37.00 feet to a point; thence South 50 degrees 24 minutes 23 seconds West 146.99 feet to a point; thence with a curve to the left having a radius of 38.00 feet (chord bearing South 04 degrees 19 minutes 40 seconds West 54.74 feet to a point; thence South 41 degrees 44 minutes 55 seconds East 116.47 feet to a point on the above mentioned northerly right-of-way line of United States Route 40; thence South 66 degrees 59 minutes 51 seconds West 25.34 feet to the place of beginning.

Excepting and reserving to the grantor herein, his heirs and assigns, all oil and gas royalties accruing to the said lands from an existing well and all future mineral rights accruing thereto.

The above description prepared by W. J. Medd, Registered Surveyor #5718, on February 29, 1984.

Prior Instrument Reference: Deed Book Volume 463 Page 584.

As further consideration for this conveyance, the Grantees hereby agree to pay to the Grantor a sum equal to one and one-half percent (1-1/2%) of all gross sales realized from the property for the duration of the Grantor's life. This further consideration (being a percentage of gross sales) shall be paid monthly on the 15th day of the following month and shall be payable from the following dates: one percent (1%) from the date the business to be located on the property opens and an additional one-half percent (1/2%) from the date the Grantees hook up to a central sewer line which may become available for the business. The Grantees agree that the figure used to determine the percentage to be paid as further consideration shall be total gross sales as would be reported for Federal tax purposes and further agree to provide the Grantor with a copy of the appropriate tax schedules indicating the total gross sales at the end of each business year for and during the Grantor's life. Any adjustments to be made on the monthly amounts paid as set forth above shall be made at the end of each business

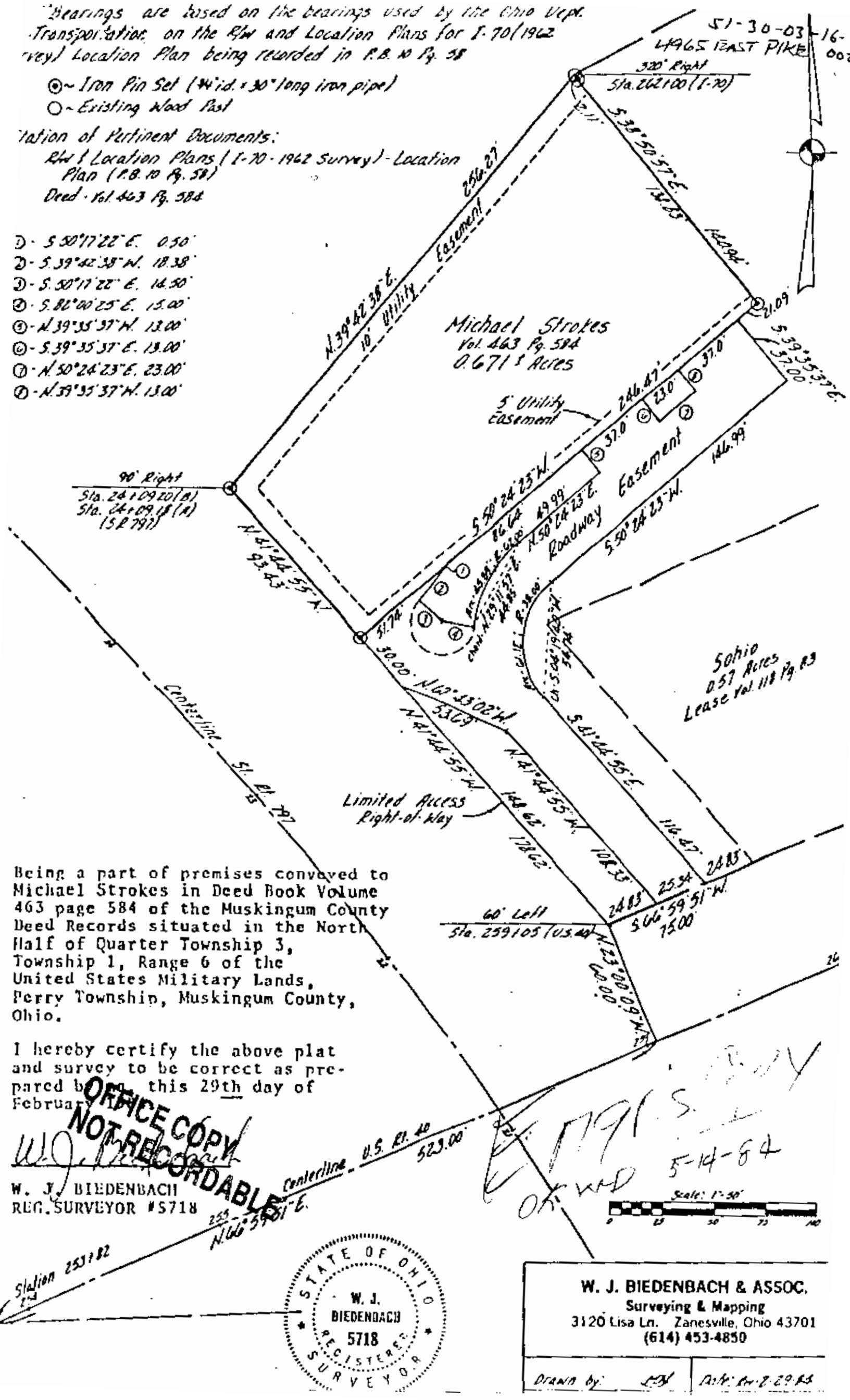
Bearings are based on the bearings used by the Ohio Dept. Transportation on the R/W and Location Plans for I-70 (1962 Key) Location Plan being recorded in P.B. 10 Pg. 58

- ⊙ - Iron Pin Set (Wid. 30" long iron pipe)
- - Existing Wood Post

Location of Pertinent Documents:

R/W & Location Plans (I-70 - 1962 Survey) - Location Plan (P.B. 10 Pg. 58)
Deed Vol. 463 Pg. 584

- D - S. 50°17'22" E. 0.50'
- D - S. 39°42'38" N. 18.38'
- D - S. 50°17'22" E. 14.50'
- ① - S. 80°00'25" E. 15.00'
- ② - N. 39°35'37" N. 13.00'
- ③ - S. 39°35'37" E. 13.00'
- ④ - N. 50°24'23" E. 23.00'
- ⑤ - N. 39°35'37" N. 13.00'



Being a part of premises conveyed to Michael Strokes in Deed Book Volume 463 page 584 of the Muskingum County Deed Records situated in the North Half of Quarter Township 3, Township 1, Range 6 of the United States Military Lands, Perry Township, Muskingum County, Ohio.

I hereby certify the above plat and survey to be correct as prepared by me, this 29th day of February 1984.

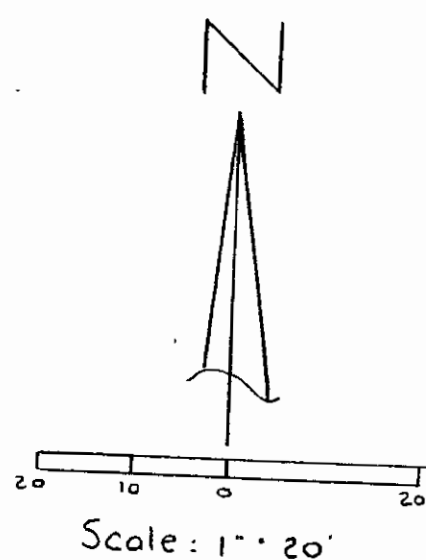
OFFICE COPY
NOT RECORDED

W. J. BIEDENBACH
REG. SURVEYOR #5718



W. J. BIEDENBACH & ASSOC.
Surveying & Mapping
3120 Lisa Ln. Zanesville, Ohio 43701
(614) 453-4850

Drawn by: [Signature] Date: 2-29-84



Legend

- Iron Pin Found
- Iron Pin Set
- △ Railroad Spike

