

## WARRANTY DEED

TUTTLE LAW PUBLISHING CO. P.O. BOX 1000  
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## Ohio Statutory Form

KNOW ALL MEN BY THESE PRESENTS:

That Roland Kemble and Marilyn W. Kemble, husband and wife,  
of Muskingum County, State of Ohio, for valuable consideration paid, grant with general  
warranty covenants, to Eagle Creek Condominiums, Ltd.  
whose tax mailing address is 30 N. Sundale Rd., Norwich, OH 43767  
the following real property:

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

Being a part of the Northeast Quarter of Section 12, Quarter Township 1, Township 1 North, Range 6  
West, United States Military Lands and being more particularly described as follows:

Beginning at the southwest corner of lands now owned by R. Brent and Valerie J. Kemble (Deed record  
1117-570) and the southeast corner of lands now owned by Roland and Marilyn W. Kemble (Deed  
Record 88-268);

thence along the north right of way of said U.S. Routes 40 and 22 and the south line of said Roland and  
Marilyn W. Kemble's lands, on a curve to the left having a radius of 2291.83 feet, a central angle of 02  
degrees 05 minutes 40 seconds and a chord being North 89 degrees 55 minutes 36 seconds West a  
distance of 83.77 feet to a point;

thence North 00 degrees 58 minutes 26 seconds West 23.54 feet to a point;

thence North 63 degrees 26 minutes 43 seconds East 57.50 feet to a point on the west line of said R.  
Brent and Valerie J. Kemble's lands;

thence along said Kemble's west line South 33 degrees 33 minutes 45 seconds East 59.22 feet to the  
place of beginning; containing 0.06 acres, more or less, subject to all legal road right of ways and  
applicable easement, written or implied.

Bearings are based on those given in Muskingum County Deed Record 878-268.

This description is written based on a survey completed August 14, 1997 by Timothy H. Linn, Reg. No.  
7113.

Parcel No. Part of: 51-40-12-39-000 (0.06 ac.)

Prior Instrument Reference: Volume 878 Page 268

wife/husband of the grantor, releases all rights of dower therein.

Witness our hand this 9 day of Oct, 1997.

Signed and acknowledged in presence of

Jeff McHenry  
Jeff McHenry

Roland Kemble  
Roland Kemble  
Marilyn W. Kemble  
Marilyn W. Kemble

State of Ohio

Muskingum County: ss

Before me, a Notary Public, in and for said County and State, personally appeared the  
above named Roland Kemble and Marilyn W. Kemble, husband and  
wife, who acknowledged that they did  
sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Zanesville,  
Ohio, this 9 day of Oct A.D., 1997

B. Keith Taylor  
Notary Public  
MY COMMISSION EXPIRES MAY 10, 2001

This instrument prepared by GRAHAM & GRAHAM, STUBBINS, LEWIS, WATSON &  
ERHARD CO.

# INGRESS AND EGRESS EASEMENT

N33°33'45"W

529.18'

R. Brent and  
Valerie J. Kemble  
DR 1117-570

Roland Kemble and  
Marilyn W Kemble  
DR 878-268

Concrete  
Bridge

Gravel Drive

R. Brent and Valerie J. Kemble  
DR 1117-570

OFFICE COPY  
NOT RECORDABLE

Point of Beginning  
SW Corner of DR 1117-570  
SE Corner of DR 878-268

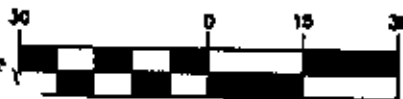
State of Ohio  
(Perpetual Easement)

±0.06 Ac.

centerline

U.S. 40 & 22

GRAPHIC SCALE



( IN FEET )  
inch = 30 ft.

Curve Data

$\Delta = 02^{\circ}05'40''$   
R = 2291.83'  
L = 83.78'  
Ch.Brg. = N89°55'36"W  
Ch.Dist. = 83.77'

Curve Data

$\Delta = 09^{\circ}31'10''$   
R = 2291.83'  
L = 380.78'  
Ch.Brg. = N84°07'11"W  
Ch.Dist. = 380.34'

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY ALB  
12-19-97

Project No.: 2260-070

Liton Engineering, Inc. 614-483-7434  
Civil Engineering Consultants  
P.O. Box 5077 Milwaukee, WI 53208-5077