

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT **Julia A. Marshall, Unmarried,** the Grantor, claiming title by or through instrument recorded in Volume 812, Page 171, and, Muskingum County Recorder's Office, for valuable consideration thereunto given, received to their full satisfaction of **Nancy Fitz, the Grantee,** whose tax mailing address is 2440 Boat Dock Rd, Harpersville OH 43701, do

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee her heirs and assigns, the following described premises, situated in the Township of Springfield, County of Muskingum, and State of Ohio:

Being a part of the Southwest Quarter of fractional section 15, Township 12, North; Range 13, West, Springfield Township, Muskingum County, State of Ohio and being the tract last transferred to Julia A. Marshall as recorded in deed book 812 page 171 and being auditor's parcel number 62-58-01-14-000 and being further described as follows:

Beginning for reference at the Southwest corner of said fractional section 15. Thence South 87 degrees 26 minutes 00 seconds East 1801.21 feet by deed to a point on the East right of way of the conrail railroad. Thence along the said right of way South 10 degrees 32 minutes 39 seconds East 10.17 feet by deed to an axle found, said axle being the place of beginning for the tract herein described. Thence along the North line of a tract recorded in deed book 766 page 200, North 79 degrees 27 minutes 00 seconds East 180.00 feet to a point in the Muskingum River passing a 5/8" iron pin found at 123.80 feet. Thence along the said river North 16 degrees 01 minutes 25 seconds West 99.97 feet to a point. Thence leaving said river and with the South line of a tract recorded in deed book 1108 page 117, South 79 degrees 37 minutes 15 seconds West 170.46 feet to a 5/8" iron pin found on the East right of way line of Conrail railroad passing an iron pin set at 52.05 feet. Thence along the said right of way South 10 degrees 32 minutes 39 seconds East 100.02 feet to the place of beginning containing 0.4013 of an acre more less. Subject to all easements and right of ways either written or implied. Also subject to the right of way of Township Road 1642 (Boat Dock Road) that runs parallel and along the West line of above described tract. Bearings based on a previous survey as described in deed book 766 page 200 and are for angular calculation only. All iron pins set are 5/8" by 30" rebar with I.D. caps stamped Walton S-7675. Description prepared by Steven B. Walton Ohio Professional surveyor S-7675 on the 12th day of May, 1998.
Auditor's Parcel No. -- 62-58-01-14-000

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TO HAVE AND TO HOLD the above premises, with the appurtenances thereto belonging, unto the said Grantee, her heirs and assigns forever.

AND THE SAID Grantor, for herself and her heirs, executors and administrators hereby covenant with the said Grantor her heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from encumbrances,

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WALTON
5-29-98

Being a Part of the Southwest Quarter of Fractional Section 15,
Township 12, North; Range 13, West, Springfield Township,
Muskingum County, State of Ohio

REFERENCES
deeds as noted
county tax records
surveys of record

LEGEND

- ⊙ = 5/8" iron pin set with I.D. cap
- ⊗ = axle found
- = 5/8" iron pin found
- = point

Southwest Corner of
fractional section 15

South 87°-26'-00"E
1801.21' (deed)

S10°-32'-39"E
10.17' (deed)

Cornell railroad

Twp. Rd. #1642

Bondlock Road

Julia A. Marshall
812N71
±0.4013 ac.
62-58-01-14-000

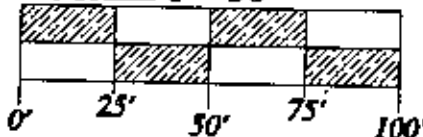
Nancy Fitz
1108N17

Dane Smith
766A200

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

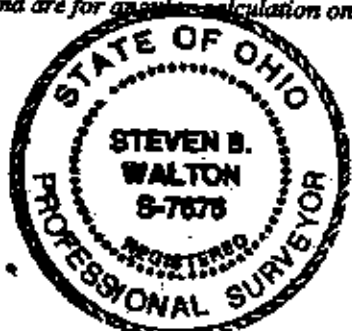
BY *[Signature]*
5-29-98

SCALE 1"=50'



Muskingum River

bearings based on a previous survey as
described in deed book 766 page 200
and are for an angle calculation only



I hereby certify that to the best of my knowledge and belief
the foregoing plat is a true and correct copy as prepared by me
on this 12th day of May, 1998

Steven B. Walton
Steven B. Walton, Ohio Professional Surveyor
S-7675

STEVEN B. WALTON
SURVEYING & MAPPING
730 MORGAN ROAD
ZANESVILLE, OHIO
740-455-6383