

# General Warranty Deed

Know All Men By These Presents, that **Marjorie C. Hanes, Kermit B. Hanes, and Dorothy K. Stemm**, Co-Trustees for the **Ralph M. Hanes Trust**, dated March 20, 1978, **GRANTORS**, for valuable consideration paid, grant(s), with general warranty covenants, to **Kermit B. Hanes, GRANTEE**, whose tax-mailing address is 280 Jackson Road, Zanesville, Ohio 43701, the following real property:

Situated in the State of Ohio, County of Muskingum, Township of Washington.

Being a part of Quarter Township 4, Township 1, Range 7 bounded and described as follows:

Beginning at a nail found at the intersection of the centerline of Jackson Road and the centerline of Interstate #70 as recorded in Plat Book 10, Page 58; thence along the centerline of said Jackson Road the following nine (9) courses and distances, north 8 degrees 47 minutes 51 seconds east 147.12 feet to a point; thence on a curve to the left having a radius of 1227.77 feet an arc length of 349.29 feet (the chord of which bears north 0 degrees 38 minutes 51 seconds east 348.11 feet) to a point; thence north 7 degrees 30 minutes 09 seconds west 7.0 feet to a nail; thence north 7 degrees 01 minutes 23 seconds west 103.13 feet to a nail; thence north 4 degrees 42 minutes 13 seconds west 143.86 feet to a nail; thence north 1 degree 02 minutes 00 seconds west 143.97 feet to a nail set; thence north 2 degrees 07 minutes 00 seconds west 147.16 feet to a nail set; thence north 2 degrees 55 minutes 43 seconds west 140.78 feet to a nail set; thence north 3 degrees 08 minutes 57 seconds west 136.90 feet to a nail set; thence leaving said road north 80 degrees 02 minutes 12 seconds east 1011.0 feet to a 5" Casing Post; thence north 1 degree 47 minutes 53 seconds west 689.03 feet to a point in the center of Boggs Road; thence along the center of Boggs Road north 79 degrees 31 minutes 56 seconds east 532.76 feet to a railroad spike; thence leaving the center of said road south 1 degree 31 minutes 25 seconds east 1741.15 feet to a point in the center of Interstate #70; thence along the center of Interstate #70 south 70 degrees 39 minutes 51 seconds west 1613.72 feet to the place of beginning, containing forty-nine and fifteen hundredths (49.15) acres more or less.

Subject to the easements of Jackson Road, Boggs Road and Interstate #70.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, March 22, 1993.

**OFFICE COPY NOT RECORDABLE**

There is also conveyed herein all right title and interest this Grantor may have from the existing easement of Jackson Road east to and along the entire frontage of the properties now owned by Glen James.

Deed Book 1047, Page 431, Ralph J. Kelly, Deed Book 566, Page 134 and Jack Bracken, Deed Book 993, Page 514.

Parcel: Part of Parcels # 70-78-02-21-000 and 70-76-01-02-000

APPROVED FOR CLOSURE

Last Deed Transfer: Volume \_\_\_\_\_, Pages \_\_\_\_\_ Muskingum County Deed Records, Ohio.

*[Signature]* 2/14/2006

IN WITNESS WHEREOF, the said **Marjorie C. Hanes, Kermit B. Hanes, and Dorothy K. Stemm**, Co-Trustees for the **Ralph M. Hanes Trust**, dated March 20, 1978, **GRANTORS**, hereunto have set their hands, this 3<sup>rd</sup> day of February 2006.

*[Signature]*  
Marjorie C. Hanes, Co-Trustee  
of the Ralph M. Hanes Trust

*[Signature]* TR  
Kermit B. Hanes, Co-Trustee  
of the Ralph M. Hanes Trust

*[Signature]*  
Dorothy K. Stemm, Co-Trustee  
of the Ralph M. Hanes Trust

State of Ohio, County of Guernsey, ss.

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2006 by **Marjorie C. Hanes, Kermit B. Hanes, and Dorothy K. Stemm**, Co-Trustees for the **Ralph M. Hanes Trust**, dated March 20, 1978.

Witness my official signature and seal on the day last above mentioned.

EXEMPT FROM PLANNING COMMISSION

*[Signature]*  
Mary L. Caldwell, Notary Public  
My Commission Expires: 11/02/2006

*[Signature]* 2/14/2006