

DESCRIPTION
APPROVED
By: A. C. Swinehart
1-24-2008 US

TRANSFERRED
12-17 20 14
DEBRA J. NYE **KF**
AUDITOR, MUSKINGUM COUNTY, OHIO

Image ID: 000001955286 Type: OFF
Kind: DEEDS
Recorded: 12/17/2014 at 01:53:34 PM
Fee Amt: \$36.00 Page 1 of 3
Instr# 201400012018
Muskingum County
CINDY RODGERS County Recorder
BK **2568** PG **64**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code
FEES 148.50
EXEMPT _____
DEBRA J. NYE COUNTY AUDITOR
Warranty Deed

1539

Know all Men by these Presents

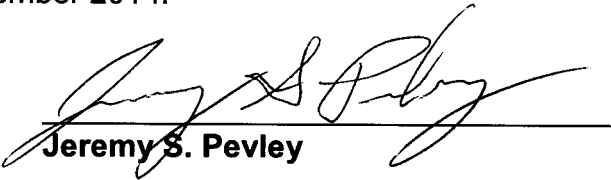
V 14-4389

That **Jeremy S. Pevley, unmarried**, for valuable consideration paid, grants to **Donald L. Cunningham, III and Billiejo D. Cunningham**, for their joint lives, the remainder to the survivor of them, whose tax mailing address is 9137 Center Rd., Blue Rock, OH 43720 the following real property:

SEE EXHIBIT "A" ATTACHED HERETO

Auditor's Parcel Number: 08-70-08-12-009
Property Address: 9137 Center Rd., Blue Rock, OH 43720
Prior Instrument Reference: Volume **2445**, Page **334** of the Muskingum County Official Records.

Executed this 16TH day of December 2014.


Jeremy S. Pevley

State of Ohio,
Muskingum County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Jeremy S. Pevley, unmarried**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed. In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio, this 16TH day of December 2014.


Notary Public

This instrument prepared by:
Ward D. Coffman, III - Attorney at Law
Coffman Law Offices
503 Main Street, P.O. Box 159
Zanesville, Ohio 43702-0159 /jkc
Deed Preparation Only



SUSAN K SHARRER
Notary Public
In and for the State of Ohio
My Commission Expires
May 19, 2018

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Exhibit "A"

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the Northeast Quarter of Section 8, Range 13 West, Township 10 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 8 (Note: Reference bearing on the north line of Section 8 used as South 88 degrees 33' 21" East):

Thence with the East line of Section 8, South 01 degree 41' 10" West a distance eof 2,022.61 feet to an iron pin set at the Northeast corner of a 39.59 Acres tract as conveyed to Ronald B. Miracle by Deed Volume 986, Page 97 of the Muskingum County Recorder's Office;

Thence with the North line of said Miracle property, North 89 degrees 02' 04" west a distance of 1,559.34 feet to an iron pin set;

Thence North 01 degree 09' 46" East a distance of 1,065.51 feet to an iron pin set, being the true point of beginning for this description;

Thence from said point of beginning continuing, North 01 degree 09' 46" East a distance of 209.47 feet to an iron pin set;

Thence North 88 degrees 43' 46" East a distance eof 941.88 feet to an iron pin set, passing through an iron pin set at a distance of plus 841.88 feet;

Thence North 85 degrees 49' 00" East a distance of 153.00 feet to a point in the center line of State Route 555;

Thence with the centerline of State Route 555, South 15 degrees 12' 40" East a distance eof 191.00 feet to a point;

Thence leaving the road, South 87 degrees 09' 04" West a distance of 1,150.02 feet to the point of beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

All iron pins set are rebar with yellow caps labeled "Claus 6456" the bearings in the description are for angle calculations only and are based on the North line Section 8 used as an assumed bearing of South 88 degrees 33' 21" East.

The above description prepared by Roger W. Clause, Registered Surveyor No. 6458, based on a new survey of September 30, 1992, be the same more or less but juject to all legal highways,

Containing 5.008 acres, more or less, out of Parcel No.: 08-70-08-12-009

Subject to all legal right-of-ways, easements, restrictions.

Subject to any facts that may be disclosed by a full and accurate title search.

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Subject to a 40.00 feet wide easement being reserved unto the Grantor, his heirs, and/or assigns, forever. Said easements is for the purposes of running utilities to other parcels of land on or near State Route 555. Aid easements runs in a north-south direction across the East end of the above described property with the East line of said easement being the Centerline of State Route 555. Containing 0.175 acres, more or less, of easements. All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the North line Section 8 used as an assumed bearing of South 88 degrees 33' 21" East.

Auditor's Parcel No.: 08-70-08-12-009