

Survivorship
 Warranty Deed



Image ID: 000001007366 Type: OFF
 Recorded: 11/27/2006 at 03:02:56 PM
 Fee Amt: \$28.00 Page 1 of 2
 Instr# 200600019498
 Muskingum County
 Karen Vincent County Recorder

BK **2070** PG **700**

V06-0317

Know all Men by these Presents

That Gilbert Osborne, for valuable consideration paid, grants with general warranty covenants, to **TRACY L. ELLIOTT AND MARILOU A. ELLIOTT, husband and wife**, for **their joint lives, the remainder to the survivor of them**, whose tax mailing address is: 3020 Pletcher Hill, Blue Rock, Ohio 43720, the following real property:

See EXHIBIT "A" Attached Hereto.

Auditors Parcel Number 08-08-70-08-12-~~000~~

Property Address: 9120 Center Rd. & 3020 Pletcher Hill Rd. Blue Rock, OH 43720

Prior Instrument Reference: Volume 1070, Page 229

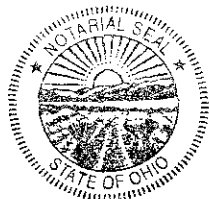
Executed this 26th day of July 2006.

Gilbert Osborne

State of Ohio,
 Muskingum County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Gilbert Osborne**, 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 26th day of July 2006.



J. ROB SHARRER
 Notary Public, State of Ohio
 Muskingum County
 My Commission Expires
11-20-2006

Notary Public

This instrument prepared by:

Ward D. Coffman, III - Attorney at Law
 Coffman Law Offices
 604 Main Street, P.O. Box 159
 Zanesville, Ohio 43702-0159 /mjs
 Document Preparation Only

Image ID: 000001007367 Type: OFF
Page 2 of 2**SCHEDULE "A"**BK **2070** PG **701**

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 east line of Section 8 used as South 01° 41' 10" West.);

Thence, with the north line of Section 8, North 88° 33' 21" West a distance of 260.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

Thence, from said Point of Beginning leaving the section line, South 09° 58' 23" East a distance of 1,134.58 feet to an iron pin set, passing over the centerline of Township Road No. 426 at a distance of plus 18.60 feet and passing through three iron pins set at distances of plus 48.60 feet, plus 148.60 feet, and plus 598.60 feet, respectively;

Thence South 78° 50' 35" West a distance of 152.00 feet to an iron pin set;

Thence North 13° 31' 36" West a distance of 1,185.53 feet to an iron pin set in the north line of Section 8, passing over the centerline of Township Road No. 426 at a distance of plus 1,178.65 feet and passing through three iron pins set at distances of plus 548.65 feet, plus 1,048.65 feet, and plus 1,148.65 feet, respectively;

Thence, with the north line of Section 8, South 88° 33' 21" East a distance of 230.00 feet to the Point of Beginning;

Containing 5.003 acre, more or less, out of Parcel No 08-08-70-08-12-000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 135.

Subject to the 100 year Flood Plain restrictions.

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

Subject to a 40.00 feet wide easement being reserved unto the grantor, his, heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No 426. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of Township Road No. 426. Containing 0.211 acres, more or less, of easement.

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° 33' 21" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of September 30, 1992.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

J.L. Gamble

10-08-92 OLS

APPROVED FOR CLOSURE

J.L. Gamble

10-08-92 OLS

EXEMPT FROM
PLANNING COMMISSION

C. Spill

8-2-2006

001869

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEES	<u>25.00</u>
EXEMPT	
ANITA J. ADAMS COUNTY AUDITOR	

TRANSFERRED
<u>11/27/06</u>
ANITA J. ADAMS
AUDITOR MUSKINGUM COUNTY, OHIO