

TRANSFERRED	
<i>June 16</i> 20 <i>22</i>	
DEBRA J. NYE	
AUDITOR, MUSKINGUM COUNTY, OHIO	
This Conveyance has been examined and the Grantor has complied with Section 919.202 of the Revised Code.	
FEES	<i>84.00</i>
EXEMPT	
DEBRA J. NYE COUNTY AUDITOR	

936



Image ID: 000002487878 Type: OFF
Kind: DEEDS
Recorded: 06/16/2022 at 03:54:34 PM
Fee Amt: \$42.00 Page 1 of 3
Instr# 202200006787
Muskingum County
CINDY RODGERS County Recorder

BK **3084** PG **584**

Commitment Number: 27613

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-70-08-13-000

GENERAL WARRANTY DEED

Heather A. Osborne, unmarried, hereinafter grantor, of **Muskingum County, Ohio**, for a valuable consideration paid, grants, with general warranty covenants to **Carl Gilkey**, hereinafter grantee, whose tax mailing address is **9290 Center Rd., Blue Rock, OH 43720**, the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 9290 Center Rd., Blue Rock, OH 43720.

Prior instrument reference: **Official Records Book 2833, Page 765**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Page 2 of 3

BK 3084 PG 585

Executed by the undersigned on June 16, 2022:

Heather Osborne by Viki J. Hall AIF
Heather A. Osborne, By Viki J. Hall her Power of Attorney

A Power of Attorney relating to the above-described property was recorded on 6/16/2022, in Book 3084, Page 580 of the Muskingum County Official Records.STATE OF OHIO
COUNTY OF MUSKINGUM

The foregoing instrument was acknowledged before me on June 16, 2022 by **Heather A. Osborne, By Viki J. Hall her Power of Attorney** who is personally known to me or has produced Ohio D.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ASHLEY D. BECKER
Notary Public, State of Ohio
My Commission Expires1/22/2024

Ashley D Becker
Notary Public

This instrument prepared by: Ira A. Richardson, III, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

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DESCRIPTION**APPROVED**By: A.L. Swinchset
1-10-2019 CLKImage ID: 000002487880 Type: OFF
Kind: DEEDS

Page 3 of 3

BK 3084 PG 586

Exhibit A

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, to wit:

Being a part of the Northeast quarter of Section 8, Township 10, Range 13, and beginning at a point on the East line of said quarter where said line intersects the North line of the lands now or formerly owned by Edward Swingle which point bears North along the section line 695.5 feet from the Southeast corner of said quarter; thence South $88^{\circ} 29'$ West along the North line of said Swingle lands 261.50 feet to a P.K. nail in the center of the pavement State Route No. 555; thence North $10^{\circ} 48''$ East 196.50 feet to a P.K. nail in the center of said pavement; thence North $03^{\circ} 44'$ East 165.30 feet to a P.K. nail in the center of said pavement; thence North $11^{\circ} 29'$ West 163.54 feet to a point in said pavement; thence North $76^{\circ} 01'$ East and along the South line of the Tweed Road 253.92 feet to the East line of the aforementioned quarter section; thence South along the section line 572.76 feet to the place of beginning containing 2.9077 acres, more or less, and being subject to the right-of-way of State Route No. 555.

Surveyed and description written February 12, 1975, by Jerry Lee Gamble, P.S. 5737.

Excepting from the above described premises all of the coal underlying said premises as reserved and except in a prior deed of the property.

Conveying also to the Grantees, its successors and assigns, the right to lay and maintain a water line across the adjoining property to the west; said rights being more specifically described in an Instrument of Record recorded in Miscellaneous Book No. 3, Page 188, of the Muskingum County Recorder's Office.

Auditor's Parcel No. 08-70-08-13-000

Prior Reference: Book 2833, Page 765 of the Muskingum County Official Records

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