

TRANSFERRED	
09/8	20 23
DEBRA J. NYE	
AUDITOR, MUSKINGUM COUNTY, OHIO	
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.	
FEES	
EXEMPT	<input checked="" type="checkbox"/>
DEBRA J. NYE COUNTY AUDITOR	

000101

Image ID: 000002572700 Type: OFF
Kind: DEEDS
Recorded: 09/08/2023 at 02:48:52 PM
Fee Amt: \$58.00 Page 1 of 5
Instr# 202300008367
Muskingum County
CINDY RODGERS County Recorder
BK **3163** PG **10**

GENERAL WARRANTY DEED

Know all persons by these presents, that:

**Kurt Douglas Thornburg, a married individual; and
Juanita A. Johnson, an unmarried individual**

the designated Grantor herein, for valuable consideration received hereby grant, convey and assign with general warranty covenants, to:

Juanita A. Johnson

the designated Grantee herein whether one or more than one, whose tax-bill mailing address will be the same as the property address, which is: 9125 Center Road, Blue Rock, Ohio 43720, all interest in the following real property:

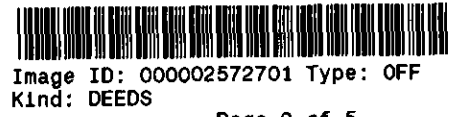
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 9125 Center Road, Blue Rock, Ohio 43720

Auditor's Parcel Number: 08-70-08-12-001

Prior Deed Reference: DR Volume 1144, Page 291, Muskingum County, Ohio records

The foregoing real property is granted by the Grantor and accepted by the Grantee except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.



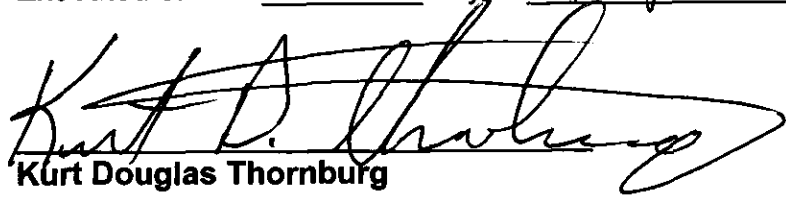
Page 2 of 5
BK **3163** PG **11**

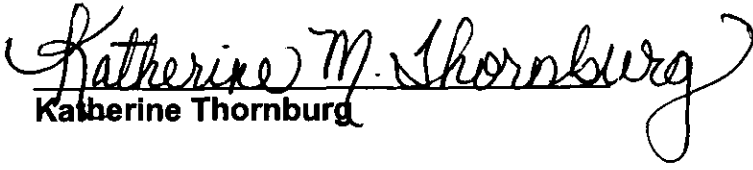
And for valuable consideration received, Katherine Thornburg, the spouse of Kurt Douglas Thornburg, does hereby remise, release and forever quit-claim unto the Grantee herein, and the Grantee's heirs, successors, and assigns, all her right and expectancy of Dower in the above described premises.

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

NOTICE: This Deed was prepared at the parties' request without a marketable title search by the preparer and is subject to any liens or mortgages that may exist.

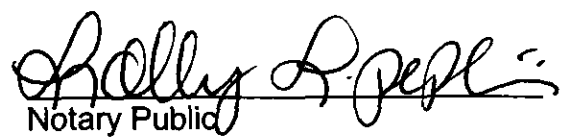
Executed on this 1st day of September, 2023.


Kurt Douglas Thornburg


Katherine Thornburg

State of Michigan
County of Leelanau

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this 1st day of September, 2023, by Kurt Douglas Thornburg and Katherine Thornburg.


Notary Public

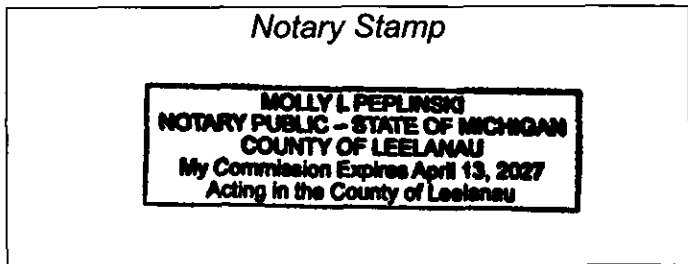




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Page 3 of 5

BK **3163** PG **12**

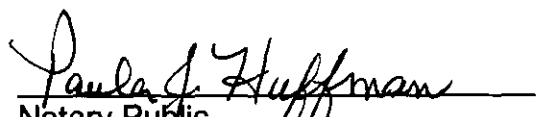
Executed on this 21st day of August, 2023.

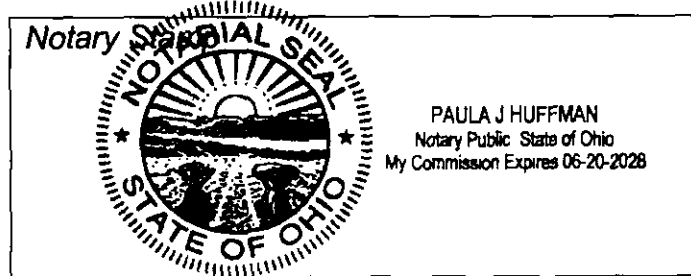

Juanita A. Johnson

State of Ohio)

County of Muskingum)

The foregoing instrument was acknowledged before me, for the purpose(s) stated herein, this 21st day of August, 2023, by **Juanita A. Johnson**.


Notary Public



This instrument prepared by:
Cory M. DelGuzzo, Esq.
Northwest Law
135 East Main Street
St. Clairsville, OH 43950
NWL-2620



Image ID: 000002572703 Type: OFF
Kind: DEEDS

Page 4 of 5

BK 3163 PG 13

EXHIBIT "A"
(File #NWL-2620)

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being 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 north east corner of Section 8 (Note: Reference bearing on the north line of Section 8 used as South 88°33'21" East.);

thence, with the east line of Section 8, South 01°41'10" West a distance of 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°02'04" West a distance of 1,559.34 feet to an iron pin set; thence North 01°09'46" East a distance of 1,274.98 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing, North 01°09'46" East a distance of 210.00 feet to an iron pin set; thence North 88°55' 24" East a distance of 1,036.75 feet to a point in the centerline of State Route 555, passing through two iron pins set at distances of plus 846.75 feet and plus 946.75 feet, respectively; thence, with the centerline of State Route 555, the following two courses:

- (1) South 16°29'55" East a distance of 67.64 feet to a point;
- (2) thence South 14°27'59" East a distance of 136.87 feet to a point;

thence, leaving the road, South 85°49'00" West a distance of 153.00 feet an iron pin set; thence South 88°43'46" West a distance of 941.88 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 100.00 feet; containing 5.084 acres, more or less.

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

Subject to the right-of-way of State Route 555.

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,

DESCRIPTION

APPROVED

By: *[Signature]* 8/24/12-3



Image ID: 000002572704 Type: OFF
Kind: DEEDS

Page 5 of 5

BK **3163** PG **14**

and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near State Route 555. Said easement 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 0.188 acres, more or less, of easement.

Property Address: 9125 Center Road, Blue Rock, Ohio 43720

Auditor's Parcel Number: 08-70-08-12-001

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