

TRANSFERRED

Oct 18, 2021

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.

Oct 18, 2021

FEE \$ 76.50 #1784
EXEMPT #

JB

Debra J. Nye, COUNTY AUDITOR

Type: OFFICIAL RECORDS

Kind: DEEDS

Recorded: 10/18/2021 1:54:31 PM

Fee Amt: \$42.00 Page 1 of 3

Muskingum County

CINDY RODGERS County Recorder

BK 3029 PG 546 - 548

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Wayne Allen Gheen, Jr AKA Wayne A. Gheen Jr., and Tonya Gheen, husband and wife**, of Muskingum County, and the State of Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Legacy Builder Solutions, LLC, an Ohio Limited Liability Company**, whose tax mailing address is; **244 Westerkirk Drive, Blacklick, Ohio 43004**, the following real property:

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° 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, N 01° 09' 46" East a distance of 231.00 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 227.20 feet to an iron pin set;

thence South 89° 02' 04" East a distance of 1329.68 feet to a point in the centerline of State

**DESCRIPTION
APPROVED**

Book 3029 Page 547

8-29-2012 A.L.S. By: CS

Route 555, passing through two iron pins set at distance of plus 1,199.68 feet and plus 1,299.68 feet, respectively; thence, with the centerline of State Route 555, the following two courses:

1. South 09° 47' 50" East a distance of 102.66 feet to a point;
2. Thence, South 05° 25' 12" West a distance of 126.72 feet to a point; thence, leaving the road, North 89° 02' 04" West a distance of 1,339.79 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; containing 7.001 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 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 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 0.211 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. Plat on file in Engineers office.

Subject to Restrictions as recorded in Warranty Deed dated 5/18/99, filed 6/1/99 and recorded in Volume 1155, page 775 of the Muskingum County Deed Book Records as if fully rewritten herein.

Except subject to easements, mineral leases, zoning and allotment restrictions, and all other restrictions of record.

Previous seller hereby reserves the right for itself, its successors and assigns, of an area forty feet wide along the total frontage of the above described premises for the purpose of installation and maintenance of any public utility lines, specifically including, but not limited to gas, and/or electrical lines.

Previous seller retains all rights to royalties from mineral, oil and gas leases on existing wells.

Parcel No.: 08-70-08-12-008

Property Address: 9149 Center Road, Blue Rock, Ohio 43720

Prior Instrument Number: Volume 2915, Page 467

Executed by my hand this 31 day of August, 2021.

Wayne A. Gheen, Jr.
Wayne Allen Gheen, Jr.
Tonya Gheen
Tonya Gheen

STATE OF OHIO)
)
) SS.
COUNTY OF ~~FRANKLIN~~)
Muskingum

This is an acknowledgement clause; no oath or affirmation was administered to the signer(s).

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Wayne Allen Gheen, Jr. and Tonya Gheen, 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 31st day of August, 2021.



JEFFREY S. KEYES
Notary Public, State of Ohio
My Comm. Expires 03-20-2023

Jeffrey S. Keyes
Notary Public

This instrument prepared by:
Mark S. Miller, Attorney at Law
232 East Court Street
Washington CH, Ohio 43160
File No. 2021-4-16015