



001308



Image ID: 000002329309 Type: OFF
Kind: DEEDS
Recorded: 09/11/2020 at 11:19:44 AM
Fee Amt: \$50.00 Page 1 of 4
Instr# 202000009271
Muskingum County
CINDY RODGERS County Recorder

BK 2939 PG 424

Warranty Deed

Know all Men by these Presents, that

DAVID R. TOUVELL, UNMARRIED

of Muskingum County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to

JEREMY J. MADINGER, unmarried

whose tax mailing address is: **9145 Center Road
Blue Rock, Ohio 43720**

in the following described real property:

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek and bounded and described as follows:

SEE ATTACHED EXHIBIT "A"

Auditor's Parcel No.: 08-70-08-12-004

Prior Instrument Reference: Book 2677, Page 160

Property Address: 9141 Center Road, Blue Rock, Ohio 43720



Image ID: 000002329310 Type: OFF
Kind: DEEDS

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BK 2939 PG 425

Executed on this 2nd day of September 2020.

David Touvell
DAVID R. TOUVELL

State of Ohio,
Muskingum County, SS:

Be it remembered that, on this 2nd day of September 2020, before me, the subscriber, personally came the above-named, **DAVID R. TOUVELL**, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

In testimony whereof, I have hereunto subscribed my and affixed my seal on the day and year last aforesaid.



Rose M. Fox
Attorney At Law
Notary Public, State of Ohio
Lifetime Commission
Sec. 147.03 R.C.

Rose M. Fox
Notary Public
Commision Expires: No Expiration Date

This instrument prepared by:

Fox Law Office
233 Main Street
Zanesville, Ohio 43701
Telephone No. (740) 452-9311

NO OPINION IS EXPRESSED AS TO THE ACCURACY OF THE DESCRIPTION OR THE MARKETABILITY OF THE TITLE, DEED ONLY PREPARED



Image ID: 000002329311 Type: OFF
Kind: DEEDS

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EXHIBIT "A"

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and 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 North 01° 09' 46" East a distance of 892.86 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 172.65 feet to an iron pin set; thence North 87° 09' 03" East a distance of 1,150.02 feet to a point in the centerline of State Route 555, passing through two iron pins set at distances of plus 1,020.02 feet and plus 1,120.02 feet, respectively; thence with the centerline of State Route 555, South 15° 12' 40" East a distance of 172.14 feet to a point; thence, leaving the road and running with the centerline of an existing driveway, the following two courses:

1. South 66° 24' 44" West a distance of 46.43 feet to a point;
2. thence, South 76° 53' 24" West a distance of 174.46 feet to a point; thence, leaving the existing driveway, South 89° 40' 44" West a distance of 984.82 feet to the Point of Beginning, passing through two iron pins set at distances of plus 75.00 feet and plus 175.00 feet, respectively; containing 5.250 acres, more or less, out of Parcel No. 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 State Route 555.

DESCRIPTION

APPROVED

By: A. L. Swinchart
9-3-2014 CffImage ID: 000002329312 Type: OFF
Kind: DEEDS

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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 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 0.158 acres, more or less, of easement.

TOGETHER WITH a 40.00 feet wide right-of-way, for the purposes of ingress from State Route 555. The centerline of said right-of-way being described as follows:

Beginning at a point in the centerline of State Route 555 at the southeast corner of the above described 5.008 acres tract; thence, from said Point of Beginning with the south line of said 5.008 acres tract, the following three courses:

1. South 66° 24' 44" West a distance of 46.43 feet to a point;
2. thence South 76° 53' 24" West a distance of 174.46 feet to a point;
3. thence South 89° 40' 44" West a distance of 75.00 feet to an iron pin set at the Point of Ending for this right-of-way description; Containing 0.083 acres, more or less, of right-of-way.

Subject to all of the above described 40.00 feet wide right-of way being also reserved unto the previous grantor, his heirs, and/or assigns, forever, for the purposes of ingress and egress to any and all tract of land which may join said right-of-way. All iron pins set are with yellow caps labeled "Claus 6456". The bearings in this description are for angle calculations only and are based on the north line of 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.

Auditor's Parcel No.: 08-70-08-12-004
Prior Reference Volume 2677, Page 160