

Know all Men by these Presents

That Sheila Lester, single,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Jeremy J. Madinger and Barbara J. Lester, both single, for their joint lives, remainder to the survivor thereof,

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

the following real property:

Situated in the State of Ohio, in the County of Muskingum, in the 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 degrees 33 minutes 21 seconds East); thence with the East line of Section 8, South 01 degrees 41 minutes 10 seconds 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 degrees 02 minutes 04 seconds West a distance of 1,559.34 feet to an iron pin set; thence North 01 degrees 09 minutes 46 seconds East a distance of 692.00 feet to an iron pin set, being the true point of beginning for this description; thence from said point of beginning continuing North 01 degrees 09 minutes 46 seconds East a distance of 200.86 feet to an iron pin set; thence North 89 degrees 40 minutes 44 seconds East a distance of 984.82 feet to a point in the centerline of an existing driveway, passing through two iron pins set at distances of plus 809.82 feet and plus 909.82 feet, respectively; thence with the centerline of said driveway, the following two courses: 1) North 76 degrees 53 minutes 24 seconds East a distance of 174.46 feet to a point; 2) thence North 66 degrees 24 minutes 44 seconds East a distance of 46.43 feet to a point in the centerline of State Route 555; thence with the centerline of State Route 555 the following two courses: 1) South 15 degrees 12 minutes 40 seconds East a distance of 136.52 feet to a point; 2) thence South 14 degrees 40 minutes 10 seconds East a distance of 159.49 feet to a point; thence leaving the road, North 89 degrees 02 minutes 04 seconds West a distance of 1,277.73 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 6.274 acres, 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 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, and/or assigns, forever. Said easement is for the purpose 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 0.272 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 Northeast corner of the above described 6.274 acres tract; thence from said point of beginning with the North line of said 6.274 acres tract the following three courses: 1) South 66 degrees 24 minutes 44 seconds West a distance of 46.43 feet to a point; 2) thence South 76 degrees 53 minutes 24 seconds West a distance of 174.46 feet to a point; 3) thence South 89 degrees 40 minutes 44 seconds 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 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 rebar 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 degrees 33 minutes 21 seconds East.

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

IT IS THE EXPRESS INTENTION OF THIS INSTRUMENT TO CREATE A SURVIVORSHIP TENANCY IN THE GRANTEE PURSUANT TO SECTION 5302.17 OHIO REVISED CODE.

Parcel # 08-10-08-12-005

BK 1990 PG 669

Image ID: 00000912473 Type: OFF
Recorded: 11/15/2005 at 01:16:00 PM
Fee Amt: \$28.00 Page 1 of 2
Instr# 200500018486
Muskingum County
Karen Vincent County Recorder

EXEMPT FROM
PLANNING COMMISSION

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

APPROVED FOR CLOSURE

CL-Spiller

BY J-L-Claus

J-L-Claus

8-2-2005 PM

10-8-92A

10-8-92-PM

Prior Instrument Reference: Volume 1967, Page 784

, wife/husband of the grantor, releases all rights of dower therein.

Witness her hand this 14th day of November, 2005

Signed and acknowledged in presence of

[Signature]
[Signature]

Sheila Lester
Sheila Lester

State of Ohio, }
County, } ss.

Before me, a Notary Public
in and for said County and State, personally appeared the above named

Sheila Lester, single,

who acknowledged that she
did act and deed.

JANICE M. BAUGHMAN
Attorney At Law
Notary Public, State of Ohio
Lifetime Commission

In Testimony Whereof, I have hereunto set my hand
and official seal, at Zanesville, Ohio
this 14th day of November, 2005 A. D.

[Signature]
Notary Public

State of

, } ss.
County, }

Before me, a
in and for said County and State, personally appeared the above named

who acknowledged that
free act and deed.

did sign the foregoing instrument and that the same is

In Testimony Whereof, I have hereunto set my hand
and official seal, at
this day of A. D.

This instrument prepared by ALLEN & BAUGHMAN, Attorneys at Law
Zanesville, Ohio 43702-1909

001847

This Conveyance has been
examined and the Grantor has
complied with Section 319.202 of
the Revised Code.
FEE \$ 168.00
EXEMPT
ANITA J. ADAMS, COUNTY AUDITOR

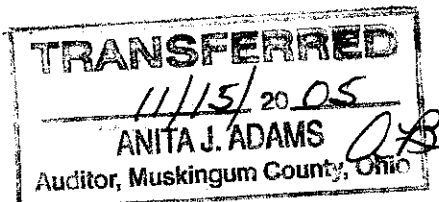


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Page 2 of 2

BK 1990 PG 670

Warranty Deed

TO

COUNTY AUDITOR

Transferred