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|--|-------|
| This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. |       |
| FEES   | 25.70 |
| EXEMPT   |       |
| DEBRA J. NYE, COUNTY AUDITOR   |       |

000261

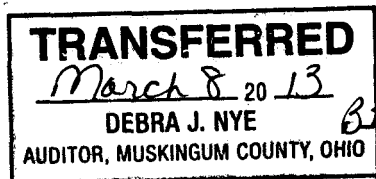


Image ID: 000001842575 Type: OFF  
 Kind: DEEDS  
 Recorded: 03/08/2013 at 04:08:22 PM  
 Fee Amt: \$52.00 Page 1 of 5  
 Instr# 201300002794  
 Muskingum County  
 CINDY RODGERS County Recorder

BK 2456 PG 401

Commitment Number: 18341

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**08-70-08-12-010 & 08-70-09-07-000**

**GENERAL WARRANTY DEED**

**Pamela S. Creighton**, unmarried, hereinafter grantor, for \$8,550.00 (Eight Thousand Five Hundred Fifty Dollars and no Cents) in consideration paid, grants, with general warranty covenants to **Scott A. Plantz**, hereinafter grantee, whose tax mailing address is **9195 Center Rd. Blue Rock, OH 43720**, the following real property:

**Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being part in the northeast quarter of Section 8 and part in the northwest quarter of Section 9, 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 1,105.27 feet to a point, being THE TRUE POINT OF BEGINNING for this description; thence, from said Point of Beginning leaving the Section line, North 78° 50' 35" East a distance of 164.50 feet to a point in the centerline of Brush Creek; thence, with the centerline of Brush Creek, South 46° 27' 50" West a distance of 227.70 feet to a point in the west line of Section 9 and the east line of Section 8; thence, with the section line, South 01° 41' 10" West a distance of 216.08 feet to an iron pin set at the northeast corner of a 2.90 acres tract as conveyed to William Rucker by Deed Volume 994, Page 503 of the Muskingum County Recorder's Office, passing through two iron pins set at distances of plus 50.00 feet and plus 127.02 feet, respectively; thence, with the north line of said Rucker property, South 77° 42' 12" West a distance of 253.46 feet to a point in the centerline of State Route 555, passing through an iron pin set at a distance of plus 223.46 feet; thence, with the centerline of State Route 555, the following two courses:**



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**BK 2456 PG 402**

1. North 11° 54' 34" West a distance of 178.48 feet to a point;
2. thence, North 14° 40' 10" West a distance of 159.49 feet to a point;

thence, leaving the road, North 78° 50' 35" East a distance of 341.35 feet to the Point of Beginning, passing through three iron pins set at distances of plus 30.00 feet, plus 157.85 feet, and plus 309.85 feet, respectively; containing 2.500 acres, more or less, of which: 2.270 acres are out of Parcel No. 08-08-70-08-12-000 in the northeast quarter of Section 8 and 0.230 acres are out of Parcel No. 08-08-70-09-07-000 in the northwest quarter of Section 9.

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 west end of the above described property with the west line of said easement being the centerline of State Route 555. Containing 0.310 acres, more or less, of easement.

Subject to a herein newly established 20.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of accommodating the existing driveway across the extreme south end of above described 2.501 acres tract. Said driveway leading from State Route 555 to the property of Joseph L. Miller in the southwest quarter of the northwest quarter of Section 9.

Containing 0.116 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 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.

Subject to the restrictions as if fully re-written as fully described in Deed Volume 1160, Page 993 of the Muskingum County Deed Records.



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BK **2456** PG **403**

**Part of Parcel #08-07-08-12-001 and all of 08-70-09-07-000**

**Excepting therefrom the following:**

**Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, and being part of the Northeast Quarter of Section 8, Township 10, Range 13, Congress Lands East of the Scioto River, and being part of the lands owned by Pamela S. Creighton, (OR 1160-993), and part of the lands owned by Clay Cities Enterprises, Inc., (DR 697-149), of the Muskingum County Records, and creating and overlap, and said overlap to be more particularly described as follows:**

**Beginning for reference at a stone found on the northeast corner of the south half of the north half of the Northwest Quarter of Section 9;**

**Thence along the mid section line, and lands presently owned by R. K. Rueckert Jr. (OR 2108-712, and OR 2118-279), South 03° 02' 41" West, 665.42 feet to an iron pin set on the southeast corner of the north half of the Northeast Quarter of Section 9, and the northeast corner of lands presently owned by J. L. Miller (DR 1037-541);**

**Thence along the north line of said Miller lands North 86° 24' 27" West, 2634.48 feet to an iron pin found on the southwest corner of the north half the Northwest Quarter of Section 9, and the northwest corner of said Miller lands, and being the principal place of beginning;**

**Thence along the section line, and the west line of said Miller lands, South 03° 42' 05" West, 68.68 feet to an iron pin set on the north line of Tweed Road, and being on the east line of lands presently owned by P.S. Creighton, as per survey and description of OR 1160-993, from which an iron pipe bears South 35° 30' 42" West, 2.76 feet;**

**Thence along the north line of said road, and through lands described in OR 1160-993, creating an overlap in surveys, South 79° 22' 48" West, 40.76 feet to a point in the centerline of Brush Creek;**

**Thence along the centerline of Brush Creek the following six courses:**

- 1. North 55° 50' 30" West, 35.15 feet to a point;**
- 2. North 30° 32' 27" West, 42.07 feet to a point;**
- 3. North 59° 42' 46" East, 49.13 feet to a point;**
- 4. North 45° 38' 54" East, 28.92 feet to a point;**
- 5. North 21° 49' 56" West, 87.38 feet to a point;**
- 6. North 79° 48' 45" East, 73.20 feet to a point on the section line;**

**Thence along the section line, South 03° 42' 05" West, 42.25 feet to an iron pin found;**

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Thence continuing along the section line, South 03° 42' 05" West, 76.96 feet to the principal place of beginning, containing 0.26 acres more or less.

Subject to all recorded legal easements and right of ways.

Iron pins set are 5/8 inch rebars, 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed February 4, 2008, by Jack D. Newcome, Reg. No. 7321.

Part of Parcel No.: 08-70-08-12-010 +-0.26 acres.

Property Address is: 9195 Center Rd. Blue Rock, OH 43720

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 grantee forever.

Prior instrument reference: Official Records Book 1160, Page 993

DESCRIPTION  
APPROVED

By: A.C. Swinehart  
2-27-2013 CLS



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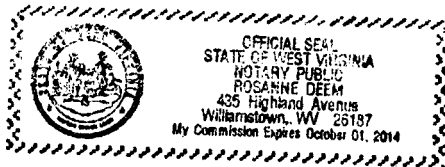
BK **2456** PG **405**

Executed by the undersigned on 3/4/13, 2013:  
General Warranty Deed Parcel 00 70 08 12 010  
00 70 09 07 000

Pamela S. Creighton  
Pamela S. Creighton

STATE OF WV  
COUNTY OF WOOD

The foregoing instrument was acknowledged before me on MARCH 4, 2013 by **Pamela S. Creighton** who is personally known to me or has produced OH DRIVER'S LICENSE 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.



Rosanne Deem  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

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