

TITLE REPORT

C/R/S	MUS-376-5.09
PARCEL	009-WD
PID	115989

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
Bowen Franklin VanCooney, Jr, aka Bowen F. VanCooney, Bowen F. Van Cooney, and Bowen Franklin Van Cooney, and Linda Lou VanCooney, aka Linda VanCooney, Linda Lou Van Cooney	Married	Fee Simple
Mailing Address: P.O. Box 127 Blue Rock, OH 43720		
Phone Number 740-607-5811 740-607-1225		
Property Address: 0 Rockville Rd Blue Rock, OH 43720		

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in the State of Ohio, Muskingum County, Blue Rock Township, Twp 12, Range 12, being part of the north east quarter of Section 20 and more particularly described as follows:

Tract I: Not in take

Tract III:

Beginning at an iron pin marking the north west corner of Lot No. 11 of the Village of Gaysport as the same is designated and delineated in Deed Book 17 page 432 and 433; thence with the east line of St. Rt. No. 60 north 14 degrees 05 minutes 10 seconds east 24.75 feet to a railroad spike in the center of St. Rt. No. 340, said spike being the true place of beginning for the tract herein to be described; thence continuing north 14 degrees 05 minutes 10 seconds east 378.15 feet to a railroad spike in the center pf Co. Rd. No. 226; thence with the center of road south 70 degrees 43 minutes east 289.97 feet to a railroad spike; thence south 64 degrees 36 minutes 50 seconds east 174.36 feet to a railroad spike; thence south 43 degrees 31 minutes 50 seconds east 406.11 feet to a railroad spike; thence south 50 degrees 59 minutes 55 seconds east 232.26 feet to a railroad spike; in the center of Co. Rd. No. 226; thence leaving said road and with center of old Co. Rd. No. 226 north 76 degrees 01 minutes 15 seconds west 317.69 feet to an iron pin; thence north 73 degrees 18 minutes 40 seconds west 230.56 feet to a railroad spike in the center of St. Rt. No. 340; thence with the center of said road north 63 degrees 00 minutes 05 seconds west 59.13 feet to a railroad spike; thence north 83 degrees 35 minutes 05 seconds west 146.12 feet to a railroad spike; thence north 77 degrees 08 minutes 05 seconds west 264.00 feet to the place of beginning, containing 5.489 acres more or less.

Current Deed Reference: Vol 811, Page 156 recorded in the Muskingum County, OH Recorder's Office

APN: 06-42-01-14-000

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number

Date Filed

Amount & Type of Lien

No Mortgage on Record

(3-B) LEASES

Name & Address

Commercial/Residential

Term

No Leases on Record

(3-C) EASEMENTS

Name & Address

Type

Grantor:
Bowen Franklin Vancooney, Jr and Linda Lou Vancooney

To

Easement - Telephone
10'x345'

Grantee:
The Ohio Bell Telephone Company

Reference: Vol 1048, Page 129
Recorded: 04/01/1991

Grantor:
Bowen Franklin Vancooney, Jr and Linda Lou Vancooney
Rockville Rd,
Blue Rock, OH 43720

To

Highway Easement
0.077 Acres

Grantee:
Ohio Department of Transportation, State of Ohio

Reference: Vol 1041, Page 455
Recorded: 09/24/1990

Grantor:
Bowen Franklin Vancooney, Jr and Linda Lou Vancooney

To

Easement - Telephone
10' x 165' Easement

Grantee:
The Ohio Bell Telephone Company
Reference: Vol 1035, Page 488
Recorded: 04/19/1990

Grantor:
Bowen Franklin Vancooney, Jr and Linda Lou Vancooney

To

Easement - Telephone
10' x 20' Easement

Grantee:
The Ohio Bell Telephone Company
Reference: Vol 1032, Page 409
Recorded: 01/25/1990

20'x30' Construction
Easement along SR 60

Construction Easement
20' varies to 30' Wide

Grantor:
Bowen Franklin VanCooney, Jr and Linda Lou VanCooney
Box 81
Blue Rock, OH 43720

To

Grantee:
The Benatty Corporation, Cambridge
5200 Stoneham Road,
North Canton, OH 44720
Reference: Vol 917, Page 68
Recorded: 04/19/1990

Pipeline - Right of Way
Ingress and Egress
No Buildings or Structure
10'

Grantor:
Bowen Franklin Vancooney, Jr and Linda Lou Vancooney

To

Grantee:
William Davenport
6460 Buttermilk Rd
Blue Rock, OH 43720
Volume 893, Page 73
Recorded: 06/21/1983

Easement – Water Disposal
12' Wide from center of
Buttermilk to Stream

Grantor:
Jesse S. and Lena C. Finton

To

Grantee:
The Ohio Fuel Company
Volume 505, Page 495
Recorded: 01/16/1961

Right of Way - Gas

Grantor:
Mose M. Coleman, Nelie Coleman, and George Coleman

To

Grantee:
The Ohio Power Company
Volume 378, Page 374
Recorded: 04/03/1951

Easement - Electric

Grantor:
John Peyton

To

Grantee:
County of Muskingum
Volume 265, Page 56
Recorded: 11/04/1936

Easement for Highway
Purposes
10'x10'

Grantor:
John Peyton

Easement for Highway
Purposes
25'x25'

To

Grantee:
County of Muskingum
Volume 265, Page 56
Recorded: 11/04/1936

(4) DEFECTS IN TITLE-IRREGULARITIES-COMMENTS (Record or Off Record)

Deed reference in Title Chain Pg 7 of 9, has reference to Deed VOL 355 Page 555, but actually Deed Vol 325 Page 555

(5) TAXES AND SPECIAL ASSESSMENTS (List by auditor's tax parcel number, description, amount, etc.)

County: Muskingum Township: Blue Rock School District: Franklin LSD

AUD. PAR. NO(S)	Land (100%)	Building (100%)	Total (100%)	Taxes
06-42-01-14-000	<u>\$11,800.00</u>	<u>\$0.00</u>	<u>\$11,800.00</u>	\$136.96 (Full Year) \$68.48 (Half Year)

(6) CAUV (Current Agricultural Use Value)

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 8/30/1973 to 5/8/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 009-WD and presently standing in the name of Bowen Franklin Vancooney, Jr and Linda Lou Vancooney as the same are entered upon the several public records of Muskingum County.

Date & Time 05/08/2023 @ 7:59AM (am/pm)

Signed signed

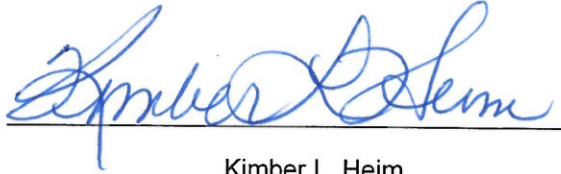
Print Name Jacob Bailey

UPDATE TITLE BLOCK

This Title Report covers the time period from 5/8/2023 to 11/30/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 009-WD and presently standing in the name of Bowen Franklin Vancooney, Jr and Linda Lou Vancooney as the same are entered upon the several public records of Muskingum County.

Date & Time 11/30/2023 at 4:44 pm (am/pm)

Signed



Print Name

Kimber L. Heim

Comments from the agent who prepared the Title Update

Updated easement information and verified tax information current.

UPDATE TITLE BLOCK

This Title Report covers the time period from 11/30/2023 to Click or tap to enter a date.. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 009-WD and presently standing in the name of Bowen Franklin Vancooney, Jr and Linda Lou Vancooney as the same are entered upon the several public records of Muskingum County.

Date & Time _____ (am/pm)

Signed

Print Name

Comments from the agent who prepared the Title Update

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Butler Justice and Mildred Justice, husband and wife	Bowen Franklin VanCooney, Jr and Linda Lou VanCooney	06/15/1979	06/20/1979 @ 10:52AM	Vol 811, Pg 156	\$72.00	Warranty Deed
<p>Situated in the State of Ohio, Muskingum County, Blue Rock Township, Twp 12, Range 12, being part of the north east quarter of Section 20 and more particularly described as follows:</p> <p>Tract I: Not in Take</p> <p>Tract III: Beginning at an iron pin marking the north west corner of Lot No. 11 of the Village of Gaysport as the same is designated and delineated in Deed Book 17 page 432 and 433; thence with the east line of St. Rt. No. 60 north 14 degrees 05 minutes 10 seconds east 24.75 feet to a railroad spike in the center of St. Rt. No. 340, said spike being the true place of beginning for the tract herein to be described; thence continuing north 14 degrees 05 minutes 10 seconds east 378.15 feet to a railroad spike in the center pf Co. Rd. No. 226; thence with the center of road south 70 degrees 43 minutes east 289.97 feet to a railroad spike; thence south 64 degrees 36 minutes 50 seconds east 174.36 feet to a railroad spike; thence south 43 degrees 31 minutes 50 seconds east 406.11 feet to a railroad spike; thence south 50 degrees 59 minutes 55 seconds east 232.26 feet to a railroad spike; in the center of Co. Rd. No. 226; thence leaving said road and with center of old Co. Rd. No. 226 north 76 degrees 01 minutes 15 seconds west 317.69 feet to an iron pin; thence north 73 degrees 18 minutes 40 seconds west 230.56 feet to a railroad spike in the center of St. Rt. No. 340; thence with the center of said road north 63 degrees 00 minutes 05 seconds west 59.13 feet to a railroad spike; thence north 83 degrees 35 minutes 05 seconds west 146.12 feet to a railroad spike; thence north 77 degrees 08 minutes 05 seconds west 264.00 feet to the place of beginning, containing 5.489 acres more or less.</p> <p>Prior Deed Reference: Vol 733, Page 199</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Mildred Basham, Widow and Unmarried	Butler Justice and Mildred Justice	07/02/1976	07/02/1976 @ 3:42PM	Vol 733, Pg 199	\$19.82	Warranty Deed
<p>Situated in the County of Muskingum in the State of Ohio and in the Township of Blue Rock, and bounded and described as follows:</p> <p>First Parcel: Not in take area.</p> <p>Second Parcel: Not in take area.</p> <p>Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point, thence north 33 degrees west 7 chains and 20 links to a point, thence north 49 degrees west 4 chains and 50 links to a point, thence south 10 ½ degrees west 5 chains and 73 links to a point ; thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.</p> <p>Fourth Parcel: Not in take</p> <p>There is excepted from the above parcels a tract of one and one-fourth (1 ¼) acres, conveyed to William Neff by John B. Peton and this grantor by deed recorded in Deed Book 236, Page 516 of the Muskingum County Deed Records. Also excepting 0.25 acres conveyed from John B. Peton to William Neff and recorded in Deed Book 282, Page 201, of the Deed Records of Muskingum County, Ohio.</p> <p>Prior Deed Reference: Vol 662, Page 53, Vol 662, Page 51, Vol 662, Page 49</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Bessie Mae Coleman and Kenneth Richard Coleman, wife and husband	Mildred Basham	09/18/1973	09/18/1973 @ 3:06PM	Vol 662, Pg 53	\$18.50	Quit Claim Deed
Situating in the Township of Blue Rock, County of Muskingum and State of Ohio:						
First Parcel: Not in take area.						
Second Parcel: Not in the take area.						
Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point in the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point, thence north 83 degrees west 7 chains and 20 links to a point; thence north 49 degrees west 4 chains and 50 links to a point thence south 10 1/2 degrees west 5 chains and 73 links to a point, thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.						
Fourth Parcel: Not in take						
There is excepted from the above parcels a tract of 1 1/4 acres, conveyed to William Neff by John B Peton and this grantor by deed recorded in Deed Book 236, page 516 of Muskingum Deed Records.						
Prior Deed Reference: Vol 662, Page 51						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Robert E. Coleman and April Coleman, husband and wife	Mildred Basham	09/07/1973	09/18/1973 @ 3:05PM	Vol 662, Page 51	N/A	Quit Claim Deed
<p>Situated in the Township of Blue Rock County of Muskingum and State of Ohio:</p> <p>First Parcel: Not in the take area.</p> <p>Second Parcel: Not in the take area.</p> <p>Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point thence north 83 degrees west 7 chains and 20 links to a point, thence north 49 degrees west 4 chains and 50 links to a point, thence south 10 1/2 degrees west 5 chains and 73 links to a point, thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.</p> <p>Fourth Parcel: Not in take</p> <p>There is excepted from the above parcels a tract of 1 1/4 acres, conveyed to William Neff by John B Peton and this grantor by deed record in Deed Book 236, Page 516 of Muskingum Deed Records.</p> <p>Prior Deed Reference: Vol 662, Page 49</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Kathryn Coleman Grimes, widow	Mildred Basham	08/30/1973	09/18/1973 @ 3:04PM	Vol 662, Pg 49	N/A	Quit Claim Deed
<p>Situated in the Township of Blue Rock County of Muskingum and State of Ohio:</p> <p>First Parcel: Not in the take area.</p> <p>Second Parcel: Not in the take area.</p> <p>Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point thence north 83 degrees west 7 chains and 20 links to a point, thence north 49 degrees west 4 chains and 50 links to a point, thence south 10 1/2 degrees west 5 chains and 73 links to a point, thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.</p> <p>Fourth Parcel: Not in take</p> <p>There is excepted from the above parcels a tract of 1 1/4 acres, conveyed to William Neff by John B. Peton and this grantor by deed record in Deed Book 236, Page 516 of Muskingum Deed Records.</p> <p>Prior Deed Reference: Vol 643, Page 176</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
<p>Kenneth Richard Coleman, husband, by and through Bessie Mae Coleman his duly appointed attorney in fact, appointment being dated October 18, 1971, filed in Muskingum County Recorder's Office October 18, 1971, in Power of Attorney records Volume 5, page 75</p>	<p>Bessie Mae Coleman</p>	<p>05/12/1972</p>	<p>02/28/1973 @ 10:42AM</p>	<p>Vol 643, Pg 176</p>	<p>N/A</p>	<p>Quit Claim Deed</p>
<p>Situated in the County of Muskingum, in the State of Ohio, and in the Township of Blue Rock, and bounded and described as follows:</p> <p>Being an undivided one-half interest in and to the followings:</p> <p>First Parcel: Not in the take area.</p> <p>Second Parcel: Not in the take area.</p> <p>Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point, thence north 83 degrees west 7 chains and 20 links to a point, thence north 49 degrees west 4 chains and 50 links to a point, thence south 10 1/2 degrees west 5 chains and 73 links to a point ; thence south 71 east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.</p> <p>Fourth Parcel: Not in take</p> <p>There is excepted from the above parcels a tract of 1 1/4 acres, conveyed to William Neff by John B. Peton and this grantor by deed record in Deed Book 236, Page 516 of Muskingum Deed Records.</p> <p>Being the same premises conveyed to grantor herein from Moses M. Coleman and Nellie M. Coleman by deed recorded in Deed Book 549, page 90 of the Deed Records of Muskingum County, Ohio.</p> <p>Prior Deed Reference: Vol 549, Page 90</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Moses M. Coleman and Nellie M. Coleman, Husband and wife	Kenneth Richard Coleman and Bessie Mae Coleman	12/02/1965	02/15/1967 @ 3:44PM	Vol 549, Pg 90	N/A	Quit Claim Deed
<p>Situated in the County of Muskingum, in the State of Ohio, and in the Township of Blue Rock, and bounded and described as follows:</p> <p>First Parcel: Not in the take area.</p> <p>Second Parcel: Not in the take area.</p> <p>Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point in the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20; thence north 10 degrees west 5 chains and 30 links to a point, thence north 83 degrees west 7 chains and 20 links to a point; thence north 49 degrees west 4 chains and 50 links to a point; thence south 10 1/2 degrees west 5 chains and 73 links to a point; thence south 71 east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.</p> <p>Fourth Parcel: Not in take</p> <p>There is excepted from the above parcels a tract of 1 1/4 acres, conveyed to William Neff by John B. Peton and this grantor by deed recorded in deed Book 236, page 516 of Muskingum County Records.</p> <p>The above described lands are a part of the lands conveyed to Moses, M. Coleman and Nellie M. Coleman by Warranty Deed Dated June 12, 1946 and Recorded in Deed Book 355, page 555 (This Deed Volume is actually Deed Volume 325, Page 555.</p> <p>And it is intended that this conveyance shall transfer all the lands now owned by the grantor herein in Blue Rock Township, Muskingum County, Ohio.</p> <p>Prior Deed Reference: Vol 325, Page 555</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Zoe J. Peyton, widow	Moses M. Coleman and Nellie M. Coleman	06/12/1946	06/12/1946 @ 2:10PM	Vol 325, Pg 555	\$3.85	Warranty Deed
<p>Situated in the County of Muskingum in the State of Ohio, and in the Township of Blue Rock and bounded and described as follows:</p> <p>First Parcel: Not in the take area.</p> <p>Seconds Parcel: Not in the take area.</p> <p>Third Parcel: Beginning at a point north 71° west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 link from the southeast corner of said Section 20; thence north 10° west 5 chains and 30 links to a point, thence north 83° west 7 chains and 20 links to a point; thence north 49° west 4 chains and 50 links to a point; thence south 10 1/2° west 5 chains and 73 links to a point; thence south 71° east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.</p> <p>Fourth Parcel: Not in the take area.</p> <p>The above described lands are a part of the lands conveyed to her by the will of John B. Peyton and referenced is made to the certificate of transfer recorded in Deed Book 305 page 1 of the Muskingum County Records.</p> <p>There is expected from the above parcels a tract of 1 1/4 acres, conveyed to William Neff by John B. Peyton and this grantor, by deed recorded in</p> <p>ROOT DEED</p>						

TITLE CHAIN

DIST 05 CRS MUS-376-5.09

PARCEL 009-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument

FORM 6852 Warranty Deed - OHIO Statutory Form
REV. 8/78

TOTAL LSA... TOTAL LSA...

Know all Men by these Presents

That **Butler Justice and Mildred Justice, husband and wife**

of **Maskingum** County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to **Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney**

whose tax mailing address is **P.O. Box Blue Rock, Ohio 43720**

the following real property:

Situated in the State of Ohio, Maskingum County, Blue Rock Township, Twp. 12, Range 12, being part of the north east quarter of Section 20 and more particularly described as follows:

TRACT I: Beginning at an iron pin marking the north west corner of Lot No. 11 of the Village of Gaysport as the same is designated and delineated in Deed Book 17 page 432 and 433 in the Recorder's Office of said county and state; thence with the north line of said lot south 77 degrees 08 minutes 05 seconds east 165.00 feet to an iron pin marking the north east corner of Lot No. 12; thence with the east line of Lot No. 12 south 14 degrees 05 minutes 10 seconds west 78.00 feet to an iron pin; thence leaving said east line north 77 degrees 08 minutes 05 seconds west 165.00 feet to an iron pin on the west line of Lot No. 11 and on the east line of St. Rt. No. 60; thence with said line north 14 degrees 05 minutes 10 seconds east 78.00 feet to the place of beginning containing .295 acres more or less.

TRACT III: Beginning at an iron pin marking the north west corner of Lot No. 11 of the Village of Gaysport as the same is designated and delineated in Deed Book 17 page 432 and 433; thence with the east line of St. Rt. No. 60 north 14 degrees 05 minutes 10 seconds east 24.75 feet to a railroad spike in the center of St. Rt. No. 340, said spike being the true place of beginning for the tract herein to be described; thence continuing north 14 degrees 05 minutes 10 seconds east 378.15 feet to a railroad spike in the center of Co. Rd. No. 226; thence with the center of said road south 70 degrees 43 minutes east 289.97 feet to a railroad spike; thence south 64 degrees 36 minutes 50 seconds east 174.36 feet to a railroad spike; thence south 43 degrees 31 minutes 50 seconds east 406.11 feet to a railroad spike; thence south 50 degrees 59 minutes 55 seconds east 232.26 feet to a railroad spike; in the center of Co. Rd. No. 226; thence leaving said road and with the center of old Co. Rd. No. 226 north 76 degrees 01 minutes 15 seconds west 317.69 feet to an iron pin; thence north 73 degrees 18 minutes 40 seconds west 230.56 feet to a railroad spike in the center of St. Rt. No. 340; thence with the center of said road north 63 degrees 00 minutes 05 seconds west 59.13 feet to a railroad spike; thence north 83 degrees 35 minutes 05 seconds west 146.12 feet to a railroad spike; thence north 77 degrees 08 minutes 05 seconds west 264.00 feet to the place of beginning containing 5.489 acres more or less.

Subject to all legal easements of Co. Rd. No. 226 and St. Rt. No. 340, and subject to all utility easements and right of ways of record. Deed Reference Volume 733, page 199

This description written September 7, 1976 by Raymond M. Roberts Registered Surveyor No. 5803.

The Grantees herein assume and agree to pay the taxes and assessments, if any, due and payable in December, 1979, and thereafter.

DESCRIPTION APPROVED
for Auditor's transfer

By *[Signature]* 6/15/79

This description has been compared and the number has complied with Section 62.122 of the Revised Code.
FEE \$...
WILLIAM H. WELLS, County Auditor

951

(3983) For Easement See Deed Bk 893 pg. 73

Smith
River
Rd
= SR 340
= SR 376

VOL 811 PAGE 157

Prior Instrument Reference: Volume 733 Page 199
therein. wife/husband of the grantor, releases all rights of dower

Witness their hand this 15th day of June 1979.

Signed and acknowledged in presence of

Jane Mills
Jane Mills

Tatlinn Bennett
Tatlinn Bennett

Butler Justice
Butler Justice

Mildred Justice
Mildred Justice

State of Ohio, } ss. Before me, a Notary Public
Muskingum County, } in and for said County and State, personally appeared the above named

Butler Justice and Mildred Justice, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio this 15th day of June A. D. 1979.

JANE MILLS

State of Ohio, } ss. Before me, a Notary Public
County, } 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. 19

This instrument prepared by J. Joseph Pfeifer, Attorney at Law

4110 /
Warranty Deed

Butler Justice and Mildred Justice, husband and wife
TO
Bowen Franklin VanCooney, JR. and Linda Lou VanCooney

FF-N
Transferred June 20 19 79
Linda Lou VanCooney
COUNTY AUDITOR

STATE OF OHIO, MUSKINGUM COUNTY
RECEIVED FOR RECORD
June 20 1979 11:52 A.M.
RECORDED June 21 1979
in Ord. Book 811 Page 156
Dwight M. Smith Recorder

733 199

Know all Men by these Presents

That MILDRED BASHAM, Widow and Unmarried

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to BUTLER JUSTICE AND MILDRED JUSTICE

whose tax mailing address is Box 167
Blue Rock, Ohio 43720

the following real property

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

FIRST PARCEL: Being Seventy-eight (78) feet off the north end of Lot Number Eleven (11) in the Village of Gaysport as per recorded plat thereof, found in Deed Book 17, pages 432 and 433 of the records of Muskingum County, to which reference is hereby specifically made.

SECOND PARCEL Being Seventy-eight (78) feet off the north end of In Lot Number Twelve (12) in the Village of Gaysport in Muskingum County as per plat of said village recorded in Record of Deeds, Book No. 17, pages 432 and 433 to which reference is hereby made.

THIRD PARCEL; Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point, thence north 33 degrees west 7 chains and 20 links to a point, thence north 49 degrees west 4 chains and 50 links to a point, thence south 10 1/2 degrees west 5 chains and 73 links to a point; thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less

FOURTH PARCEL Also 98 feet off the north end of Reservation Lot in said Village of Gaysport, and delineated upon a plat of said village and recorded in the Records of said county in Book Number 1, pages 432 and 433 to which reference is hereby made.

There is excepted from the above parcels a tract of one and one-fourth (1 1/4) acres, conveyed to William Neff by John B. Paton and this grantor by deed recorded in Deed Book 236, Page 516 of the Muskingum County Deed Records. Also excepting 0.25 acres conveyed from John B. Paton to William Neff and recorded in Deed Book 282, Page 201, of the Deed Records of Muskingum County, Ohio.

The above premises are subject to utility easements and highway right of way easements of record.

The Grantees herein assume and agree to pay the taxes and assessments, if any, due and payable in December, 1976, and thereafter.

NOV 733 PAGE 200

Prior Instrument Reference Volume 662 , Page 49
wifelhusband of the grantor, releases all rights of dower therein

Witness my hand this 2nd day of July

19 76

Signed and acknowledged in presence of

J. Joseph Pfeiffer
Carol Bauer

Mildred V Basham
MILDRED BASHAM

State of Ohio, } ss. Before me, a Notary Public
Muskingum County, } in and for said County and State, personally appeared the above named

MILDRED BASHAM

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed

In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio
this 2nd day of July A D 19 76

Carol Bauer

CAROL BAUER
NOTARY PUBLIC, MUSKINGUM COUNTY, OHIO
MY COMMISSION EXPIRES MAY 27, 1977

3221
This conveyance has been examined and the Grantor has complied with Section 519.202 of the Revised Code.
FEE \$ 17.00
EXEMPT
WILDER H WHEELER, County Auditor

This instrument prepared by J. Joseph Pfeiffer, Attorney at Law

4700 /

Admiralty Clerk

#1734
MILDRED BASHAM

TWO
BUTLER JUSTICE AND MILDRED JUSTICE

Transfined July 2, 1976
Carol Bauer
COUNTY AUDITOR

STATE OF OHIO, MUSKINGUM COUNTY
RECEIVED FOR RECORD

July 3 1976 10:30 AM
RECORDS
In Old Book 733 Page
Donald S. Smith, Recorder

Know all Men by these Presents

That, Bessie Mae Coleman and Kenneth Richard Coleman,
wife and husband

, the Grantors,
for divers good causes and considerations thereunto moving, and especially for the
sum of One (\$1 00) dollar and other valuable considerations
received to their full satisfaction of

Mildred Basham

, the Grantee,
have Given, Granted, Releas'd, Released and Forever Quit-Claim'd, and do by these
presents absolutely give, grant, remise, release and forever quit-claim unto the
said grantee, heirs and assigns forever all such right and
title as the said grantor, have or ought to have in and to the
following described piece or parcel of land, situated in the Township of
Blue Rock County of Muskingum and State of Ohio

First Parcel: Lot Number 11 in the Village of Gaysport as per re-
corded plat thereof, found in Deed Book 17, pages 432 and 433 of the
Records of Muskingum County, to which reference is hereby specifically
made

Second Parcel: Being 78 feet off the north end of Inlot Number Twelve
(12) in the village of Gaysport in Muskingum County as per plat of
said village recorded in Record of Deed, Book No 17 pages 432 and
433 to which reference is hereby made.

Third Parcel: Beginning at a point north 71 degrees west 11 chains
and 11 links from a point on the east line of Section 20, Township 12
Range 12, north 54 chains and 50 links from the southeast corner of
said Section 20, thence north 10 degrees west 5 chains and 30 links
to a point thence north 83 degrees west 7 chains and 20 links to a
point; thence north 49 degrees west 4 chains and 50 links to a
point thence south 10½ degrees west 5 chains and 73 links to a point,
thence south 71 degrees east 13 chains and 28 links to the place
of beginning, containing 5 acres and 54 hundredths of an acre, more
or less.

Fourth Parcel: Also 98 feet off the north end of Reservation Lot
in said village of Gaysport, and delineated upon a plat of said village
and recorded in the Records of said county in Book Number 1, pages
432 and 433 to which reference is hereby made

There is excepted from the above parcels a tract of 1½ acres, conveyed
to William Neff by John B. Peton and this grantor by deed recorded in
Deed Book 236, page 516 of the Muskingum County Deed Records.

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantees, her heirs and assigns, so that neither the said grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration Bessie Mae Coleman and Kenneth Richard Coleman

do hereby remise, release and forever quit-claim unto the said grantees, her heirs and assigns, all their respective right and expectancy of power in the above described premises

In Witness Whereof, They have hereunto set their hands & by mark 18th day of September, in the year of our Lord one thousand nine hundred and seventy-three (1973).
Signed and acknowledged in presence of

Paul J. Kuttler
Paul J. Kuttler

Bessie Mae Coleman
Bessie Mae Coleman

Ralph G. Marshall
Ralph G. Marshall

Kenneth Richard Coleman
Kenneth Richard Coleman
by his mark

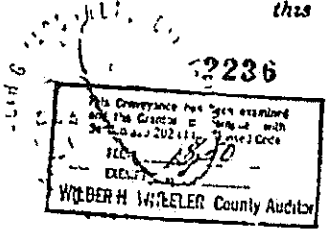
Paul J. Kuttler
Paul J. Kuttler

Ralph G. Marshall
Ralph G. Marshall - Witnesses as to his mark

State of Ohio,) ss Before me, a Notary Public
Muskingum County,) in and for said County and State, personally appeared
the above named Bessie Mae Coleman and Kenneth Richard Coleman,
wife and husband and he did sign by his mark
who acknowledged that she, did sign the foregoing instrument and that the same is their free act and deed

In Testimony Whereof I have hereunto set my hand and official seal, at Zanesville, Ohio
this 18th day of September A D 19 73.

Ralph G. Marshall



This instrument prepared by Attorney Ralph G. Marshall

7437 / 129c

Quit-Claim Deed

Bessie Mae Coleman and
Kenneth Richard Coleman

TO

Mildred Basham

1st of 611 12956

Witnessed Sept 18 1973

Walter H. Williams
COUNTY CLERK

STATE OF OHIO

COUNTY OF Muskingum SS

RECEIVED FOR RECORD ON THE

18th day of Sept 1973

at Zanesville at 3:06 o'clock P. M.

and RECORDED Sept 19 1973 in

DEED BOOK 662 Page

Kenneth R. Coleman 2170 COUNTY RECORDER

RECORDERS FEE \$ 3.00

RALPH G. MARSHALL
ATTORNEY-AT-LAW
810 WASHINGTON TEMPLE
ZANESVILLE, OHIO

Know all Men by these Presents

That, Robert E. Coleman and April Coleman,
husband and wife

for divers good causes and considerations thereunto moving, and especially for the sum of One (\$1 00) dollar and other valuable considerations received to their full satisfaction of

Mildred Basham

the Grantors, have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, her heirs and assigns forever all such right and title as they, the said grantors, have or ought to have in and to the following described piece or parcel of land, situated in the Township of Blue Rock County of Muskingum and State of Ohio

Parcel One: Lot Number 11 in the Village of Gaysport as per recorded plat thereof, found in Deed Book, 17, page 432 and 433 of the Records of Muskingum County, to which reference is hereby specifically made.

Second Parcel: Being 78 feet off the north end of Inlot Number Twelve (12) in the village of Gaysport in Muskingum County as per plat of said village recorded in Record of Deed, Book No. 17 pages 432 and 433 to which reference is hereby made.

Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point thence north 83 degrees west 7 chains and 20 links to a point, thence north 49 degrees west 4 chains and 50 links to a point; thence south 10½ degrees west 5 chains and 73 links to a point, thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less

Fourth Parcel: Also 98 feet off the north end of Reservation Lot in said village of Gaysport, and delineated upon a plat of said village and recorded in the Records of said county in Book Number 1, pages 432 and 433 to which reference is hereby made

There is excepted from the above parcels a tract of 1½ acres, conveyed to William Neff by John B. Peton and this grantor by deed recorded in Deed Book 236, page 516 of the Muskingum County Deed Records.

VOL 662 PAGE 52

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantees, her heirs and assigns, so that neither the said grantor nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred. And for valuable consideration Robert E Coleman and April Coleman

do hereby remise, release and forever quit-claim unto the said grantees, her heirs and assigns, all their respectwight and expectancy of ~~Barter~~ in the above described premises

In Witness Whereof, They have hereunto set their hands, the 7th day of September, in the year of our Lord one thousand nine hundred and seventy-three (1973). Signed and acknowledged in presence of

Mary F. Pugh
Mary F. Pugh

Robert E. Coleman
Robert E. Coleman

Donna R. Monteith
Donna R. Monteith

April Coleman
April Coleman

State of Ohio, ss Before me, a
MUSKINGUM County, in and for said County and State, personally appeared
the above named Robert E. Coleman and April Coleman,
husband and wife
who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed

In Testimony Whereof I have hereunto set my hand and official seal, at Zanesville, Ohio this 7th day of September A D 19 73.

Donna P. Monteith
Notary Public
My Comm. Expires May 24, 1977

This instrument prepared by Attorney Ralph G. Marshall

7436-4292

Quit-Claim Deed

TO
Robert E Coleman and
April Coleman
Mildred Basham

TRANSFER OF TITLE
NOT NECESSARY
MUSKINGUM COUNTY, OHIO
Notary Public
Donna P. Monteith
Auditor, Muskingum County, Ohio

STATE OF OHIO
COUNTY OF Muskingum ss
RECEIVED FOR RECORD ON THE
18th day of Sept 1973
at 3:05 o'clock P. M.
and RECORDED Sept 19 1973 in
DEED BOOK 662 PAGE
Recorders Fee \$ 3.00

RALPH G MARSHALL
ATTORNEY AT-LAW
210 MARION TEMPLE
ZANESVILLE, OHIO

Know all Men by these Presents

That, Kathryn Coleman Grimes, widow

for divers good causes and considerations thereunto moving, and especially for the sum of One (\$1 00) Dollar and other good and valuable considerations *received to her full satisfaction of*
Mildred Basham

the Grantor, *the Grantee,*
have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, her heirs and assigns forever all such right and title as she, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the Township of Blue Rock County of Muskingum and State of Ohio

First Parcel Lot Number 11 in the village of Gaysport as per recorded plat thereof, found in Deed Book 17, pages 432 and 433 of the records of Muskingum County, to which reference is hereby specifically made.

Second Parcel Being 78 feet off the north end of Inlot Number Twelve (12) in the village of Gaysport in Muskingum County as per plat of said village recorded in Record of Deeds, Book No 17 pages 432 and 433 to which reference is hereby made

Third Parcel Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20, thence north 10 degrees west 5 chains and 30 links to a point, thence north 83 degrees west 7 chains and 20 links to a point thence north 49 degrees west 4 chains and 50 links to a point thence south 10½ degrees west 5 chains and 73 links to a point, thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less

Fourth Parcel Also 98 feet off the north end of Reservation Lot in said village of Gaysport, and delineated upon a plat of said village and recorded in the Records of said county in Book Number 1, pages 432 and 433 to which reference is hereby made.

There is excepted from the above parcels a tract of 1¼ acres, conveyed to William Neff by John B Peton and this grantor by deed recorded in Deed Book 236, page 516 of the Muskingum County Deed Records

1930

EXC 662 PAGE 50

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, her heirs and assigns, so that neither the said grantor, nor her heirs, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them shall by this presents be excluded and forever barred. And for valuable consideration

Kathryn Coleman Grimes

do es hereby remise, release and forever quit-claim unto the said grantee, her heirs and assigns, all her right and expectancy of ~~power~~ in the above described premises

In Witness Whereof, She has hereunto set her hand, the 30th day of August, in the year of our Lord one thousand nine hundred and seventy-three (1973). Signed and acknowledged in presence of

D. Maxine Taylor
D. Maxine Taylor

Kathryn Coleman Grimes
Kathryn Coleman Grimes

Ralph G. Marshall
Ralph G Marshall

State of Ohio, ss Before me, a Notary Public in and for said County and State, personally appeared the above named Kathryn Coleman Grimes, widow

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed

In Testimony Whereof I have hereunto set my hand and official seal, at Zanesville, Ohio this 30th day of August A D 1973.

Ralph G. Marshall



This instrument prepared by Attorney Ralph G. Marshall

7435 / 1092

Quit-Claim Deed

Kathryn Coleman Grimes

TED

Mildred Baaham

1st Recd 11056

TRANSFER NOT NECESSARY
MUSKINGUM COUNTY OHIO
1973

STATE OF OHIO
COUNTY OF Muskingum
RECEIVED FOR RECORD ON THE
18th day of Sept 1973
at 3:04 o'clock P.M.
and RECORDED Sept 19 1973 in
DEED Book 462 PAGE
RECORDERS FEE \$ 3.00

RALPH G MARSHALL
ATTORNEY AT-LAW
210 MASONIC TEMPLE
ZANESVILLE, OHIO

Vol 643 PAGE 176

QUIT-CLAIM DEED

TUTELARK REGISTERED COPY OFFICE
Tutielark Press Publishers Rutland Vt
Standard Ohio Form 803

Know all Men by these Presents

That

Kenneth Richard Coleman, husband, by and through Bessie Mae Coleman his duly appointed attorney in fact, appointment being dated October 18, 1971, filed in Muskingum County Recorder's Office October 18, 1971, in Power of Attorney records Volume 5, page 75

Grantor, in consideration of the sum of One (\$1.00) Dollar and other valuable considerations

to him paid by Bessie Mae Coleman

Grantee the receipt whereof is hereby acknowledged, does hereby Remise, Release and forever Quit-Claim, to the said Grantee

her heirs and assigns forever, the following Real Estate situated in the County of Muskingum in the State of Ohio, and in the Township of Blue Rock and bounded and described as follows.

Being an undivided one-half interest in and to the following:

First Parcel: Lot Number 11 in the Village of Gaysport as per recorded plat thereof, found in Deed Book 17, Pages 432 and 433 of the Records of Muskingum County, to which reference is hereby specifically made.

Second Parcel: Being 78 feet off the north end of Inlot Number Twelve (12) in the village of Gaysport in Muskingum County as per plat of said village recorded in Record of Deed, Book No. 17 pages 432 and 433 to which reference is hereby made.

Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20; thence north 10 degrees west 5 chains and 30 links to a point, thence north 83 degrees west 7 chains and 20 links to a point; thence north 49 degrees west 4 chains and 50 links to a point; thence south 10 1/2 degrees west 5 chains and 73 links to a point; thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.

Fourth Parcel: Also 98 feet off the north end of Reservation Lot in said village of Gaysport, and delineated upon a plat of said village and recorded in the Records of said county in Book Number 1, pages 432 and 433 to which reference is hereby made.

There is excepted from the above parcels a tract of 1 1/2 acres, conveyed to William Neff by John B. Paton and this grantor by deed recorded in Deed Book 236, page 516 of the Muskingum County Deed Records.

Being the same premises conveyed to grantor herein from Moses M. Coleman and Nellie M. Coleman by deed recorded in Deed Book 549, page 90 of the Deed Records of Muskingum County, Ohio.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee Bessie Mae Coleman, her heirs and assigns forever

In Witness Whereof the said Grantor Kenneth Richard Coleman, by his duly appointed Attorney in Fact

herunto set his hand this 12th day of May in the year of our Lord one thousand nine hundred and seventy-two (1972). Signed and acknowledged in presence of

Donna R. Monteith, Kenneth Richard Coleman by Bessie Mae Coleman his attorney in fact, Ralph G. Marshall, Bessie Mae Coleman

The State of OHIO MUSKINGUM County ss Be it Remembered That on this 12th day of May, A.D. 1972, before me, the subscriber, a Notary Public in and for said county, personally came the above named Kenneth Richard Coleman by Bessie Mae Coleman his duly appointed Attorney in Fact

the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

This Certificate has been examined and the Grantor has complied with Section 218.202 of the Revised Code. FEE \$ EXEMPT WILBER H. WENZLER, County Auditor

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid

Ralph G. Marshall

This instrument prepared by Attorney Ralph G. Marshall.

RALPH G. MARSHALL, Notary Public, State of Ohio, My Commission Expires at death.

Quit-Claim Deed

1970 4/27

Kenneth Richard Coleman TO Bessie Mae Coleman

Transferred Feb 28 1972

COUNTY OF OHIO RECEIVED FOR RECORD ON THE 28 day of February 1972 at 12:42 o'clock P.M. and RECORDED March 2 1972 in DEED BOOK 643 PAGE 176

RECORDERS FEE \$ 3.00

RALPH G. MARSHALL ATTORNEY-AT-LAW MASONIC TEMPLE ZANESVILLE, OHIO

QUIT-CLAIM DEED

Vol. 549 of 90

TUTORANK REGISTERED U.S. PATENT OFFICE
Tuttle (Low Price) Publishers Rutland VT
Standard Ohio Form 603

Know all Men by these Presents That

Moses M. Coleman and Nellie M. Coloman
Husband and wife

Grantors, in consideration of the sum of

One Dollar (\$1.00) and other valuable consideration-----

to them paid by

Kenneth Richard Coleman
and Beasie Mae Coloman

Grantors, the receipt whereof is hereby

acknowledged, do hereby **Remise, Release and forever Quit-Claim,**
to the said Grantee

Kenneth Richard Coleman and Beasie Mae Coloman
their heirs and assigns forever, the

following **Real Estate** situated in the County of Muskingum

in the State of Ohio, and in the Township of

Blue Rock

and bounded and described as follows:

First Parcel: Lot Number 11 in the Village of Gaysport as per recorded plat thereof, found in Deed Book 17, Pages 432 and 433 of the Records of Muskingum County, to which reference is hereby specifically made.

Second Parcel: Being 78 feet off the north end of Inlot Number Twelve (12) in the village of Gaysport in Muskingum County as per plat of said village recorded in Record of Deed Book No. 17 pages 432 and 433 to which reference is hereby made.

Third Parcel: Beginning at a point north 71 degrees west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20; thence north 10 degrees west 5 chains and 30 links to a point, thence north 83 degrees west 7 chains and 20 links to a point; thence north 49 degrees west 4 chains and 50 links to a point; thence south 10 1/2 degrees west 5 chains and 73 links to a point; thence south 71 degrees east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.

Fourth Parcel: Also 98 feet off the north end of Reservation lot in said village of Gaysport, and delineated upon a plat of said village and recorded in the Records of said county in Book Number 1, pages 432 and 433 to which reference is hereby made.

There is excepted from the above parcels a tract of 1 1/2 acres, conveyed to William Neff by John B. Peton and this grantor by deed recorded in deed Book 236, page 516 of the Muskingum County Records.

The above described lands are a part of the lands conveyed to Moses M. Coleman and Nellie M. Coloman by Warranty Deed Dated June 12, 1946 and Recorded in Deed Book 355, page 555.

And it is intended that this conveyance shall transfer all the lands now owned by the grantor herein in Blue Rock Township, Muskingum County, Ohio.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

Kenneth Richard Coleman and
Beasie Mae Coloman
their heirs and assigns forever.

549 - 91

In Witness Whereof the said Grantor,

Moses M. Coleman and Nellie M. Coloman
Husband and wife

who hereby release their right of dower in the premises, have
hereunto set their hands, this 2nd day of December
in the year of our Lord one thousand nine hundred and Sixty-five (1965)

Signed and acknowledged in presence of

[Signatures]
Moses M. Coleman
Nellie M. Coloman
[Signatures]

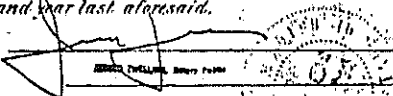
The State of OHIO MUSKINGUM County SS
Be it Remembered That on this 2nd day
of December A. D. 1965 before me, the subscriber,
a Notary Public in and for said county, personally came the
above named

Moses M. Coleman and Nellie M. Coloman
husband and wife
the Grantor

in the foregoing Deed, and acknowledged the signing of the same to be their
voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto
subscribed my name and affixed my official seal on
the day and year last aforesaid.

This instrument prepared by
Atty. Jerald Zwelling



579 ✓ 4.216
Quit-Claim Deed
Moses M. Coleman
Nellie M. Coloman
TO
Kenneth Richard Coloman
Bessie Mae Coloman

Transferred Feb 15, 1967
D. O. O. O.
COUNTY AUDITOR

STATE OF OHIO
COUNTY OF Muskingum SS
RECEIVED FOR RECORD ON THE
15th day of February 1967
at 2:49 o'clock P.M.
and RECORDED at 17, 1967 in
DEED BOOK 549 PAGE
Kenneth M. ...
COUNTY RECORDER
RECORDERS FEE \$2.00

JEROLD ZWELLING
HOWARD S. ZWELLING
ATTORNEYS & COUNSELLORS AT LAW
MASONIC TEMPLE BUILDING
ZANESVILLE, OHIO

Vol. 325, Pg. 555

along said south Walker line a distance of 289 feet to a point in said south line; thence South 5° 45' West, a distance of 445.15 feet to a point, thence North 83° 29' west, a distance of 543.1 feet to a point in the center line of County Road No. 2 (old Dresden road); thence North 5° 46' East, a distance of 350.85 feet to the place of beginning, estimated to contain 5 acres, more or less."

Being the same premises conveyed to Grover C. Taylor by Earl W. Search and Evelyn L. Search, by deed dated 21 January, 1946, Deed Book 321, page 250.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, William J. Marshall and Cora M. Marshall their heirs and assigns forever. And the said Grantor, Grover C. Taylor for himself and his heirs, does hereby covenant with the said Grantees, William J. Marshall and Cora M. Marshall their heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER excepting taxes due in December, 1946 and thereafter, which the said Grantees assume and agree to pay, and that he will forever WARRANT AND DEFEND the same, with the appurtenances, unto the said Grantees, William J. Marshall and Cora M. Marshall their heirs and assigns against the lawful claims of all persons whomsoever excepting as aforesaid.

IN WITNESS WHEREOF the said Grantor, Grover C. Taylor who hereby release his right of dower in the premises, has hereunto set his hand, this 12th day of June in the year of our Lord one thousand nine hundred and forty-six (1946)

SIGNED AND ACKNOWLEDGED IN PRESENCE OF

Evelyn Garich
Holland M. Gary

Grover C. Taylor
Grover C. Taylor

THE STATE OF OHIO, MUSKINGUM COUNTY SS.

BE IT REMEMBERED That on this 12th day of June, A.D. 1946, before me, the subscriber, a Notary Public in and for said county, personally came the above named Grover C. Taylor the Grantor in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid:

Holland M. Gary
Holland M. Gary, Notary Public
My Commission Expires Jan. 26, 1949
(Notarial Seal)

I. R. Stamps \$.55 6-12-46 G.C.T.
Transferred June 12, 1946
Received June 12, 1946 at 2:05 P.M.
Recorded October 29, 1946

Attest:

Rose A. Black
Recorder

Root

No. 6298
WARRANTY DEED

Zoa J. Peyton
To
Moses M. Coleman et ux

\$1.00

KNOW ALL MEN BY THESE PRESENTS THAT Zoa J. Peyton, widow, of the Township of Blue Rock, County of Muskingum and State of Ohio Grantor, in consideration of the sum of One Dollar and other valuable considerations to her paid by Moses M. Coleman and Nellie M. Coleman, of the Township of Blue Rock, County of Muskingum and State of Ohio Grantees, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to the said Grantees Moses M. Coleman and Nellie M. Coleman, their heirs and assigns forever, the following REAL ESTATE situated in the County of Muskingum in the State of Ohio, and in the Township of Blue Rock and bounded and described as follows:

First Parcel:

Lot Number 11 in the Village of Gaysport as per recorded plat thereof, found in Deed Book 17, pages 432 and 433 of the Records of Muskingum County, to which reference is here specifically made.

Second Parcel:

Being 78 feet off the north end of Inlot Number Twelve (12) in the village of Gaysport in Muskingum County as per plat of said village recorded in Record of Deed Book No. 17 pages 432 and 433 to which reference is here made.

Third Parcel:

Beginning at a point north 71° west 11 chains and 11 links from a point on the east line of Section 20, Township 12, Range 12, north 54 chains and 50 links from the southeast corner of said Section 20; thence north 10° west 5 chains and 30 links to a point, thence north 83° west 7 chains and 20 links to a point; thence north 49° west 4 chains and 50 links to a point; thence south $10\frac{1}{2}^{\circ}$ west 5 chains and 73 links to a point; thence south 71° east 13 chains and 28 links to the place of beginning, containing 5 acres and 54 hundredths of an acre, more or less.

Fourth Parcel:

Also 98 feet off the north end of Reservation Lot in said village of Gaysport, and delineated upon a plat of said village and recorded in the Records of said county in Book Number 1, pages 432 and 433 to which reference is here made.

There is excepted from the above parcels a tract of $1\frac{1}{4}$ acres, conveyed to William Neff by John B. Peyton and this grantor, by deed recorded in Deed Book 236, page 516 of the Muskingum County Records.

The above described lands are a part of the lands conveyed to her by the will of John B. Peyton and reference is made to the certificate of transfer recorded in Deed Book 305 page 1 of the Muskingum County Records.

And it is intended that this conveyance shall transfer all the lands now owned by the grantor herein in Blue Rock Township, Muskingum County, Ohio.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees Moses M. Coleman and Nellie M. Coleman, their heirs and assigns forever. And the said Grantor Zoa J. Peyton, for herself and her heirs, does hereby covenant with the said Grantees Moses M. Coleman and Nellie M. Coleman their heirs and assigns, that she is lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER except taxes due and payable December, 1946 and thereafter, which the grantees assume and agree to pay; and that she will forever WARRANT AND DEFEND the same, with the appurtenances, unto the said Grantees Moses M. Coleman and Nellie M. Coleman their heirs and assigns against the lawful claims of all persons whomsoever except as aforesaid.

IN WITNESS WHEREOF the said Grantor Zoa J. Peyton, has hereunto set her hand, this 12th day of June in the year of our Lord one thousand nine hundred and forty-six (1946)

SIGNED AND ACKNOWLEDGED IN PRESENCE OF

M. Vashti Jones Funk

Zoa J. Peyton

Rosanna F. Tschuor

Zoa J. Peyton

THE STATE OF OHIO MUSKINGUM COUNTY SS.

BE IT REMEMBERED That on this 12th day of June A.D. 1946, before me, the subscriber, a Notary Public in and for said county, personally came the above named Zoa J. Peyton, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal

on the day and year last aforesaid.

M. Vashti Jones Funk
M. Vashti Jones Funk, Notary Public,
State of Ohio
My Commission Expires Oct. 1, 1947
(Notarial Seal)

I. R. Stamps \$3.85 6-12-46 Zoe J. Peyton
Transferred June 12, 1946
Received June 12, 1946 at 2:10 P. M.
Recorded October 29, 1946

Attest:

Renee A. Slick
Recorder

No. 6299 John M. Marshall et al \$1.15
QUIT-CLAIM DEED To Walter Hutchinson

KNOW ALL MEN BY THESE PRESENTS THAT John M. Marshall and Bessie L. Marshall, husband and wife Robert H. Marshall and Jennie E. Marshall, husband and wife Frank R. Marshall and Edna Marshall, husband and wife Cora E. St. Clair and Ray St. Clair, wife and husband Lizzie Amspoker, widowed and unmarried, Grantors, in consideration of the sum of one dollar and other good and valuable considerations, to be paid by Walter Hutchinson Grantee, the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE AND FOREVER QUIT-CLAIM, to the said Grantee Walter Hutchinson his heirs and assigns forever, the following REAL ESTATE situated in the County of Muskingum in the State of Ohio and in the Township of Highland and bounded and described as follows:

Commencing at the northwest corner of lot nine (9) in the town of Bloomfield, and running in a straight line with the west line of said lot in a northern course twenty (20) rods; thence east seven (7) rods, thirteen (13) feet, and nine (9) inches to a post, the line dividing the land of William Ballentine and Alexander Wilson; thence south along said line to the northeast corner of lot no. seven (7) of said town of Bloomfield; thence west to the place of beginning, and being in the southeast corner of the southeast quarter of section nine (9), township two (2), range five (5). Premises herein conveyed being one and eighteen 100 (1.18) acres more or less.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee Walter Hutchinson his heirs and assigns forever.

IN WITNESS WHEREOF the said Grantors John M. Marshall and Bessie L. Marshall, husband and wife Robert H. Marshall and Jennie E. Marshall, husband and wife Frank R. Marshall and Edna Marshall, husband and wife Cora E. St Clair and Ray St Clair, wife and husband Lizzie Amspoker, widowed and unmarried who hereby release their rights of dower in the premises, have hereunto set their hands, this 24th day of May in the year of our Lord one thousand nine hundred and forty-six (1946)

SIGNED AND ACKNOWLEDGED IN PRESENCE OF

Ralph G. Marshall
Anne W. Marshall

John M. Marshall
Bessie L. Marshall
Robert H Marshall
Jennie E Marshall
Frank R Marshall
Edna M Marshall
Cora E. St Clair
Ray St Clair
Lizzie Amspoker

Form 3780 (1-68) Easement

Vol. 1048 PAGE 129

1776 STATE OF OHIO, MUSKINGUM COUNTY
RECEIVED FOR RECORD
Mar. 29 1991 9:05 AM
RECORDED April 1 1991
in Deed Book 1048 Page
Donald Minick 12⁰²

THE OHIO BELL TELEPHONE COMPANY
Easement

In consideration of ONE & NO/100 Dollars (\$ 1.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, WE hereby grant unto THE OHIO BELL TELEPHONE COMPANY, its successors and assigns, (hereinafter called the Company) a perpetual right of way and easement to install, construct, reconstruct, operate, maintain, repair, supplement and remove, at any time or times hereafter, its underground communication systems, together with all such communication facilities, including conduits, manholes, cables, wires, fixtures and appurtenances, as it may from time to time require or deem proper therefor, in under, over and upon a strip of land as shown on exhibit(s) across the property and/or along the highway adjoining the property which WE own or in which WE have an interest situated in the TOWNSHIP of BLUE ROCK County of MUSKINGUM State of Ohio, Known as being

PART OF A TRACT OF LAND SITUATED IN SECTION 3, TOWNSHIP 12, RANGE 12, CONTAINING 5.489 ACRES, MORE OR LESS AND BEING MORE FULLY DESCRIBED IN A DEED TO BOWEN FRANKLIN VANCOONEY, JR. AND LINDA LOU VANCOONEY DATED 6-21-79.

and being the same premises of record in Deed Book 811 Page 156 of MUSKINGUM County Records.

Said underground communication system shall be constructed within the boundaries of a strip of land as shown and delineated upon the attached drawing marked, "Exhibit A" and made a part hereof.

OHIO BELL TELEPHONE COMPANY AGREES TO REPLACE AND/OR RESTORE PROPERTY TO ORIGINAL CONDITION (FENCE, TREES, SOD AND SIDEWALK) TO OWNERS SATISFACTION.

With each and every right given to the company by this easement, the company shall also have the perpetual right and easement to place above the strip of land shown in Exhibit 'A' the following:

Said grant includes the right, at all times, of ingress to and egress from said strip, the right to use the premises parallel to and adjoining the boundaries of said strip for the operation of apparatus, appliances and equipment for any of the purposes herein specified, the right to clear said strip upon land of the undersigned, and the right to carry in said underground communication systems the communication facilities the company deems proper. The company shall promptly compensate the undersigned for all damage caused by any of the operations which the company is herein granted the right to perform. The company at its expense, shall restore all disturbed areas to as reasonable a condition as possible to the condition prior to any construction.

The company shall indemnify and save harmless the owners of said property from all damages to said property and from all claims and causes of actions for personal injury and damages asserted against grantor by reason of any negligence in the construction of, and maintenance of said equipment upon said premises.

The undersigned may use the surface of said strip provided such use does not interfere with the Company's use of said easement.

VOL 1048 PAGE 130

IN WITNESS WHEREOF, we have hereunto set our hands(s) this 12 day of MARCH, 1991.

Signed and Acknowledged in the Presence of:

x [Signature]
WITNESS EARL J. JARVIS
x [Signature]
WITNESS STEVEN J. MORRIS

x [Signature]
GRANTOR BOWEN FRANKLIN VANCOONEY, JR.
(HUSBAND)
x [Signature]
GRANTOR LINDA LOU VANCOONEY (WIFE)

(This acknowledgement is to be executed if the Grantor is a corporation/partnership.)

STATE OF _____)
COUNTY OF _____) SS

Personally came before me this _____ day of _____, 19____, to me known to be the _____ and _____ respectively, of the above named corporation/partnership, and by me duly sworn, did severally depose and say that they executed the foregoing instrument for and on behalf of said corporation as such officers, being duly authorized so to do, and further did severally depose and say that they are such officers of said corporation and that the seal affixed to said instrument is the seal of said corporation.

Notary Public in and for _____ County, Ohio

(This acknowledgement is to be executed if the Grantor is of singular or joint tenants/tenants in common.)

STATE OF Ohio
COUNTY OF Muskingum) SS

Before me, a Notary Public in and for said County, personally appeared Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney who acknowledged that they did sign the foregoing instruments and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name affixed my official seal this 12 day of March, 1991.

[Signature]
Notary Public in and for Muskingum County, Ohio

Prepared by Shirley Ball

1778

BOWEN FRANKLIN VANCOONEY, JR.
LINDA LOU VANCOONEY
FOR OHIO BELL TELEPHONE COMPANY USE ONLY
Date _____ Order No. 732451-89
Engineering District _____
Recording RAW Agent AMERICAN EASE-INTL CORP.
AEC 265

THIS SPACE FOR COUNTY RECORDER'S OFFICE USE

TRANSFER NOT NECESSARY
MAR 29 1991
[Signature]
Auditor, Muskingum County, Ohio

COUNTY RECORDER'S RECORD
Received for record _____ 19____
At _____ O'clock P.M. / A.M.
Recorded _____
Deed Book _____ Page _____

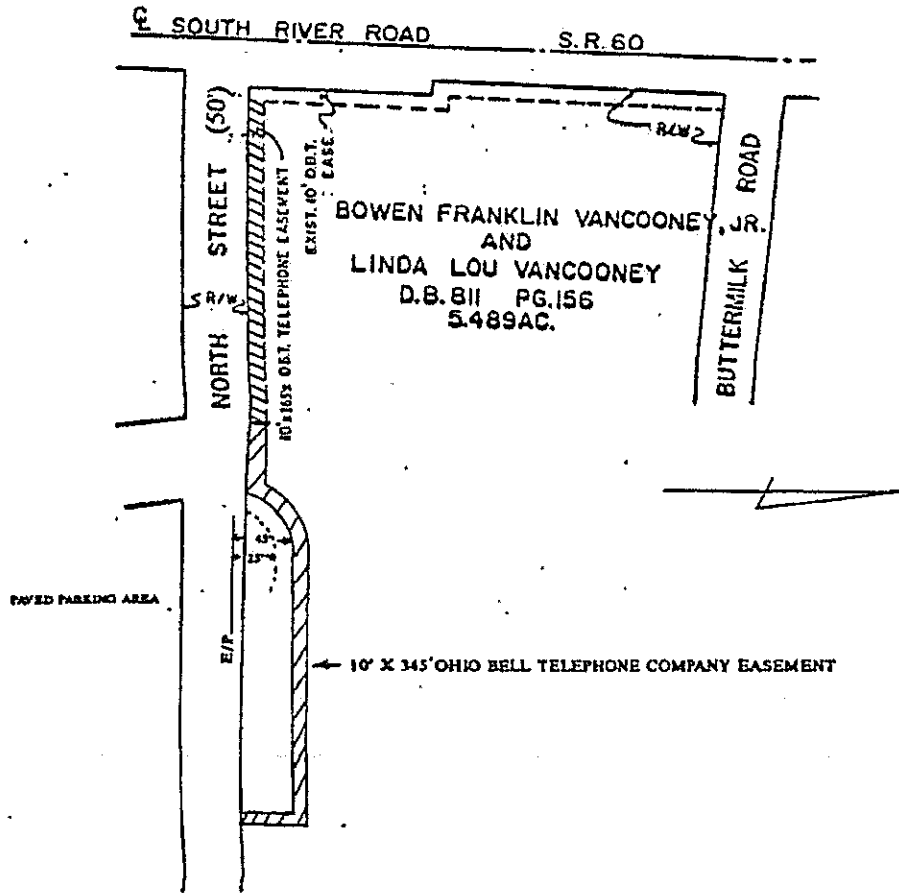
County Recorder
1709 State Street
Columbus, Ohio 43219

EXHIBIT "A" VOC 1048 PAGE 131

To: Easement Dated 3-12-1991
FROM
BOWEN FRANKLIN VANCOONEY JR., AND LINDA LOU VANCOONEY

TO
THE OHIO BELL TELEPHONE COMPANY

Being the property of BOWEN FRANKLIN JR., AND LINDA LOU VANCOONEY, CONTAINING 5.489 ACs
AND BEING MORE FULLY DESCRIBED IN A DEED DATED 6-21-79



Prepared by: AMERICAN EASEMENT CORPORATION

Drawn by CH A.E.C. N° 434 Order N° 73254-89 Scale: None

This Exhibit is Drawn For The Limited Use Of The Ohio Bell Telephone Company To Identify The Easement Location And Is Not Intended To Represent An Accurate Survey Of The Property. Distances Shown Refer To Deed Distances Or Ground Measurements.

RE 4
Rev. 11-74

Vol. 1041 PAGE 455

Sheet 1 of 2 Sheets

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney, husband and wife

_____ the Grantor
for and in consideration of the sum of Two Thousand Dollars (\$ 2000.00) and for
other good and valuable considerations to _____ be _____ paid by the State of Ohio, the Grantee, the receipt whereof is
heraby acknowledged, do _____ hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns,
an easement for the construction and maintenance of slopes in, upon and over the lands hereinafter described, until such time as
the owner _____ desire _____ to remove said slopes or build thereon, provided, however, in the removal of said slopes
the proper preservation of the highway be not impaired, to-wit: situated in _____ Muskingum _____ County,
Ohio, _____ Blue Rock _____ Township, Section _____ 20 _____, Town _____ 12N _____, Range _____ 12W _____
and bounded and described as follows:

PARCEL NO. 3

Being a parcel of land lying on the _____ right _____ side _____ of the centerline of a survey, made
by the Department of Transportation, and recorded in Book _____, Page _____, of the records of
Muskingum _____ County.

Commencing at a point in the northwest corner of Lot #11 in the Village of Gaysport and being in the easterly right-of-way line of State Route 60 and in the southerly right-of-way line of North Street and being 30.00 feet right of Survey Station 166+02.99; thence N 75° 54' 50" W a distance of 4.33 feet to a point; thence N 14° 05' 10" E parallel to the centerline of State Route 60 a distance of 24.38 feet to a railroad spike and being the True Point of Beginning and also being the southwest corner of a 5.489 acre Tract III of Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney, said point being 25.67 feet right of Survey Station 166+27.37; thence with westerly property line of VanCooney, N 14° 05' 10" E a distance of 222.63 feet to a point and being 25.67 feet right of Survey Station 168+50.00; thence leaving said property line S 75° 54' 50" E a distance of 29.33 feet to a point being 55.00 feet right of Survey Station 168+50.00; thence S 14° 05' 10" W a distance of 222.00 feet to a point in the southerly property line and being 55.00 feet right of Survey Station 166+28.00; thence with said property line, N 77° 08' 06" W a distance of 29.34 feet to the point of beginning and containing 0.150 acres, more or less, inclusive of the present road which occupies 0.077 acres, more or less.

Grantor claims title by record of instrument in Vol. 811, page 156 of the Muskingum County Recorder's Office.

This instrument was prepared by Joan K. Short, Property Agent Supervisor for the State of Ohio Department of Transportation.

This description is based on a survey made by the Ohio Department of Transportation under the direction and supervision of Clyde E. Williams and Associates, Inc. - Abdul Wadood A. Haider, Registered Surveyor No. 6350.

TRANSFER
NOT NECESSARY

SEP 21 1990

It is understood that the strip of land above described contains _____ acres, more or less.

Said stations being the station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in

the Department of Transportation, Columbus, Ohio.

RE 7
Rev. 10-85

ACKNOWLEDGEMENT

(Individual)

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor s for themselves and their heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that they are the true and lawful owners of said premises, and are lawfully seized of the same in fee simple, and have good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that they will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid _____

hereby relinquish _____ to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises

IN WITNESS WHEREOF Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney,
husband and wife

have hereunto set their hands, the 20th day of June, in the year of our Lord one thousand nine hundred and Twenty

Signed and sealed in presence of:

Charles K. Heath, Sr.
Wayne E. Pead

Bowen Franklin VanCooney, Jr.
Bowen Franklin VanCooney, Jr. Husband
Linda Lou VanCooney
Linda Lou VanCooney, wife

STATE OF OHIO, COUNTY Muskingum, ss. _____

BE IT REMEMBERED, That on this 20th day of June, 1990, before me the subscriber, a Notary Public in and for said county, personally came the above named _____

Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney, husband and wife

and acknowledged the signing of the foregoing easement to be their voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Wayne E. Pead
Notary Public
My commission expires _____ 19 _____

Wayne E. Pead
Notary Public, State Of Ohio
My Commission Expires 9/22/94

DATE _____
APPROVED _____

This instrument prepared by Joan K. Short for the State of Ohio, Department of Transportation.

6318

SLOPE EASEMENT FOR HIGHWAY PURPOSES FROM Bowen Franklin VanCooney, husband and Linda Lou VanCooney, wife Address P.O. Box 81 Blue Rock, Ohio 43720 TO THE STATE OF OHIO

S.R. 60 County Muskingum Section 3.17 Parcel No. 3

Recorded Sept 21 1990 At 8:33 o'clock A M. Recorded Sept. 24 1990 In Muskingum County Record of Deeds, Vol. 1041 Page 455 Recorder's Fee \$ 10.00 C

Form 2780 (1-85) Easement 2467 NO. 1035 PAGE 488

Muskingum County, Ohio Rec'd 4-18-90
Recorded 4-14-90 Vol. 117 at 9:06 AM
Donald Michels Recorder 12th

TRANSFER NOT NECESSARY
APR 18 1990
Noted G. Boonard
Auditor, Muskingum County, Ohio

THE OHIO BELL TELEPHONE COMPANY
Easement

One hundred and fifty five \$155
In consideration of ONE HUNDRED AND FIFTY FIVE Dollars (\$ 155) and other good and valuable considerations, receipt whereof is hereby acknowledged, WE hereby grant unto THE OHIO BELL TELEPHONE COMPANY, its successors and assigns, (hereinafter called the Company) a perpetual right of way and easement to install, construct, reconstruct, operate, maintain, repair, supplement and remove, at any time or times hereafter, its underground communication systems, together with all such communication facilities, including conduits, manholes, cables, wires, fixtures and appurtenances, as it may from time to time require or deem proper therefor, in, under, over and upon a strip of land as shown on exhibit(s) across the property and/or along the highway adjoining the property which WE own or in which WE have an interest situated in the TOWNSHIP of BLUE ROCK County of MUSKINGUM State of Ohio, Known as being PART OF A TRACT OF LAND SITUATED IN SECTION 3, TOWNSHIP 12, RANGE 12, AND CONTAINING 5.489 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED IN A WARRANTY DEED DATED JUNE 21, 1979 TO BOWEN FRANKLIN VANCOONEY, JR. AND LINDA LOU VANCOONEY.

and being the same premises of record in Deed Book 811 Page 156 MUSKINGUM County Records.

Said underground communication system shall be constructed within the boundaries of a strip of land as shown and delineated upon the attached drawing marked, "Exhibit A" and made a part hereof.

O. B. J. AGREES TO REPLACE AND OR RESTORE PROPERTY TO ORIGINAL CONDITION (FENCE, TREES, SOD, AND SIDE WALK) TO OWNERS' SATISFACTION.

With each and every right given to the company by this easement, the company shall also have the perpetual right and easement to place above the strip of land shown in Exhibit 'A' the following:

Said grant includes the right, at all times, of ingress to and egress from said strip, the right to use the premises parallel to and adjoining the boundaries of said strip for the operation of apparatus, appliances and equipment for any of the purposes herein specified, the right to clear said strip upon land of the undersigned, and the right to carry in said underground communication systems the communication facilities the company deems proper. The company shall promptly compensate the undersigned for all damage caused by any of the operations which the company is herein granted the right to perform. The company at its expense, shall restore all disturbed areas to as reasonable a condition as possible to the condition prior to any construction.

The company shall indemnify and save harmless the owners of said property from all damages to said property and from all claims and causes of actions for personal injury and damages asserted against grantor by reason of any negligence in the construction of, and maintenance of said equipment upon said premises.

The undersigned may use the surface of said strip provided such use does not interfere with the Company's use of said easement.

1035 488

IN WITNESS WHEREOF, WE have hereunto set our hands(s) this 11 day of April, 1980.

Signed and Acknowledged in the Presence of:

x [Signature]
WITNESS
x [Signature]
WITNESS

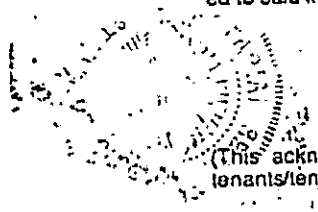
x [Signature]
GRANTOR BOWEN FRANKLIN VANCOONEY, JR.
(HUSBAND)
x [Signature]
GRANTOR LINDA LOU VANCOONEY (WIFE)

(This acknowledgement is to be executed if the Grantor is a corporation/partnership.)

STATE OF _____)
COUNTY OF _____) SS

Personally came before me this _____ day of _____, 19____, and _____

to me known to be the _____ and _____ respectively, of the above named corporation/partnership, and by me duly sworn, did severally depose and say that they executed the foregoing instrument for and on behalf of said corporation as such officers, being duly authorized so to do, and further did severally depose and say that they are such officers of said corporation and that the seal affixed to said instrument is the seal of said corporation.



Notary Public in and for _____ County, Ohio

(This acknowledgement is to be executed if the Grantor is of singular or joint tenants/tenants in common.)

STATE OF OHIO)
COUNTY OF MUSKINGUM) SS

~~NO INSTRUMENT~~
WAS PREPARED BY
OHIO BELL TELEPHONE CO. 4-6-92-6000

Before me, a Notary Public in and for said County, personally appeared BOWEN FRANKLIN VANCOONEY, JR. and LINDA LOU VANCOONEY who acknowledged that THEY did sign the foregoing instruments and that the same is THEIR free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name affixed my official seal this 11 day of April, 1980.

NOTARY PUBLIC STATE OF OHIO
MY COMMISSION EXPIRES FEB. 23, 1985

Notary Public in and for MUSKINGUM County, Ohio

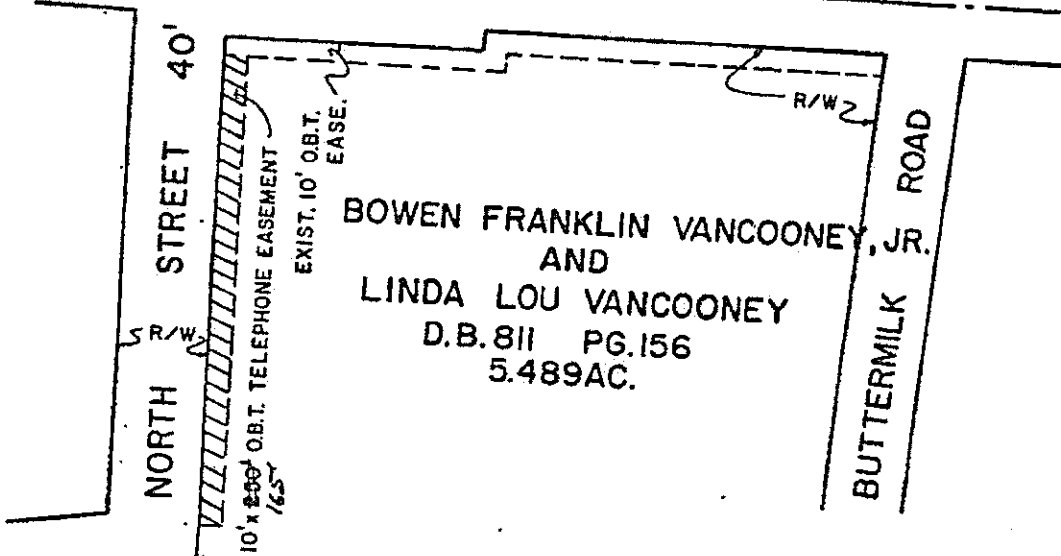
BOWEN FRANKLIN VANCOONEY, JR. AND
LINDA LOU VANCOONEY
FOR OHIO BELL TELEPHONE COMPANY USE ONLY
Date _____ Order No. 73254-89
Engineering District AMERICAN EASEMENT
Recording RW Agent _____
CORPORATION AEC 265
THIS SPACE FOR COUNTY RECORDER'S OFFICE USE

COUNTY RECORDER'S RECORD
Received for record _____ 19____
At _____ O'clock _____ PM
Recorded _____ 19____
Deed Book _____ Page _____
County _____ Recorder _____

EXHIBIT . A

VOL 1035 PAGE 490

E SOUTH RIVER ROAD S.R. 60



NOT TO SCALE

TO EASEMENT DATED: April 11, 1979
 FROM: BOWEN FRANKLIN VANCOONEY, JR. AND LINDA LOU VANCOONEY
 TO: THE OHIO BELL TELEPHONE COMPANY
 AS RECORDED IN MUSKINGUM COUNTY RECORDS
 DEED BOOK 811 PAGE 156
 ON: JUNE 21, 1979
 SITUATED IN THE: TOWNSHIP OF BLUE ROCK
 COUNTY OF: MUSKINGUM
 STATE OF OHIO

PREPARED BY: AMERICAN EASEMENT CORPORATION
 DRAWN BY: _____ A.E.C. No. 737 ORDER No. 73254-69

Form 3760 (7-65) Easement

VOL 1032 PAGE 409 512

STATE OF OHIO, MUSKINGUM COUNTY
RECEIVED FOR RECORD
Jan 24 1979 8:55 AM
Recorded Case 25 1979
in Deed Book 1032 Page

Donald M. Mink 12

THE OHIO BELL TELEPHONE COMPANY
Easement

In consideration of ONE AND NO/100 Dollars (\$ 1.00/100) and other good and valuable considerations, receipt whereof is hereby acknowledged, WE hereby grant unto THE OHIO BELL TELEPHONE COMPANY, its successors and assigns, (hereinafter called the Company) a perpetual right of way and easement to install, construct, reconstruct, operate, maintain, repair, supplement and remove, at any time or times hereafter, its underground communication systems, together with all such communication facilities, including conduits, manholes, cables, wires, fixtures and appurtenances, as it may from time to time require or deem proper therefor, in, under, over and upon a strip of land as shown on exhibit(s) across the property and/or along the highway adjoining the property which

WE own or in which WE have an interest situated in the TOWNSHIP of BLUE ROCK County of MUSKINGUM State of Ohio, Known as being PART OF A TRACT OF LAND SITUATED IN

SECTION 3, TOWNSHIP 12, RANGE 12, AND CONTAINING 5.489 ACRES
MORE OR LESS AND BEING MORE FULLY DESCRIBED IN A WARRANTY DEED
DATED JUNE 21, 1979 TO ROWEN FRANKLIN VANCOONEY, JR. AND
LINDA LOU VANCOONEY.

and being the same premises of record in Deed Book 811 Page 156 of MUSKINGUM County Records.

Said underground communication system shall be constructed within the boundaries of a strip of land as shown and delineated upon the attached drawing marked, "Exhibit A" and made a part hereof.

With each and every right given to the company by this easement, the company shall also have the perpetual right and easement to place above the strip of land shown in Exhibit 'A' the following:

O.B.T. agrees to replace and or restore property
to original condition (fence trees sod & sidewalk)
to owners satisfaction

Said grant includes the right, at all times, of ingress to and egress from said strip, the right to use the premises parallel to and adjoining the boundaries of said strip for the operation of apparatus, appliances and equipment for any of the purposes herein specified, the right to clear said strip upon land of the undersigned, and the right to carry in said underground communication systems the communication facilities the company deems proper. The company shall promptly compensate the undersigned for all damage caused by any of the operations which the company is herein granted the right to perform. The company at its expense, shall restore all disturbed areas to as reasonable a condition as possible to the condition prior to any construction.

The company shall indemnify and save harmless the owners of said property from all damages to said property and from all claims and causes of actions for personal injury and damages asserted against grantor by reason of any negligence in the construction of, and maintenance of said equipment upon said premises.

The undersigned may use the surface of said strip provided such use does not interfere with the Company's use of said easement.

OHIO BELL TELEPHONE CO.
RECEIVED BY
JAN 24 1979

512 VOL. 1032 PAGE 410

IN WITNESS WHEREOF, We have hereunto set our hands(s) this 18 day of JAN 1990

Signed and Acknowledged in the Presence of:
WITNESS John D. [Signature]
WITNESS [Signature]

GRANTOR BOWEN FRANKLIN VANCOONEY, JR. (HUSBAND)
GRANTOR LINDA LOU VANCOONEY (WIFE)

(This acknowledgement is to be executed if the Grantor is a corporation/partnership.)

STATE OF)
COUNTY OF) SS

Personally came before me this ___ day of ___, 19___, to me known to be the ___ and ___ respectively, of the above named corporation/partnership, and by me duly sworn, did severally depose and say that they executed the foregoing instrument for and on behalf of said corporation as such officers, being duly authorized so to do, and further did severally depose and say that they are such officers of said corporation and that the seal affixed to said instrument is the seal of said corporation.

Notary Public in and for ___ County, Ohio

(This acknowledgement is to be executed if the Grantor is of singular or joint tenants/tenants in common.)

STATE OF Ohio)
COUNTY OF MUSKINGUM) SS

Before me, a Notary Public in and for said County, personally appeared BOWEN FRANKLIN VANCOONEY JR. and LINDA LOU VANCOONEY who acknowledged that THEY did sign the foregoing instruments and that the same is THEIR free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name affixed my official seal this 18 day of JANUARY 1990

Notary Public in and for MUSKINGUM County, Ohio

DAVID F. MORRIS
NOTARY PUBLIC - MUSKINGUM CO. OHIO
MY COMMISSION EXPIRES NOV. 23, 1992

THIS INSTRUMENT WAS PREPARED BY GARD BELL TELEPHONE CO. (614) 440-0000

512 /
Oval

BOWEN FRANKLIN VANCOONEY, JR. AND LINDA LOU VANCOONEY
FOR OHIO BELL TELEPHONE COMPANY USE ONLY
Date Order No. 73254-89
Engineering District AMERICAN EASEMENT
Recording R/W Agent CORPORATION REC 265

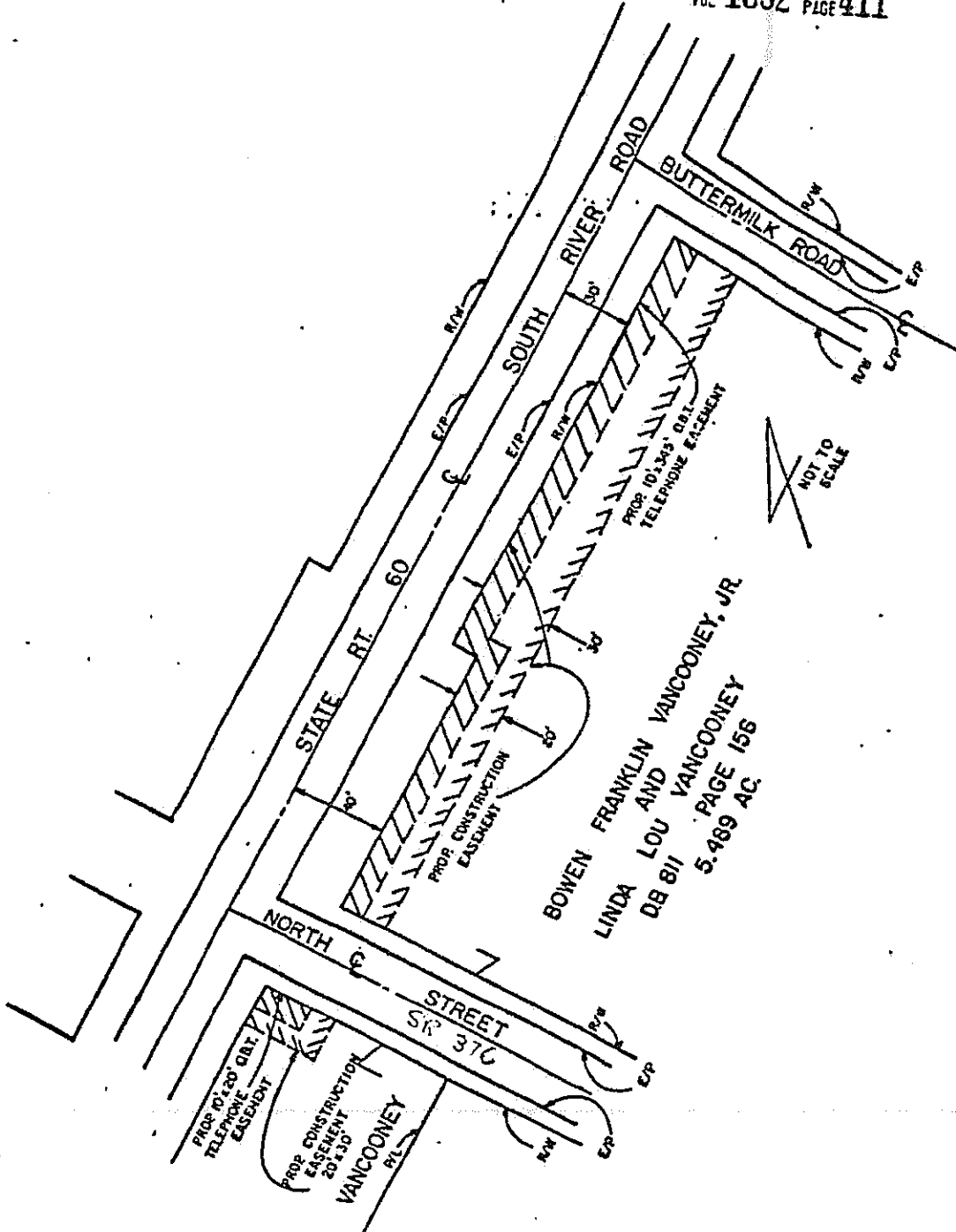
THIS SPACE FOR COUNTY RECORDER'S OFFICE USE

TRANSFER NOT NECESSARY
JAN 24 1990
Morriss & Blinnard
Auctioneer, Muskingum County, Ohio

COUNTY RECORDER'S RECORD
Received for record 19 ___ PM
At O'clock
Recorded 19 ___
Deed Book Page
Case American Easement Coy
1700 Stuyvesant Avenue
Columbus, Ohio 43219

EXHIBIT A

VOL. 1032 PAGE 411



TO EASEMENT DATED: JANUARY 16, 1990
 FROM: BOWEN FRANKLIN VANCOONEY, JR. AND LINDA LOU VANCOONEY
 TO: THE OHIO BELL TELEPHONE COMPANY
 AS RECORDED IN MUSKINGUM COUNTY RECORDS
 DEED BOOK 811 PAGE 156
 ON: JUNE 21, 1979
 SITUATED IN THE: TOWNSHIP OF BLUE ROCK
 COUNTY OF: MUSKINGUM
 STATE OF OHIO

PREPARED BY: AMERICAN EASEMENT CORPORATION
 DRAWN BY: CH A.E.C. No. 265 ORDER No. 73254-89

PIPELINE RIGHT-OF-WAY

BOOK 917 PAGE 68

FOR AND IN CONSIDERATION of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, and the further consideration of ~~Five~~ ^{FIVE} Dollars (\$5.00) per lineal rod for each rod of pipe line laid on the lands herein described to be paid when said pipe line is laid, I/we

Bowen Franklin VanCooney and Linda Lou VanCooney, his wife
of Box 81 Blue Rock OH, 43720

herein called "Grantor", whether one or more, hereby grant, convey and warrant unto The Banatty Corporation Cambridge herein called "Grantee", the right of way to lay, maintain, operate, inspect, replace, change the size of, relocate and remove a pipe line for the transportation of natural gas and other gaseous products, with drips, valves, cathodic protection, measuring and regulating equipment, and other necessary appurtenances thereto, on, over and through the following described lands situated in Lot/Section 20 Blue Rock Township, Knox County, State of Ohio, bounded and described as follows:

On the North by lands of R. Kennel, B. Orcutt, T. Smedley
On the East by lands of T. Smedley, B. Orcutt
On the South by lands of R. Talbent, Small Tracts
On the West by lands of State Route 57

together with ingress and egress to and from said pipe line, measuring and regulating equipment and other appurtenances at all times over and through said lands as may be necessary or convenient for the full and complete use by the Grantee of this right of way.

1. No buildings, structures or obstructions of any kind shall be placed, constructed or maintained by the Grantor within a distance of ~~50 feet~~ from said pipe line. There shall be no filling upon or adding to, and no removal of, the earth or surface thereof by the Grantor within a distance of ~~50 feet~~ from said pipe line.
***TEN (10) FEET**

2. The Grantee shall pay any damages which might arise to crops, buildings, drain tile and fences from the exercise of any of the rights herein granted to it; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor, one by the Grantee, and the third by the two so appointed, and the award of said three persons shall be final and conclusive.

3. The Grantor shall use and enjoy the said lands subject to the conditions and provisions of this right of way grant, expressed and implied, and provided always that such use and enjoyment shall not interfere or be inconsistent in any way with rights, privileges and uses herein granted to the Grantee.

4. Subject to the same provisions and conditions hereof applicable to the first pipe line laid and constructed hereunder and all the other provisions and conditions hereof, the Grantee is further granted the right of way to lay and construct at any time, upon payment to the Grantor of the same price per lineal rod provided above for said first pipe line, and to maintain, operate, inspect, replace, change the size of, relocate and remove, additional lines of pipe alongside said first pipe line and additional lines of pipe to connect with said first pipe line.

5. All payments hereunder may be made to Grantor by check made payable to the order of and mailed or delivered to see above at see above who is hereby authorized to receive such payments on behalf of the Grantor, whether one or more.

6. This grant shall extend to and be binding upon the Grantor and the Grantee, their respective heirs, successors and assigns, whether assigned in whole or in part, and cannot be changed in any way except in writing signed by the Grantor and a duly authorized agent of the Grantee.

IN WITNESS WHEREOF the grantors have hereunto set their signatures this 27th day of March, 19 84.

WITNESS:

[Handwritten signatures]

[Handwritten signature]
Bowen Franklin VanCooney

[Handwritten signature]
Linda Lou VanCooney, his wife

This instrument prepared by The Banatty Corporation
P. O. BOX 75, Cambridge, Ohio 43725

(896) For Assign see Deed BK 1103 pg 385
(14324) For assign see Deed BK 1102 pg 2
(2304) For assign see Deed BK 1104 pg 585
(5675 - 5677) For Assign see Deed BK 1108 Pgs 163, 167
(6467 - 6970) For Assign see Deed BK 1109 Pgs 483 + 171
due 504

BOOK 917 PAGE 69

STATE OF Ohio
COUNTY OF Muskingum SS

On this 27th day of March, 1984, before me a notary public, in and for said County, personally appeared the said Bowen Franklin and Linda Lou VanCooney, husband and wife who acknowledged that they did sign and seal the foregoing instrument and that it is their free act and deed.
WITNESS my hand and official seal, the day and year aforesaid.

[Handwritten signature]
DONALD J. WADD
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 7-8-85

STATE OF _____ SS
COUNTY OF _____ My Commission Expires 7-8-85

On this _____ day of _____, 19____, before me a _____, in and for said County, personally appeared the said _____ who acknowledged that _____ did sign and seal the foregoing instrument and that it is _____ free act and deed.
WITNESS my hand and official seal, the day and year aforesaid.

TRANSFER NOT NECESSARY
APR 18 1984
Norman G. Bowman
Auditor, Muskingum County, Ohio

2859

Series _____ File No. _____
RIGHT OF WAY
from *Bowen Franklin Van Cooney
Linda Lou Van Cooney*
Bonatty Corp

Line No. _____ Length _____ Rods _____

LOCATED
Rec'd for Record *April 18 1984*
at 10:40 AM
Recorded *April 19 1984*
Book 917 Page _____
Donald M. Mink
County Recorder
10 02

Erin Bonatty



[Handwritten signature]

That BOWEN FRANKLIN VANCOONEY, JR., and LINDA LOU VANCOONEY, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant to WILLIAM DAVENPORT

whose tax-mailing address is 6460 Buttermilk Rd., Blue Rock, OH 43720

the following real property: Situated in the State of Ohio, Muskingum County, Blue Rock Township, Township 12, Range 12, being part of the north east quarter of Section 20 and more particularly described as follows:

Being an easement Twelve (12) feet in width and running from the center of County Road No. 226, aka Buttermilk Road, in a southerly direction to a certain stream flowing through a 5.489 acre tract of land described in Deed Book Volume 811, at page 156, and designated therein as "Tract III".

Said easement is granted for the purpose of permitting the grantee, his heirs and assigns, to install, operate and maintain a waste water disposal line from The Blue Rock Car Wash to the aforementioned stream.

At such time as the subject line is no longer used for the transmission of waste water between said points, then this easement shall terminate and all rights herein revert to the Grantors, their heirs and assigns. The Grantee shall maintain and keep in good condition all lines over and upon said easement and shall be responsible for any and all damage resulting from the operations of said line.

Prior Instrument Reference: Volume Page, wife/husband of the grantor, releases all rights of dower therein.

Witness our hands this 10th day of JUNE

1983

Signed and acknowledged in presence of

[Handwritten signatures]

[Handwritten signatures]
BOWEN FRANKLIN VANCOONEY, JR.
LINDA LOU VANCOONEY

State of Ohio, } ss. Before me, a Notary Public
Muskingum County, } in and for said County and State, personally appeared the above named

BOWEN FRANKLIN VANCOONEY, JR. and LINDA LOU VANCOONEY, husband and wife who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Muskingum County, Ohio this 10th day of June A.D. 1983.

RALPH K. McINTYRE
Notary Public, State of Ohio
My Commission Expires June 2, 1988

[Handwritten signature]

This instrument prepared by Attorney Kenneth M. Mortimer

EASEMENT / 3983



BORNE FRANKLIN VANCOCKEY, JR.,
et ux.,

TO

WILLIAM DAVENPORT
6460 Buttermilk Road
Blue Rock, OH 43720

By 811-156 X

TRANSFER NOT NECESSARY JUN 20 1983 COUNTY CLERK Auditor, Muskingum County, Ohio COUNTY OF <u>Marshall</u> SS	19 COUNTY CLERK
---	--------------------

RECEIVED FOR RECORD ON THE
 20 DAY OF June 19 83
 AT 10:20 O'CLOCK A M
 AND RECORDED June 21 19 83 IN
 DEED BOOK 893 PAGE 73
Donald M. Meeks
 COUNTY RECORDER
 RECORDERS FEE \$ 11.00

KENNETH M. BENTONER
 Attorney At Law
 P. O. Box 1111
 Xenia, Ohio 45381

FORM 600 C-80

RIGHT OF WAY VOL. 505 PAGE 495

For and in Consideration of One Dollar to THEM in hand paid; receipt of which is hereby acknowledged, and the further consideration of twenty-five cents (25c) per fixed rod, to be paid when such grant shall be used or occupied

Joseph S. Fenton and Kate C. Fenton (husband and wife)

(hereinafter called the Grantors) do hereby grant to THE OHIO FUEL GAS COMPANY (hereinafter called the Company), its successors and assigns, the right to lay a pipe line over and through the premises hereinafter described, and to maintain, operate without restriction or limitation, repair, replace and remove same, together with valves and other necessary appurtenances on lands in Lot 1, Section 1, Blue Rock Township, Muskingum County, Ohio, situated in Qr Twp No. Township No. Range No. and bounded as follows

On the North by lands of South line of Salt Creek Township
On the East by lands of East line of Mingo Township
On the South by lands of Green Township
On the West by lands of Salt Beauty et al. Hiram & Wattle

and containing 8.1 acres, more or less, with the right of ingress and egress to and from the same. The Grantors may use and enjoy the said premises, subject to the rights herein granted to the Company. All pipe, except where risers with attached valves may become necessary, shall be buried so as not to interfere with the cultivation of the land. The Company shall pay any damages which may arise to crops and fences from the laying, maintaining, operating, repairing, replacing and final removing of said pipe line. Said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Grantors, their heirs or assigns, one by the Company, its successors or assigns, and the third by the two appointed as aforesaid, and the award of such three persons shall be final and conclusive. The Company, its successors or assigns, may at any time lay, maintain, operate, repair, replace and remove other lines of pipe elsewhere on said premises, upon the payment of a like consideration for each line, and subject to the same conditions as above; the laying of any one line of pipe shall not fix or limit the right of way herein granted. The Company may replace or change the size of its pipes, without interruption to service, by paying the damages, if any, to crops and fences which may arise in making such change.

Payment of all money due Grantors hereunder may be made to Joseph S. Fenton by check made payable to his order and mailed to him at Route #1, Chardonville, Ohio

In Witness Whereof, the Parties hereto have hereunto set their hands this 18 day of January, 1961 Signed and acknowledged in the presence of

Homer R. Wilson, Hiram & Wattle

Joseph S. Fenton, Kate C. Fenton

STATE OF OHIO

COUNTY OF Muskingum

Personally appeared before me, a Notary Public in and for said County, Joseph S. Fenton and Kate C. Fenton, husband and wife, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal this 19th day of January, 1961

Homer R. Wilson, Notary Public For Counties of Guernsey, Noble, Muskingum, Coshocton, Tuscarawas, Belmont and Harrison

Homer R. Wilson, Notary Public

THIS INSTRUMENT WAS PREPARED BY THE OHIO FUEL GAS COMPANY. Commission Expires 12/31/62. DATE 1961 JAN 21 MUSKINGUM COUNTY RECEIVED FOR RECORD

January 31, 1961 at 9:35a.m. Filed Feb 2, 1961. Indexed Book Page 404. Kenneth Moody Register D.S.

TRANSFER NOT NECESSARY JAN 31 1961 John H. Fenton Auditor, Muskingum County Ohio

Part #1

DEED OF EASEMENT
OHIO POWER

Name and Address
Mr. George Coleman
Blue Rock Ohio

Pres. 20 May No. 1845
Eas. No. 20 Drg. No. 11/51
W. O. 100/135-20

This Indenture, made this 3rd day of April 1951
by and between George Coleman M.M. Coleman Nellie Coleman
302 S. Peyton M.E. Powelson Ella E. Powelson
(Wife) of the County of MUSKINGUM State of Ohio,
parties of the first part, and **THE OHIO POWER COMPANY**, a corporation organized and existing
under the laws of the State of Ohio, party of the second part.

Witness: That for and in consideration of the sum of One Dollar in hand paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, said party of the first part hereby grant, bargain, sell, convey, and warrant to the party of the second part, its successors and assigns forever, a right of way and easement with the right, privilege, and authority to said party of the second part, its successors, assigns, lessees, and tenants to construct, erect, operate and maintain a line of towers and wires for the purpose of transmitting electric or other power, in, on, along, over, through or across the following described lands situated in _____ Township, in the County of Muskingum in the State of Ohio, and part of Section No. 16 - 21 Township No. 12-N and Range No. 12-W and bounded:
On the North by the lands of Levi C. Shaver-Ray Shook
On the East by the lands of Ray Shook-O. & H. Echelberry
On the South by the lands of Kenneth Powelson
On the West by the lands of Melitta McGill
Sticker No. 6 is attached hereto and made a part hereof.

TOGETHER with the right to said party of the second part, its successors and assigns, to place, erect, maintain, inspect, add to the number of, and relocate at will, towers, crossarms or fixtures, and string wires and cables, adding thereto from time to time, across, through, or over the above described premises, to cut and, at its option, remove from said premises or the premises of the party of the first part adjoining the same on either side, any trees, overhanging branches or other obstructions which may endanger the safety or interfere with the use of said towers or fixtures or wires attached thereto or any structure on said premises, and the right of ingress and egress to and over said above described premises, and any of the adjoining lands of the party of the first part, at any and all times, for the purpose of patrolling the line, of repairing, renewing or adding to the number of said towers, structures, fixtures and wires, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any or all of said improvements erected open, over, or on said land, together with the rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of the rights herein granted; provided however, the said THE OHIO POWER COMPANY, its successors or assigns, shall (unless otherwise provided) pay to the party of the first part, the sum of Fifty Dollars (\$50.00) for each tower erected on said lands, and for each structure described, from time to time, whenever and as soon as any towers are erected thereon. Grantee will indemnify, defend and hold harmless the party of the first part, its heirs, successors, assigns, lessees, or any of them, from and against all damages done to the fences, drains, ditches, crops, and stock on the premises herein described, caused by the construction, operation and maintenance of said lines. It is understood and agreed between the parties hereto that no structure shall be placed by the grantors herein, their heirs, successors, lessees, or assigns, under or within fifty (50) feet (measured horizontally) of any tower or wire to be constructed over said premises. All claims for damages caused in the operation and maintenance of said lines, shall be made at the office of the Grantee at 21 South First Street, Newark, Ohio, or mailed to P. O. Box 911, Newark, Ohio, within thirty days after such damages accrue. If Grantor and Grantee cannot agree on the amount of damages, the same shall be arbitrated. Any trees cut will be paid for by Board Measure, using Scribner's Lumber Rules, at the market price in vicinity, and this Indenture contains all agreements, expressed or implied, between the parties hereto.

To Have and to Hold the same unto said party of the second part, its successors and assigns.
In Witness Whereof, the party of the first part hereunto set their hands the day and year first above written.

Signed and Acknowledged in the presence of:
George Coleman 1-2-3-4-5-6 Ella E. Powelson
M.M. Coleman 1-2-3-4-5 George Coleman
Nellie Coleman 1-2-3-4-5 M.M. Coleman
Helen Spinks Bridwell 1-2-3-4-5 Nellie Coleman
Clude E. Thompaga 1-2-3-4-5 Joe J. Peyton
M.E. Powelson 1-2-3-4-5 M.E. Powelson

All money due for right of way shall be made payable to George Coleman address Blue Rock, Ohio as agent for the undersigned and as agent for the undersigned he is authorized to accept payments and make all settlements and adjustments for damage that may be caused by the construction, erection, operation and maintenance of said line.

Vol. 378, Pg. 375

THE STATE OF OHIO,
 in and for said County, personally appeared the above named Robert P. Miller
 who acknowledged that he did sign the within instrument and that the same is
 free act and deed.
 IT WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31
 day of April A. D. 1951 J. N. Cannon, Jr.
 My commission expires Dec. 31 1951
 J. N. Cannon, Jr.
 Notary Public

THE STATE OF OHIO,
 in and for said County, personally appeared the above named Robert P. Miller
 who acknowledged that he did sign the within instrument and that the same is
 free act and deed.
 IT WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31
 day of April A. D. 1951 Helen Bridwell
 My commission expires Jan. 3 1952
 Helen Bridwell
 Notary Public

THE STATE OF OHIO,
 in and for said County, personally appeared the above named Robert P. Miller
 who acknowledged that he did sign the within instrument and that the same is
 free act and deed.
 IT WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31
 day of April A. D. 1951 Clara E. Thompson
 My commission expires July 27 1953
 Clara E. Thompson
 Notary Public



701
 2236
 Name: Robert P. Miller
 Address: 1000 Hill St., N.W.
 Title: _____
 Exam. No. 22 Map No. 1145
Paul

TRANSFER
 NOT NECESSARY
 MAY 12 1951
 Paul P. Miller
 Notary Public
 State of Ohio

Received for Record 9 31 M. 5/2 1951
 Recorded in Deed Records May 2, 1951
 Volume: _____ Page: _____
Wm. S. Shaw Recorder
 of Madison County
 State of Ohio
 m. n. 157

The First tract being the eastern half of the northeast quarter of Section 13, Township 12 and Range 11 in the Zanesville Land District in said township, county and state, containing 79.87 acres, more or less.

The second tract situated in the aforesaid township, county and state, and being a part of the west half of the northeast quarter of section 13, Township 12 and Range 11 in the Zanesville Land District, and bounded as follows: Beginning at the northeast corner of said half quarter section, and running thence west 9.50 chains to a post in the road; thence south 48 degrees east 7.75 chains; thence south 7 degrees east 4.65 chains; thence south 38 1/2 degrees east 5.25 chains; thence north 14 chains to the place of beginning; containing 5.92 acres, more or less.

That the names of the Devises and the interests to them passing, are as follows:

Names	Interests Passing
John C. Phillips	1/8
William O. Phillips	1/8
Addie Sterbeck	1/8
Virginia Tucker	1/8
C. E. Phillips	1/8
Maude M. Smith	1/8
Elizabeth Smith	1/8
Lilly B. Pryor	1/8

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Muskingum County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 27th day of October, 1936

John P. Baker Probate Judge
(Court Seal)

Transferred Oct. 27, 1936
Received Oct. 27, 1936 at 12:35 P.M.
Recorded Nov. 4, 1936

Attest: Fred J. Mathews
Recorder

No. 3628
John Peyton
To
County of Muskingum

75

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That John Peyton, the Grantor, for and in consideration of the sum of One Dollar dollars (\$1.00) and for other good and valuable considerations to him paid by the County of Muskingum, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Blue Rock Township, Muskingum County, Ohio, Section 20, Township 12, Range 12, and bounded and described as follows:

Being a tract of land 10 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein, lying and being between the center line of the present road as existing and occupied June 1st, 1936, and line parallel thereto and 10 feet therefrom on the south side thereof.

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TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenants with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF John Peyton has hereunto set his hand, the 21st day of August in the year of our Lord one thousand nine hundred and thirty six

Signed and sealed in the presence of:

C. A. Barnes

John Peyton

E. M. Frame

STATE OF OHIO, Muskingum COUNTY SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named John Peyton 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 this 21st day of August, A. D. 1936

Robert Wesley Painter
Robert W. Painter, Notary Public
My commission expires Feb. 16, 1937
(Notarial Seal)

Transferred Oct. 26, 1936
Received Oct. 28, 1936 at 9:05 A.M.
Recorded Nov. 4, 1936

Attest:

Fred J. Nethers

Recorder

No. 3629

John Peyton
to
County of Muskingum

75¢

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That John Peyton, the Grantor, for and in consideration of the sum of One dollar dollars (\$1.00) and for other good and valuable considerations to him paid by the County of Muskingum, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands herein after described, situated in Blue Rock Township, Muskingum County, Ohio, Section 20, Township 12, Range 12, and bounded and described as follows:

Being a tract of land 25 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein, lying and being between the center line of the present road as existing and occupied June 1st, 1936, and ___ line parallel thereto and 25 feet therefrom on the North side thereof.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and

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~~the same are free and clear from all liens and encumbrances whatsoever, and that~~
 that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid, hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF John Peyton has hereunto set his hand, the 21st day of August in the year of our Lord one thousand nine hundred and thirty six

Signed and sealed in the presence of:

C. A. Barnes

John Peyton

E. M. Frame

STATE OF OHIO, Muskingum COUNTY SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named John Peyton who acknowledged that he did sign the foregoing instrument and that the same is is free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Zanesville this 21st day of August, A. D. 1936.

Robert Wesley Painter
 Robert W. Painter, Notary Public
 My commission expires Feb. 16, 1937
 (Notarial Seal)

Transferred Oct. 26, 1936
 Received Oct. 28, 1936 at 9:05 A.M.
 Recorded Nov. 4, 1936

Attest:

Fred J. Nethers

Recorder

No. 3630

A. G. Parks
 To
 County of Muskingum

75¢

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That A. G. Parks, the Grantor, for and in consideration of the sum of one dollar dollars (\$1.00) and for other good and valuable considerations to him paid by the County of Muskingum, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Meigs Township, Muskingum County, Ohio, Section 24, Township 12, Range 11, and bounded and described as follows:

Being a tract ^{of land} 60 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein, lying and being between the center line of the present road as existing and occupied June 1st, 1936, and lines parallel thereto and 30 feet therefrom on the north and south sides thereof.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever, except grantee to move any fences or obstructions without expense to the grantor. Also to re-erect buildings and fences.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenants with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF A. G. Parks have hereunto set his hand, the 20 day of May in the year of our Lord one thousand nine hundred and thirty-six

Parcel: 06-42-01-14-000

Year: 2022

DEBRA J. NYE

Muskingum County Auditor | Muskingum County, Ohio



SUMMARY

Deeded Name	BOWEN F VANCOONEY JR & LINDA VANCOONEY		Taxpayer	VANCOONEY BOWEN F JR & LINDA	
Owner	VANCOONEY BOWEN F JR & LINDA PO BOX 127 BLUE ROCK OH 43720			PO BOX 127 BLUE ROCK OH 43720	
Tax District	06-BLUE ROCK FRANKLIN		Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES	
School District	FRANKLIN LSD		Subdivision		
Neighborhood	70600-BLUE ROCK TWP		Legal	R 12 TP 12 SEC 20 SE 5.49A	
Location	ROCKVILLE RD BLUE ROCK OH 43720		Routing Number	54.900000	
CD Year		Map Number	Sales Amount	0.00	
Acres	5.4900	Sold	01/01/1990		

VALUE

District	06-BLUE ROCK FRANKLIN
Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES

CURRENT CHARGES

Full Rate	54.900000
Effective Rate	36.774567
Qualifying Rate	36.368347

	Appraised	Assessed
Land	11,800	4,130
Improvement	0	0
Total	11,800	4,130
CAUV	N	0
Homestead	N	0
OOC	N	0
Taxable	11,800	4,130

	Prior	First	Second	Total
Tax	0.00	68.48	68.48	136.96
Special	0.00	0.00	0.00	0.00
Total	0.00	68.48	68.48	136.96
Paid	0.00	68.48	0.00	68.48
Due	0.00	0.00	68.48	68.48

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
01/01/1990	Buyer: VANCOONEY BOWEN F JR & LINDA Seller: UNKNOWN	0	NOT ON FILE	\$0.00	N 0

LAND

Type	Dimensions	Description	Value
A4-UNDEVELOPED	5.4900	Acres	11,800
		Total	11,800



[Zoom to](#)

06-42-01-14-000

Owner
VANCOONEY BOWEN F JR & LINDA

Location
ROCKVILLE RD
BLUE ROCK OH 43720

Legal
R 12 TP 12 SEC 20 SE
5.49A

Acres
5.4900

Sale Date
01/01/1990

Sale Price
0.00

Appraised Value
11,800



DEBRA J. NYE
Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address



Summary

Tax

Transfers

1

History

1

Payment History

52

Value History

CAUV Soil Breakdown

Land

1

Commercial Buildings

Dwellings

Other Improvements

Sketch

Levy Distribution

Tax Estimator

Map this Parcel

Tax Card



Parcel Number
06-42-01-14-000
Legal Description
R 12 TP 12 SEC 20 SE
5.49A
Location
ROCKVILLE RD
BLUE ROCK OH 43720
Acres
5.4900
Owner
VANCOONEY BOWEN F JR & LINDA

Levies

[More Information](#)

2023 Election Ballot on 11/07/2023

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
MUSKINGUM COUNTY	MUSKINGUM COUNTY - CENTER FOR SENIORS	5 years (Tax years 2023 - 2027)	0.5000 mils	Additional	CENTER FOR SENIORS OPERATING EXPENSES	0.00	2.06 ↑ 2.06

Property

Tax District
06-BLUE ROCK FRANKLIN

School District
FRANKLIN LSD

Neighborhood
70600-BLUE ROCK TWP

Subdivision

Map Number



Routing Number

Deed

Legal Description
R 12 TP 12 SEC 20 SE
5.49A

Acres
5.4900

Date Sold
01/01/1990

Sales Amount
0.00

Volume / Page
0816 / 0320

Owner

Contact

VANCOONEY BOWEN F JR & LINDA
PO BOX 127
BLUE ROCK OH 43720

Owner Name

BOWEN F VANCOONEY JR & LINDA VANCOONEY

Taxpayer

Contact

VANCOONEY BOWEN F JR & LINDA
PO BOX 127
BLUE ROCK OH 43720

Values

Land Use

501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	11,800	4,130
Improvement	0	0
Total	11,800	4,130
CAUV (N)	0	0
Homestead (N)	0	0
Owner Occupancy (N)	0	0
Taxable	11,800	4,130

Current Charges

Full Rate ②
54.900000

Effective Rate ②
36.774567

Qualifying Rate ②



6.368347

Pay Online:

Add to cart

	Prior	First	Second	Total
Tax	0.00	68.48	68.48	136.96
Special	0.00	0.00	0.00	0.00
Total	0.00	68.48	68.48	136.96
Paid	0.00	68.48	68.48	136.96
Due	0.00	0.00	0.00	0.00

Adding on? [Try our tax estimator.](#)

Muskingum County Auditor
401 Main St
Zanesville OH 43701
Hours: Mon-Fri, 8:30AM-4:30PM
Phone: (740) 455-7109
Fax: (740) 455-7182
Email: [Email the Auditor](#)

Important Links

[Muskingum County Website](#)

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