

TITLE REPORT

C/R/S	MUS-376-5.09
PARCEL	011-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
Jennifer N. Bungler and Todd A. Bungler, Sr	Married	Fee Simple

Mailing Address: 6020 Buttermilk Rd  
Blue Rock, OH 43720

Phone Number: Unable to Locate

Property Address: 6020 Buttermilk 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, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert, Vol 1064, Page 475, being part of Section 20, and more particularly described as follows:

Beginning at an iron pin at the Northeast Corner of Lot 12 in the Village of Gaysport Deed 17, Page 432 and 433; thence South 76 Degrees 53 Minutes 37 Seconds 297.00 feet to an iron pin set and the place beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 Degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easement.

Current Deed Reference: Book 2990, Page 664. Recorded in Muskingum County at the Muskingum County Recorder's Office. APN: 06-42-02-56-000

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
No Mortgage found on Record		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
No Leases found on Record		

(3-C) EASEMENTS

Name & Address \_\_\_\_\_ Type \_\_\_\_\_  
The Ohio Power Company  
P.O. Box 911,  
Newark, OH 43055  
Volume 378, Page 374  
Dated 05/01/1951  
Easement -- In Sections 1-36

Grantee: \_\_\_\_\_  
County of Muskingum  
Highway Easement -- 30ft  
Easement

Grantor:  
Franklin Rural School District

Volume 266, Page 140  
Dated 06/26/1936

Grantee: \_\_\_\_\_  
County of Muskingum  
Highway Easement - 30ft  
Easement

Grantor:  
Franklin Rural School District

Volume 265, Page 39  
Dated 06/23/1936

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

On Deed Vol 1064, Page 475, the deed reference is incorrect. Reference should be Vol 796, Page 149.

(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	Building	Total	Taxes
	\$18,300.00	\$5,300.00	\$23,600.00	\$322.24 (Prior) \$294.06 (Current)

(6) CAUV (Current Agricultural Use Value)

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

This Title Report covers the time period from 5/2/1924 to 5/5/2023. 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) 011-WD and presently standing in the name of Jennifer N. Bunger and Todd A. Bunger, Sr the same are entered upon the several public records of Muskingum County.

Date & Time 05/16/2023 @ 7:59AM (am/pm)

Signed \_\_\_\_\_  
Print Name Jacob Bailey

---

**UPDATE TITLE BLOCK**

This Title Report covers the time period from Click or tap to enter a date\_ 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) 011-WD and presently standing in the name of Jennifer N. Bunger and Todd A. Bunger, Sr the same are entered upon the several public records of Muskingum County.

Date & Time \_\_\_\_\_ (am/pm)

Signed \_\_\_\_\_

Print Name

\_\_\_\_\_ Jacob Bailey \_\_\_\_\_

Comments from the agent who prepared the Title Update

---

DIST 05 CRS MUS-376-5.09

PARCEL 011-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Michael Lee Moore and Angie Moore, husband and wife	Jennifer N. Bungler and Todd A. Bungler, Sr	04/24/2021	05/06/2021 @ 2:03PM	Bk 2990, Pg 664	\$15.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert, Vol 1064, Page 475, being part of Section 20, and more particularly described as follows:</p> <p>Beginning at an iron pin at the Northeast Corner of Lot 12 in the Village of Gaysport Deed 17, Page 432 and 433; thence South 76 Degrees 53 Minutes 37 Seconds 297.00 feet to an iron pin set and the place beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 Degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easement.</p> <p>Prior Deed Reference: Vol 1112, Pg 555</p>						
Ricky R. Talbert, unmarried	Michael Lee Moore and Angie Moore	09/20/1995	09/21/1995 @ 3:30PM	Vol 1112, Pg 555	\$24.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert, Vol 1064, Page 475, being part of Section 20, and more particularly described as follows:</p> <p>Beginning at an iron pin at the Northeast Corner of Lot 12 in the Village of Gaysport Deed 17, Page 432 and 433; thence South 76 Degrees 53 Minutes 37 Seconds 297.00 feet to an iron pin set and the place beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 Degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easement.</p> <p>Prior Deed Reference: Vol 1064, Pg 475</p>						

DIST 05 CRS MUS-376-5.09

PARCEL 011-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Ricky R. Talbert and Rochelle Ann Talbert, formerly husband and wife	Ricky R. Talbert	06/03/1992	06/05/1992 @ 3:54PM	Vol 1064, Pg 475	Exempt	Warranty Deed
<p>Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.</p> <p>Being in the Fractional Section Twenty (20), Range Twelve (12), and Township (12), bounded and described: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.</p>						
<p>Prior Deed Reference: Vol 796, Pg 149</p>						
Richard F. Harrop, Jr and Metta T. Harrop, Husband and Wife	Ricky R. Talbert and Rochelle Ann Talbert	11/02/1978	11/03/1978 @ 2:27PM	Vol 796, Pg 149	\$4.00	Warranty Deed
<p>Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.</p> <p>Being in the Fractional Section Twenty (20), Range Twelve (12), and Township (12), bounded and described: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.</p>						
<p>Prior Deed Reference: Vol 728, Pg 56</p>						

DIST 05 CRS MUS-376-5.09

PARCEL 011-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Richard F. Harrop, Sr and Ilene Harrop, Husband and Wife	Richard F. Harrop, Jr and Metta T. Harrop, Husband and Wife	05/03/1976	05/03/1976 @ 12:20PM	Vol 728, Pg 56	\$1.00	Warranty Deed
<p>Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.</p> <p>Being in the Fractional Section Twenty (20), Range Twelve (12), and Township (12), bounded and described: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.</p>						
<p>Prior Deed Reference: Vol 675, Pg 51</p>						
Robert Hunter and Ruth Hunter, Husband and Wife	Richard F. Harrop, Sr and Ilene Harrop, Husband and Wife	04/05/1974	04/05/1974 @ 9:55AM	Vol 675, Pg 51	\$1.00	Warranty Deed
<p>Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.</p> <p>Being in the Fractional Section Twenty (20), Range Twelve (12), and Township (12), bounded and described: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.</p>						
<p>Prior Deed Reference: Vol 675, Pg 48</p>						

DIST 05 CRS MUS-376-5.09

PARCEL 011-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Board of Education of the Franklin Local School District	Robert Hunter and Ruth Hunter, Husband and Wife	05/20/1954	04/05/1974 @ 9:40AM	Vol 675, Pg 48	N/A	Deed (Without Warranty) of Board of Education
<p>Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.</p> <p>Being in the Fractional Section Twenty (20), Range Twelve (12), and Township (12), bounded and described: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.</p>						
<p>Prior Deed Reference: Vol 256, Pg 550</p>						
Fred W. Gregg, G.F. Echelberry, Jessie Echelberry, and Carrie Gregg	Franklin Rural School District	04/13/1935	04/15/1935 @ 4:20PM	Vol 256, Pg 550	\$0.50	Warranty Deed
<p>Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.</p> <p>Being in the Fractional Section Twenty (20), Range Twelve (12), and Township (12), bounded and described: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.</p>						

**TRANSFERRED**  
*5/6* 20 *21*  
DEBRA J. NYE  
AUDITOR, MUSKINGUM COUNTY, OHIO

0006877

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEES 15.00  
EXEMPT \_\_\_\_\_  
DEBRA J. NYE COUNTY AUDITOR *js*



Image ID: 000002385046 Type: OFF  
Kind: DEEDS  
Recorded: 05/06/2021 at 02:03:42 PM  
Fee Amt: \$42.00 Page 1 of 3  
Instr# 202100005101  
Muskingum County  
CINDY RODGERS County Recorder  
BK **2990** PG **664**

Warranty Deed

*9436*  
**Know all Men by these Presents**

That **Michael Lee Moore and Angie Moore, Husband and Wife**, for valuable consideration paid, grants with general warranty covenants to **Jennifer N. Bunger and Todd A. Bunger, Sr.**, for their joint lives, the remainder to the survivor of them, whose tax mailing address is 6020 Buttermilk Road, Blue Rock, OH 43720 the following real property:

**SEE EXHIBIT "A" ATTACHED HERETO**

Auditor's Parcel Number: 06-42-02-56-000  
Property Address: 6020 Buttermilk Road, Blue Rock, OH 43720  
Prior Instrument Reference: Volume 1112, Page 555 of the Muskingum County Official Records.

Executed this *24<sup>th</sup>* day of *April* 2021.

*Michael Lee Moore*  
\_\_\_\_\_  
Michael Lee Moore

*Angie Moore*  
\_\_\_\_\_  
Angie Moore





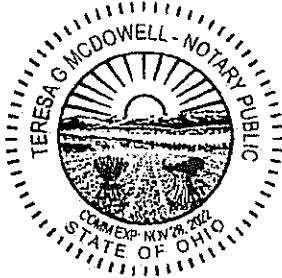
Image ID: 000002385047 Type: OFF  
Kind: DEEDS

Page 2 of 3

BK **2990** PG **665**

State of Ohio,  
Muskingum County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Michael Lee Moore, Married**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed. In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio, this 24<sup>th</sup> day of April 2021.



*Teresa G. McDowell*

Notary Public

State of Ohio,  
Muskingum County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Angie Moore, spouse of Michael Lee Moore**, 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 24<sup>th</sup> day of April 2021.



*Teresa G. McDowell*

Notary Public

This instrument prepared by:  
Ward D. Coffman, III - Attorney at Law  
Coffman Law Offices  
503 Main Street, P.O. Box 159  
Zanesville, Ohio 43702-0159 /jkc  
Deed Preparation Only

DESCRIPTION

APPROVED

By: *[Signature]*



Image ID: 000002385048 Type: OFF  
Kind: DEEDS

Page 3 of 3

BK 2990 PG 666

Exhibit "A"

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert Vol. 1064 Pg. 475, being part of Section 20, and more particularly described as follows:

Beginning at an iron pin found at the Northeast Corner of Lot 12 in the Village of Gaysport deed book 17 Pg. 432 & 433; thence South 76 Degrees 53 Minutes 37 Seconds East 297.00 feet to an iron pin set and the place of beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd. 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 Degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easements.

Subject to Old Co. Rd. 226 and State Route 376 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on Vol. 811 Pg. 156 (Bowen Franklin Van Cooney).

This description was written from a survey made September 12, 1995.

Subject to all leases, easements, rights-of-way, and restrictions of record.

Reference: Volume 1112, Page 555

**Auditor's Parcel No.: 06-42-02-56-000**

VOL 1112 PAGE 555

9935

Muskingum County, Ohio Rec'd 9-20-95  
Recorded 9-21-95 Vol 1112 Pg \_\_\_\_\_  
at 3:30 PM  
Donald Minick Recorder LX.DA. Fee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RICKY R. TALBERT, unmarried, of Muskingum County, Ohio (Grantor), for the sum of Ten Dollars (\$10.00) and other good and valuable considerations, does hereby grant, with general warranty covenants, to MICHAEL LEE MOORE (Grantee), whose tax-mailing address is 6020 Buttermilk Rd., Blue Rock, Ohio 43720, the following-described real property, situated in Muskingum County, Ohio:

See attached Exhibit "A."

Auditor's parcel no. 06-06-42-02-56-000.

Subject to all leases, easements, rights-of-way, and restrictions of record.

Prior instrument reference: Volume 1064, Page 475.

Witness my hand this 20<sup>th</sup> day of September, 1995.

Ricky R. Talbert  
Ricky R. Talbert

Signed and acknowledged in the presence of:

Betsy L. Babin

Garry B. Wilmore

State of Ohio )

County of Muskingum ) ss.

Before me, a notary public in and for said County and State, personally appeared before me the above-named Ricky R. Talbert, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

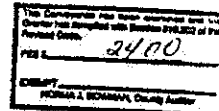
In testimony whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio this 20<sup>th</sup> day of September, 1995.



GARRY B. WILMORE  
Notary Public, State of Ohio  
My Commission Expires On \_\_\_\_\_

Garry B. Wilmore  
Notary Public

1375



Transferred 9/20/95  
Norman J. Bowman  
Muskingum Co Auditor

This instrument prepared by GARRY B. WILMORE, Attorney at Law

VOL. 1112 PAGE 556  
Exhibit "A"

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert Vol. 1064 Pg. 475, being part of Section 20, and more particularly described as follows:

Beginning at an iron pin found at the Northeast Corner of Lot 12 in the Village of Gaysport deed book 17 Pg. 432 & 433; thence South 76 Degrees 53 Minutes 37 Seconds East 297.00 feet to an iron pin set and the place of beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd. 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easements.

See plat attached.

Subject to Old Co. Rd. 226 & State Route 376 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on Vol. 811 Pg. 156 (Bowen Franklin Van Cooney).

This description was written from a survey made September 12, 1995.

Parcel # All of 06-42-02-56-000.

1112 pg 557

18-55 MON 16:31

VCL 1112 PAGE 558

3-22833

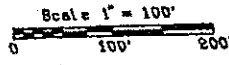
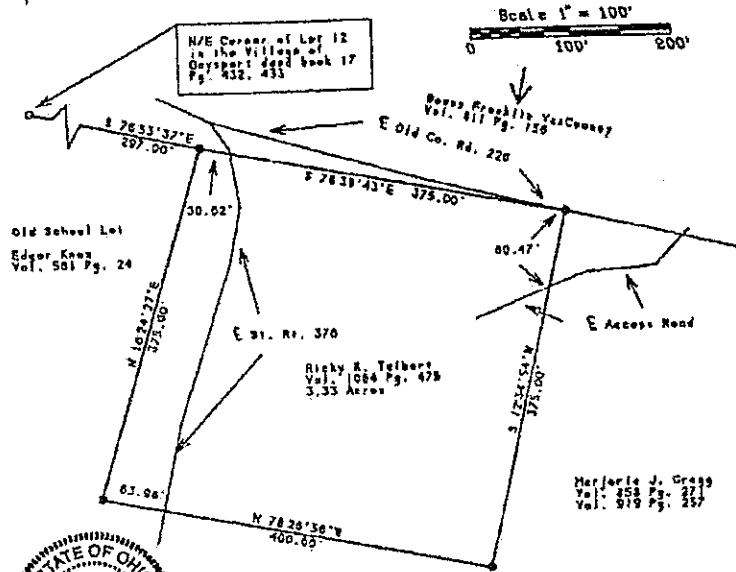
P. 03

# Cannon Land Surveying

7045 Twp. Rd. 114 NE  
New Lexington, Ohio 43784  
(814) 342-2838

Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote Angles Only.  
Date References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and Existing Monumentation.

This Survey is Subject to any Facts That May be Disclosed by a Full and Accurate Title Search.



Kevin Cannon  
Reg. # 7224

Merjerie J. Gregg  
Vol. 358 Pg. 271  
Vol. 919 Pg. 257

9/12/95  
Date

Survey For: Rick Tolbert  
State: Ohio  
County: Muskingum  
Township: Blue Rock  
T- 12 R- 12 Lot: N/A  
Section: 20  
City or Village: N/A  
Subdivision: N/A  
Parcel #: 06-42-02-60-000

### Legend

- Iron Pin Set
- 5/8" Rebar w/ Cap
- Iron Pin Found
- Post
- ▲ R.R. Spike Set
- △ R.R. Spike Found
- ⊙ Drilled Hole 6/8"
- Stone Found
- PK Nail Set
- ⊙ PK Nail Found
- Fence
- Basis Of Bearings

VOL. 1064 PAGE 475

5013

WARRANTY DEED

STATE OF OHIO  
COUNTY OF MUSKINGUM

STATE OF OHIO, MUSKINGUM COUNTY  
RECEIVED FOR RECORD  
June 5 1992 3:54 p.  
RECORDED June 9 1992  
in Deed Book 1064 Page

Donald Minick 1202

KNOW ALL MEN BY THESE PRESENTS that we, RICKY R. TALBERT of Muskingum County, State of Ohio and ROCHELLE ANN TALBERT of Elmore County, State of Alabama, formerly Husband and Wife (hereinafter referred to as GRANTORS) for valuable consideration paid do hereby GRANT, with general warranty covenants to RICKY R. TALBERT, (hereinafter referred to as GRANTEE) the following described real property, situated in the County of Muskingum and the State of Ohio, and in the Township of Blue Rock, and bounded and described as follows:

Being in Fractional Section Twenty (20), Range Twelve (12), and Township Twelve (12), bounded and described as follows: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-five (375) feet to a corner; thence south Three Hundred Seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

Said description being taken from that certain conveyance from RICHARD F. HARROP, JR. and METTA T. HARROP, Husband and Wife and recorded in Deed Book 796 at page 149, Muskingum County, Ohio on NOVEMBER 3, 1978.

Prior instrument Reference: Volume 796, Page 56.

Wife/Husband of the Grantors,  
releases all rights of dower  
therein.

WITNESS their hands:

Ricky R. Talbert  
RICKY R. TALBERT

6/3/92  
DATE

Rochelle Ann Talbert  
ROCHELLE ANN TALBERT

5/4/92  
DATE

553-6  
This Conveyance has been examined and the Grantor has complied with Section 319.222 of the Revised Code  
EXCISE  
MORDELL J. DOWNMAN, County Auditor

Thompson  
June 5, 1992  
William J. [Signature]  
83

NEW DESCRIPTION NECESSARY  
FOR FUTURE AUDITOR'S TRANSFER

BY J. L. Namble  
6-05-92

VOL. 1064 PAGE 476

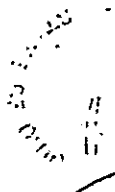
STATE OF OHIO  
COUNTY OF HUSKINGUM

I, the undersigned authority in and for said county and State, hereby certify that RICKY R. TALBERT whose name is known to me and whose name is signed to the foregoing conveyance, being duly informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of June, 1992.

Ricky R. Talbert  
RICKY R. TALBERT

John M. Cooper witness  
Frederick M. [unclear] witness



Donita B. [unclear]  
Notary Public  
DONITA B. [unclear]  
Notary Public  
STATE OF ALABAMA 19, 1992  
COUNTY OF ELMORE

Before me the undersigned authority, in and for the County and State, personally appeared ROCHELLE ANN TALBERT, who is known to me, and after being duly sworn doth depose and say upon oath that she has read the foregoing document and being aware of the contents thereof has executed the same voluntarily.

DONE THIS 4 day of May, 1992.

Rochelle Ann Talbert  
ROCHELLE ANN TALBERT



James E. [unclear]  
NOTARY PUBLIC  
commission expires 1-3-94

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ZANESVILLE, OHIO, this

\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND NO WARRANTY IS MADE BY THE DRAFTER OF THIS DOCUMENT AS TO THE QUALITY OF TITLE CONVEYED.

This instrument prepared by:  
The Law Office of Blake A. Green  
100 Court Street  
Wetumpka, AL 36093  
(205)567-0040  
FAX (205)567-0150

MAIL ORIGINAL TO: RICKY R. TALBERT  
6020 BUTTERMILK ROAD  
BLUE ROCK, OHIO 43720



# Know all Men by these Presents

**That** Richard F. Harrop, Jr. and Metta T. Harrop, Husband and Wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Ricky R. Talbert and Rochelle Ann Talbert

whose tax mailing address is

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:

Being in Fractional Section Twenty (20), Range Twelve (12), and Township Twelve (12), bounded and described as follows: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-five (375) feet to a corner; thence south Three Hundred Seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

This Certificate has been examined and the Office has complied with Section 319202 of the Revised Code.  
FILE #.....  
DATE.....  
WILLIAM H. ANDERSON, County Auditor

62820

NEW DESCRIPTION NECESSARY FOR FUTURE TAX MAP TRANSFER  
LOREN C. CAMP

MUSKINGUM COUNTY ENGINEER  
DEPUTY [Signature] 11/3/78

Prior Instrument Reference: Volume 728, Page 56

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

WITNESS their hands this 2nd day of November

19 78.

Signed and acknowledged in presence of

[Signature] \_\_\_\_\_  
[Signature] \_\_\_\_\_

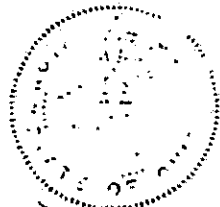
Richard F. Harrop, Jr.  
Richard F. Harrop, Jr.

Metta T. Harrop  
Metta T. Harrop

State of Ohio, } ss. Before me, a Notary Public,  
Muskingum County, } in and for said County and State, personally appeared the above named  
Richard F. Harrop, Jr. and Metta T. Harrop, 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 2nd day of November A. D. 19 78



[Signature]  
JOSEPH H. GARNER, Notary Public  
My Commission Expires Sept. 14, 1979

This instrument prepared by ZELLAR, ZELLAR, HOOPER AND LEWIS/LE

8107  
**ADVERTISED**

Richard F. Harrop, Jr.  
and  
Netta T. Harrop  
**TO**

Ricky R. Talbert  
and  
Rochelle Ann Talbert

Transferred Mar. 3 1978  
*William H. Talbert*  
COUNTY CLERK

STATE OF MISSISSIPPI  
RECEIVED FOR RECORDS  
MAY 3 1978 A.M.  
RECORDED 711 Page 172  
in Ord Book 776 Page  
*Donald M. Mick* Recorder

# Know all Men by these Presents

That Richard P. Harrop, Sr. and Ilene Harrop, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Richard P. Harrop, Jr. and Mötta T. Harrop

whose tax mailing address is Route # 4, McConnellsville, Ohio 43756,

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:

Being in Fractional section Twenty (20), Range Twelve (12), and Township Twelve (12) bounded and described as follows: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-Five (375) feet to a corner; thence south Three Hundred Seventy-Five (375) Feet to a corner; thence in a westerly direction Four Hundred (400) Feet, more or less, to a point on the east boundary line of the present school property; thence in a North-easterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

Prior Instrument Reference Volume 675 . Page 51  
wife/husband of the grantor, releases all rights of dower therein

Witness their hand s this 3rd day of May

19 76

Signed and acknowledged in presence of

Margaret J. Drake  
Janice S. Hayes

Richard P. Harrop, Sr.  
Richard P. Harrop, Jr.  
Ilene Harrop  
Ilene Harrop

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

Richard P. Harrop, Sr. and Ilene Harrop

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

738

In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio this 3rd day of May A.D. 1976

Providence has been examined  
and the Grantor has complied with  
section 19.202 of the Revised Code.  
T.E.C. 11.11.11  
EXEMPT  
WILBER H. WHEELER, County Auditor

MARGARET J. DRAKE  
Notary Public Muskingum Co., Ohio  
My Commission Expires Aug. 29, 1980

Margaret J. Drake

This instrument prepared by Don Alan Dal Ponte, Attorney at Law  
309 Citizens National Bank Bldg.  
Zanesville, Ohio 43701

RECEIVED EQUALIZATION  
MAY 11 1976

2861  
**Warrenton**

Richard F. Harrop, Sr. and  
Ilene Harrop  
TO  
Richard F. Harrop, Jr.

Netta T. Harrop  
Box 209 c Rt. 4 Gno Cornwell 0

Transmit Page 3 1976

*S. Wheeler* J.W.  
COUNTY AUDITOR

STATE OF OHIO, SUSQUEHUNTA COUNTY  
RECEIVED FOR RECORD  
May 9 1976  
RECORDED May 15 1976  
In Ord. Book 728, Page  
Donald Sprick Recorder

Form 662 Warranty Deed Ohio  
Statutory Form

675 51

TITLE LANK REGISTERED & PAY OFFICE

# Know all Men by these Presents

**That** ROBERT HUNTER and RUTH HUNTER, husband and wife,

of MUSKINGUM County, State of Ohio for valuable consideration paid, grant with general warranty of covenants, to RICHARD F. HARROP, SR. and ILENE HARROP, husband and wife,

whose tax mailing address is: Route Four (4), P.O. Box 209-A, McConnelsville, Ohio 43756

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:

Being in Fractional section Twenty (20), Range Twelve (12), and Township Twelve (12), bounded and described as follows: Beginning at the North-east corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-Five (375) feet to a corner; thence south Three Hundred Seventy-Five (375) Feet to a corner; thence in a westerly direction Four Hundred (400) Feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

10  
09  
5

This Conveyance has been examined and the Grantor has complied with Section 311.202 of the Revised Code  
FEE \$ 1.00  
EXCISE  
WILBER H. WHEELER, County, Ohio

Prior Instrument Reference Volume Page

~~to the bounds of the property as shown on the attached plat~~

Witness our hands this 5th day of April,

19 74

Signed and acknowledged in presence of

Barbara Carpenter

Robert C. Hunter  
Robert Hunter

Don Alan Dal Ponte

Ruth F. Hunter  
Ruth Hunter

State of Ohio, } ss. Before me, a notary public  
MUSKINGUM County, } in and for said County and State, personally appeared the above named  
ROBERT HUNTER and RUTH HUNTER

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 43701, this Fifth (5th) day of April, A. D. 19 74.

Don Alan Dal Ponte  
DON ALAN DAL PONTE, Notary Public  
My Commission Has No Expiration Date

This instrument prepared by Don Alan Dal Ponte, Attorney at Law

EXCEL 675 PAGE 52

STATE OF OHIO, MUSKINGUM COUNTY  
RECORDED FOR RECORD

2326 /

# Warranted

ROBERT HUNTER and  
RUTH HUNTER, husband and  
wife,

TO

RICHARD F. HARROP, SR. and  
ILENE HARROP, husband and wife,  
Et. al. Box 289A.

of Cambridgeville

Transferred April 8, 1974

*William H. O'Leary*  
COUNTY AUDITOR

STATE OF OHIO, MUSKINGUM COUNTY  
RECORDED FOR RECORD

April 5, 1974 at 9:55 AM

Recorded April 8, 1974

Dec 26, 1975 Page

*Herewith Money*

Recorder

340

2325 /

DEED (WITHOUT WARRANTY)  
 BOARD OF EDUCATION OF FRANKLIN  
 LOCAL SCHOOL DISTRICT

To  
 ROBERT HUNTER  
 BRUE-ROCK, OHIO  
*Att. of Mrs. Cameron*

RECEIVED *April 5, 1974*

AT 9:40 O'CLOCK A.M.  
 RECORDED *Feb 8, 1974*  
 IN MUSKINGUM COUNTY, OHIO  
 RECORD OF DEEDS, Vol. *625*

PAGE \_\_\_\_\_

*Kenneth Mordybank*  
 RECORDER

RECORDER'S FEE *4.00*

TRANSFERRED *1974*  
*April 5 1954*  
*William H. Ober*  
 AUDITOR

FORM 801

TUTTLEMAN REGISTERED AS RECORDER  
Tuttle Law Print Publishers Alliance

DEED (WITHOUT WARRANTY) OF BOARD OF EDUCATION

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS THE BOARD OF EDUCATION OF THE FRANKLIN LOCAL SCHOOL DISTRICT, COUNTY OF MUSKINGUM, STATE OF OHIO, BY RESOLUTION DULY ADOPTED BY A MAJORITY OF ITS MEMBERS, AT A REGULAR MEETING DULY HELD ON THE 24TH DAY OF FEBRUARY, 1954, DECIDED TO SELL AND DISPOSE OF THE REAL ESTATE HEREINAFTER DESCRIBED, AND

WHEREAS, SAID BOARD OF EDUCATION HAVING FIRST GIVEN AT LEAST THIRTY (30) DAYS' NOTICE OF THE TIME AND PLACE OF THE SALE BY CAUSING THE SAME TO BE PUBLISHED IN THE TIMES RECORDER AND IN THE ZANESVILLE SIGNAL, BOTH OF ZANESVILLE, OHIO, NEWSPAPERS OF GENERAL CIRCULATION IN SAID SCHOOL DISTRICT, AND

WHEREAS, ON THE 21ST DAY OF APRIL, 1954, SAID BOARD OF EDUCATION DID, IN PURSUANCE OF SAID NOTICE, EXPOSE SAID REAL ESTATE FOR SALE AT PUBLIC AUCTION AT THE PHILO HIGH SCHOOL, PHILO, OHIO, AND THE SAME WAS THEN AND THERE PUBLICLY SOLD AND STRUCK OFF TO ROBERT HUNTER FOR THE SUM OF SIXTY (\$60)<sup>+</sup> DOLLARS, HIS BEING THE HIGHEST AND BEST BID THEREFOR.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND IN CONSIDERATION OF SAID SUM OF SIXTY (\$60) DOLLARS, PAID BY SAID ROBERT HUNTER, THE GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE BOARD OF EDUCATION OF FRANKLIN LOCAL SCHOOL DISTRICT, MUSKINGUM COUNTY, OHIO, THE GRANTOR, DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO SAID ROBERT HUNTER, HIS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

675 p. 49

BEING 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:

350

WALTER H. WHELER, County Auditor  
 RECEIVED  
 FEB 1 1911  
 This Certificate has been recorded and is correct and complete with respect to the land herein described.

BEING IN FRACTIONAL SECTION TWENTY (20), RANGE TWELVE (12), AND TOWNSHIP TWELVE (12), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY NOW OWNED BY THE SCHOOL; THENCE IN AN EASTERLY DIRECTION THREE HUNDRED SEVENTY-FIVE (375) FEET TO A CORNER; THENCE SOUTH THREE HUNDRED SEVENTY-FIVE (375) FEET TO A CORNER; THENCE IN A WESTERLY DIRECTION FOUR HUNDRED (400) FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY LINE OF THE PRESENT SCHOOL PROPERTY; THENCE IN A NORTHEASTERLY DIRECTION AND ALONG THE EAST BOUNDARY LINE OF THE PRESENT SCHOOL PROPERTY, TO THE PLACE OF BEGINNING, CONTAINING APPROXIMATELY THREE AND TWO TENTHS (3.2) ACRES.

BEING THE SAME PREMISES CONVEYED TO THE FRANKLIN LOCAL SCHOOL DISTRICT (FRANKLIN RURAL SCHOOL DISTRICT) FROM



DEED VOL. 675 PAGE 50  
FRANKLIN LOCAL SCHOOL DISTRICT TO ROBERT HUNTER PAGE 2

FRED W. GREGG, CARRIE GREGG, GEORGE F. ECHELBERY,  
AND JESSIE ECHELBERY BY DEED DATED APRIL 13, 1935,  
AND RECORDED IN THE DEED RECORDS OF MUSKINGUM COUNTY,  
OHIO, IN THE RECORDER'S OFFICE IN DEED VOLUME 256, AT  
PAGE 550.

TO HAVE AND TO HOLD THE SAME, WITH ALL THE RIGHTS, EASEMENTS, AND  
APPURTENANCES THEREUNTO BELONGING, AND ALL THE RENTS, ISSUES, ASSIGNS,  
FOREVER, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

IN WITNESS WHEREOF, SAID BOARD OF EDUCATION OF FRANKLIN LOCAL  
SCHOOL DISTRICT, COUNTY OF MUSKINGUM, AND STATE OF OHIO, HAS CAUSED  
ITS NAME TO BE SUBSCRIBED BY RUSSELL R. HOLSKEY, ITS PRESIDENT, AND  
H. C. SEYERLE, ITS CLERK, THIS 20 DAY OF MAY, A. D. 1954.

SIGNED AND ACKNOWLEDGED IN  
THE PRESENCE OF:

THE BOARD OF EDUCATION OF FRANKLIN  
LOCAL SCHOOL DISTRICT, MUSKINGUM  
COUNTY, OHIO

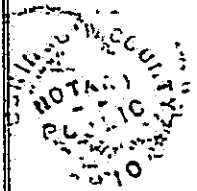
Donald E. Seyerle  
Myron J. Seyerle

By Russell R. Holskey  
RUSSELL R. HOLSKEY, PRES.  
H. C. Seyerle  
H. C. SEYERLE, CLERK

STATE OF OHIO  
MUSKINGUM COUNTY, SS:

ON THIS 20 DAY OF MAY, A. D. 1954, PERSONALLY APPEARED BEFORE  
ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, RUSSELL L. HOLSKEY, PRESI-  
DENT, AND H. C. SEYERLE, CLERK, OF THE BOARD OF EDUCATION OF FRANKLIN  
LOCAL SCHOOL DISTRICT, MUSKINGUM COUNTY, OHIO, AND ACKNOWLEDGED THE  
EXECUTION OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUN-  
TARY ACT AND DEED ON BEHALF OF SAID BOARD OF EDUCATION, AND THE VOLUN-  
TARY ACT AND DEED OF SAID BOARD OF EDUCATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME THE DAY  
AND YEAR LAST ABOVE MENTIONED.



Donald E. Seyerle  
NOTARY PUBLIC  
DONALD E. SEYERLE, NOTARY PUBLIC  
My Commission Expires March 1, 1955

seal on the day and year last aforesaid.

W.O. Secrest, Notary Public.  
(Notarial Seal- W.O. Secrest)

(I.R. Stamp- 50¢ Canceled-4/13/35-G.R.C.)

Transferred April 15, 1935  
Received April 15, 1935 at 3.36 P.M.  
Recorded April 27, 1935

Attest: *John A. Whitson*

RECORDER

No. 1224

Fred W. Gregg, et al.  
To  
Franklin Rural School District

90¢

KNOW ALL MEN BY THESE PRESENTS: That Fred W. Gregg and Carrie Gregg his wife, and George F. Echelberry and Jessie Echelberry, his wife, of the city of Zanesville, County of Muskingum and State of Ohio in consideration of the sum of one dollar and other valuable considerations Dollars, to them paid by the Franklin Rural School District of the town of Philo, County of Muskingum and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said the Franklin Rural School District its 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 in fractional section twenty (20), Range twelve (12), and Township twelve (12), bounded and described as follows: Beginning at the northeast corner of the property now owned by the school; thence in an easterly direction three hundred seventy five (375) feet to a corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction four hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a northeasterly direction, and along the east boundary line of the present school property, to the place of beginning, containing approximately three and two tenths acres. And being part of the same premises conveyed by sheriff's deed dated May 2, 1924 and recorded in Deed Book 206, page 389.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said grantee, the Franklin Rural School District, its heirs and assigns forever.

And the said grantors George F. and Jessie Echelberry, and Fred W. and Carrie Gregg, for themselves and their heirs, do hereby covenant with the said grantee, the Franklin Rural School District, its heirs and assigns, that they lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER:

and that they will forever WARRANT AND DEFEND the same with the appurtenances unto the said the Franklin Rural School District its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said grantors, George F. and Jessie Echelberry, and Fred W. and Carrie Gregg, who hereby release their right of dower in the premises, have hereunto set their hands, this 13 day of April 1935.

Signed and acknowledged in presence of

Mrs. E.F. Wagner  
Mrs. Robert W. Painter  
Miss Margaret Daringer  
Ruth A. Hotchkiss

G.F. Echelberry  
Jessie Echelberry  
Fred W. Gregg  
Carrie Gregg

THE STATE OF Ohio, Muskingum County, ss.

BE IT REMEMBERED, That on this 13th day of April 1935, before me, the subscriber, a Notary Public in and for said County, personally came the above named parties and they acknowledged to me the above and foregoing contents of the foregoing instrument as their free and voluntary act and deed. Witness my hand and seal of office this 13th day of April 1935.

Vol. 256, pg. 551

Jessie Echelberry and Fred W. and Carrie Gregg, the Grantors 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.

Robert Wesley Painter Notary Public  
ROBERT W. PAINTER, Notary Public  
MY COMMISSION EXPIRES FEB. 16, 1937  
(Notarial Seal)

(I.R. Stamp- 50¢- G.F.E.-et al. 4/13/35)

Transferred April 15, 1935  
Received April 15, 1935 at 4.20 P.M.  
Recorded April 27, 1935

Attest: *John L. Wilson*

RECORDER

No. 1227

Frank I. Brown, et al.  
To  
Frank Wurster, et ux.

90¢

Know all Men by these Presents That FRANK I. BROWN (AN UNMARRIED WOMAN) AND BESSIE L. BROWN (AN UNMARRIED WOMAN) of the City of Zanesville, County of Muskingum and State of Ohio Grantors, in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by FRANK WURSTER AND GLADYS V. WURSTER of the City of Zanesville, 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 FRANK WURSTER AND GLADYS V. WURSTER their heirs and assigns forever, the following Real Estate situated in the County of Muskingum in the State of Ohio, and in the City of Zanesville and bounded and described as follows:

Being Lot Number Twenty-four (24) in Oak Hill Terrace, as the same is designated and delineated on the plat thereof, of record in said County, Plat Records Volume 4, Page 7, in a subdivision of the Joe Boyd Farm, recorded in Plat Book 1, Page 301.

Being the same premises conveyed to the Grantors herein by The Citizens National Bank in Zanesville by Deed dated August 1st, 1931 and recorded in Book 242, Page 207 of the Muskingum County, Ohio, Deed Records.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, FRANK WURSTER AND GLADYS V. WURSTER their heirs and assigns forever.

And the said Grantors, FRANK I. BROWN AND BESSIE L. BROWN, for themselves and their heirs, do hereby covenant with the said Grantees, FRANK WURSTER AND GLADYS V. WURSTER, their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except taxes due and payable in December 1935 and thereafter which the Grantees herein assume and agree to pay.

and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantees, FRANK WURSTER AND GLADYS V. WURSTER, their heirs and assigns against the lawful claims of all persons whomsoever except taxes as aforesaid.

In Witness Whereof the said Grantors, FRANK I. BROWN (UNMARRIED) AND BESSIE L. BROWN (UNMARRIED), have hereunto set their hands, this Fifteenth day of April in the year of our Lord one thousand nine hundred and thirty-five (1935)

Signed and acknowledged in presence of

Vitus Mulvey  
Belle Young

Frank I. Brown  
Bessie L. Brown

Vol. 206, p. 389

No. 2323

\$1.50

O. E. Bradford

TO

George F. Echeberry, et al.

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, GREETING:

Whereas, on the 4th day of February, A. D. 1924, Perley J. Gay, Plaintiff, filed his certain petition, and then and thereby commenced a civil action in the Court of Common Pleas of Muskingum County, Ohio, against Robert E. Gay, et al. and numbered on the Docket of said Court as Case No. 20116 demanding partition of certain real estate, hereinafter described; and, whereas, such proceedings were had upon said petition, that the Commissioners appointed by said Court to make partition of said real estate, made report that partition of the same could not be made without manifest injury, and that the value thereof was One Thousand (\$1,000.00) & no/100 for 3rd Parcel and whereas at the January Term of said Court, 1924, the said report of said Commissioners was approved and confirmed by said Court. And, whereas, it was then and there further ordered, adjudged and decreed, by said Court, in said action, that O. E. Bradford said Sheriff of said County of Muskingum should cause the lands and tenements in said petition and order mentioned and hereinafter described to be advertised and sold according to law.

And, whereas, afterward, on the 20th day of March 1924, in pursuance of the said order and judgment of said Court, and founded thereon an order of sale issued from said Court, in said cause, directed to O. E. Bradford, said Sheriff of Muskingum County, Ohio, thereby commanding him to execute the said order, and in all things, to be governed by the provisions of the statute in such case made and provided, and of said order, with his proceedings thereon, he should make due return.

And, Whereas, I, the said O. E. Bradford, Sheriff aforesaid, having caused said premises to be appraised by said Commissioners as aforesaid, and a copy of the appraisal to be duly filed in the office of the clerk of said Court, and having advertised the time and place of selling the same, in the Times Recorder a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with the said order and the provisions of the statute in such cases made and provided, did, on the 19th day of April, 1924 at the door of the Court House in said County, at 10 O'Clock A. M. of said day, expose to sale, at public auction, the premises hereinafter mentioned, and thereupon George F. Echeberry and Fred W. Gregg having bid for the said premises the sum of One Thousand & no/100 Dollars (\$1,000.00) which said sum being the highest and best bid offered for same, and more than two-thirds the appraised value thereof, the said premises were then and there struck off to the said George F. Echeberry and Fred W. Gregg, the purchasers for the sum above mentioned.

And, whereas, the said court, at its April Term, 1924 having examined the proceedings of the said O. E. Bradford, said Sheriff, aforesaid, in the premises, under said order of sale, and being satisfied that the sale aforesaid had been made in all respects in pursuance to said judgment and order of sale, and in accordance with the provisions and requisitions of the statute regulating such sales, did order that such sale should be confirmed, and that the said Sheriff of Muskingum County, should convey the said real estate, by deed in fee simple, to the purchasers, George F. Echeberry and Fred W. Gregg.

Now, Know Ye, That I, the said O. E. Bradford, said Sheriff of said Muskingum County

Vol. 206, pg. 390

aforesaid, by virtue of said judgment, order of sale, sale and confirmation, and of the statute for such cases made and provided, and for and inconsideration of the premises herein, and the sum of One thousand & no/100 dollars (\$1,000.00), which I acknowledge to have received from George F. Echelberry and Fred W. Gregg do hereby GRANT, SELL AND CONVEY unto them the said George F. Echelberry and Fred W. Gregg, their heirs and assigns forever, the following described real estate, situated in Muskingum County and State of Ohio, to-wit:

Beginning at a point on the east line of said section, twenty-two (22) chains North of the southeast corner of section twenty (20), Township Twelve (12); Range 12 thence North fifty-two and three-fourth (52 3/4) degrees west ~~west~~ six (6) chains and twelve (12) links to a point; thence north thirty-eight and one-half (38 1/2) degrees west fourteen (14) chains and ten (10) links to a point; thence north twenty-four and one-half (24 1/2) degrees west five (5) chains and ninety (90) links to a point thence north six (6) degrees east nine (9) chains and twenty (20) links to a point; thence south sixty-two and one-half (62 1/2) degrees east seventy (70) links to a point; thence north twenty-eight (28) degrees east eight (8) chains and fifty (50) links to a point thence south seventy-one (71) degrees east thirteen (13) chains and twenty-five (25) links to a point on the east line of said Section Twenty (20); thence south three and one-half (3 1/2) degrees west thirty-two (32) chains and fifty (50) links to the place of beginning, containing forty-four and forty-one hundredths (44.41) acres, more or less, together with all the privileges and appurtenances thereto belonging, and all the right, title and interest of the said Asa C. Gay and of all the other parties to said suit, of, in, and to the same.

TO HAVE AND TO HOLD the premises aforesaid unto the said George F. Echelberry and Fred W. Gregg, their heirs and assigns, forever, as fully and completely as I, the said O. E. Bradford, said Sheriff of Muskingum County, aforesaid, by virtue of said judgment, order of sale, sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of May, A. D. 1924.

Signed and acknowledged in presence of

Annis M. Rhinehart  
Alta M. Bradford

O. E. Bradford, Sheriff  
of Muskingum County, Ohio.

THE STATE OF OHIO, MUSKINGUM COUNTY, SS.

Personally appeared before me F. E. Laughhead, Clerk of Courts within and for said County, the above named O. E. Bradford, said Sheriff of Muskingum County, Ohio, the grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of May, A. D. 1924.

F. E. Laughhead, Clerk of Courts  
Muskingum County, Ohio  
Court Seal  
Stamps \$1.00

Attest *Eugenia M. P. ...*  
*F. ...*

Transferred May 14, 1924  
Received May 15, 1924 at 11:50 A. M.  
Recorded May 22, 1924

RIGHT OF WAY Vol 505 Page 496

For and in Consideration of One Dollar to TH in hand paid, receipt of which is hereby acknowledged, and the further consideration of TH per lineal rod, to be paid when such grant shall be used or occupied

Homer Dearing, Shirley Dearing, Donald Woodard and wife  
Ralph Beatty, Paula Beatty, Betty Woodard and wife

(hereinafter called the Grantor) 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 1-36 Section 36 Township Blue Rock County, Ohio, situated in Qr Twp No 1-36 Township No Blue Rock Range No 1-36 and bounded as follows Sec 36, Blue Rock

On the North by lands of Orville Downing Blue Rock  
On the East by lands of Orville Downing Tom Finley  
On the South by lands of Jefferson Harold Hutto  
On the West by lands of West Hill of Sec 36 Harold Hutto  
and containing 1.50 acres, more or less, with the right of ingress and egress to and from the same.

The Grantor 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 Grantor, THE LR 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 like consideration for each line, and subject to the same conditions as above. the laying 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 Grantor hereunder may be made to Lula Beatty by check made payable to her order and mailed to her 2175 1/2 Ave. N.W. Warren, Ohio

In Witness Whereof, the Parties hereto have hereunto set their hands this 16 day of Jan, 1961  
Signed and acknowledged in the presence of  
Homer R. Wilson Homer Dearing  
Douglas D. V. Y. Shirley Dearing  
Ralph Beatty Paula Beatty  
Lula Beatty

STATE OF OHIO  
COUNTY OF Muskingum  
Personally appeared before me, a Notary Public in and for said County  
Homer Dearing, Shirley Dearing, Donald Woodard and wife  
Ralph Beatty, Paula Beatty, Betty Woodard 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 17 day of Jan, 1961  
Homer R. Wilson  
Notary Public  
My Commission Expires 1/15/62

THIS INSTRUMENT IS FILED BY  
THE OHIO  
RECEIVED FOR RECORD  
January 31, 1961  
RECORDED Feb. 2, 1961  
In deed Page 100  
Kenneth Moody Recorder  
DS

405  
TRANSFER NOT NECESSARY  
JAN 31 1961  
James H. Fenton  
Auditor Muskingum County Ohio

**Part #1**

**DEED OF EASEMENT OHIO TOWER.** Name and Address **Pro 1**  
 Ancil Coleman (Donor) Mr. M. M. Coleman Blue Rock Ohio, W. O. 188/188-207 Map No. 1845  
 Drg. No. 188/188-207-20

**This Indenture**, made this 3rd day of April 1927  
 by and between George Coleman, M. M. Coleman & Nellie Coleman  
and Joan J. Peyton, M. E. Powelson & Ella E. Powelson  
 (all of the first part), of the County of MUSKINGUM State of Ohio,  
 and THE OHIO POWER COMPANY, a corporation organized and existing  
 under the laws of the State of Ohio, party of the second part.

Witnesseth: That for and in consideration of the sum of One Dollar in hand paid to the part  
 of the first part by the party of the second part, the receipt of which is hereby acknowledged, said part  
 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 author-  
 ity 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  
Blue Rock 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 part 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 structures 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 part of the first part, at any and all times, for the purpose  
 of patrolling the line, or repairing, replacing 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 priv-  
 ilege of removing at any time any or all of said improvements erected upon, 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  
 further pay to us or our heirs or assigns, the sum of Fifty Dollars (\$50.00) for each tower erected on said  
 lands, and to replace or repair or replace all fences, gates, drains and ditches damaged or destroyed by it on said premises or pay  
 the cost of such repairs or replacement; and the said THE OHIO POWER COMPANY, its successors or assigns, shall be  
 liable for 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 Grantor at 21  
 South First Street, Newark, Ohio, or mailed to P. O. Box 911, Newark, Ohio, within thirty days after such damages  
 occur. 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 part of the first part hereunto set their hands the day  
 and year first above written.

Signed and Acknowledged in the presence of:  
 M. M. Coleman  
 J. N. Cannon  
 Helen Spinks Bridwell  
 Clyde E. Thompson  
 M. E. Powelson

5. Ella E. Powelson  
 Ella E. Powelson  
 George Coleman  
 M. M. Coleman  
 M. M. Coleman  
 Nellie Coleman  
 Joan J. Peyton  
 M. E. Powelson

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

Vol. 978, Pg. 975

THE STATE OF OHIO,  
 in and for said County, personally appeared the above named Walter Paulie  
 who acknowledged that he did sign the within instrument and that the same is  
 his act and deed.  
 IF WITNESS WHEREOF, I have hereunto set my hand and official seal on this 3  
 day of April A. D. 1951 W. N. Cannon, Jr.  
 My commission expires Dec. 31 1951  
 Notary Public  
 J. N. Cannon

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

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



CLYDE E. THOMPSON, Notary Public  
 My Commission Expires Sept. 27 1953

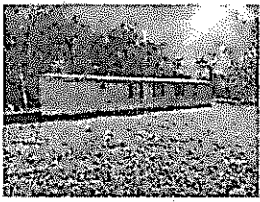
Walter Paulie  
 Notary Public

TRANSFER  
 NOT NECESSARY  
 MAY 12 1951  
 WALTER PAULIE  
 Notary Public

761  
 2236  
 Name: Walter Paulie  
 Address: Walter Paulie  
 Date No. 22 Map No. 1145

Received for Record 931 9 5/12 1951  
 Recorded in Deed Records 2149 31 19 51  
 Volume 2149 Page 31  
 Recorder Walter Paulie  
 State of Ohio County Franklin  
 W. N. Cannon





Parcel: 06-42-02-56-000  
 DEBRA J. NYE

Year: 2022



Muskingum County Auditor | Muskingum County, Ohio

**SUMMARY**

Deeded Name	JENNIFER N BUNGER & TODD N BUNGER SR		Taxpayer	BUNGER JENNIFER N & TODD N SR	
Owner	BUNGER JENNIFER N & TODD N SR 6020 BUTTERMILK RD BLUE ROCK OH 43720-9551			6020 BUTTERMILK RD BLUE ROCK OH 43720-9551	
Tax District	06-BLUE ROCK FRANKLIN		Land Use	599-OTHER RESIDENTIAL STRUCTURES	
School District	FRANKLIN LSD		Subdivision		
Neighborhood	70600-BLUE ROCK TWP		Legal	R 12 TP 12 SEC 20 3.33A	
Location	6020 BUTTERMILK RD BLUE ROCK OH 43720			Routing Number	
CD Year	2022	Map Number			
Acres	3.3300	Sold	05/06/2021	Sales Amount	5,000.00

**VALUE**

District	06-BLUE ROCK FRANKLIN
Land Use	599-OTHER RESIDENTIAL STRUCTURES

	Appraised	Assessed
Land	18,300	6,410
Improvement	5,300	1,860
<b>Total</b>	<b>23,600</b>	<b>8,270</b>
CAUV	N 0	0
Homestead	N 0	0
OOCC	N 0	0
<b>Taxable</b>	<b>23,600</b>	<b>8,270</b>

**CURRENT CHARGES**

Full Rate	54.900000
Effective Rate	36.774567
Qualifying Rate	36.368347

	Prior	First	Second	Total
Tax	315.21	150.73	137.03	602.97
Special	7.03	3.30	3.00	13.33
<b>Total</b>	<b>322.24</b>	<b>154.03</b>	<b>140.03</b>	<b>616.30</b>
Paid	0.00	0.00	0.00	0.00
<b>Due</b>	<b>322.24</b>	<b>154.03</b>	<b>140.03</b>	<b>616.30</b>

**TRANSFER HISTORY**

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
05/06/2021	Buyer: BUNGER JENNIFER N & TODD N SR Seller: MOORE MICHAEL LEE	687 SURVIVORSHIP DEED	\$5,000.00	N	1
09/20/1995	Buyer: MOORE MICHAEL LEE Seller: UNKNOWN	1375 NOT ON FILE	\$12,000.00	N	1

**LAND**

Type	Dimensions	Description	Value
A3-RESIDUAL	2.3300	Acres	10,000
AH-HOMESITE	1.0000	Acres	8,300
		<b>Total</b>	<b>18,300</b>

**OTHER IMPROVEMENT**

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	062-WELL & SEPTIC	1986		AV-AVERAGE		Width x Length (Optional)	1	5,300
							<b>Total</b>	<b>5,300</b>