| Grantor | Grantee | Date Signed | Date & Time Recorded | Volume/Page | Conveyance Fee | Type Instrument |
| --- | --- | --- | --- | --- | --- | --- |
| Michael Lee Moore and Angie Moore, husband and wife | Jennifer N. Bunger and Todd A. Bunger, Sr | 04/24/2021 | 05/06/2021 @ 2:03PM | Bk 2990, Pg 664 | $15.00 | Warranty Deed |
| 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 found at the Northeast Corner of Lot 12 in the Village of Gaysport Deed Book 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.Bearings based on recorded document in Deed Book 811, Page 156Prior Deed Reference: Vol 1112, Pg 555-558 |
| Ricky R. Talbert, unmarried | Michael Lee Moore  | 09/20/1995 | 09/21/1995 @ 3:30PM | Vol 1112, Pg 555 | $24.00 | Warranty Deed |
| 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 found at the Northeast Corner of Lot 12 in the Village of Gaysport Deed Book 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.Plat attached, recorded in VOL 1112, Page 558Prior Deed Reference: Vol 1064, Pg 475 |
| 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 |
| Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.Being in the 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.Deed reference prior instrument as Vol 796, Page 56, but this is incorrect.Prior Deed Reference: Vol 796, Pg 149 |
| 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 |
| Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.Being in the 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.Prior Deed Reference: Vol 728, Pg 56 |

| 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 |
| Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.Being in the 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.Prior Deed Reference: Vol 675, Pg 51 |
| 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 |
| Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.Being in the 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.Prior Deed Reference: Vol 675, Pg 48 |
| Board of Education of the Franklin Local School District | Robert Hunter  | 05/20/1954 | 04/05/1974 @ 9:40AM | Vol 675, Pg 48 | Exempt | Deed (Without Warranty) of Board of Education |
| Being real estate situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.Being in the 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.Prior Deed Reference: Vol 256, Pg 550 |
| 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 |
| Situated in the County of Muskingum, and the State of Ohio, and in the Township of Blue Rock, bounded and described as follows.Being in the 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. And being part of the same premises conveyed by sheriff’s deed dated May 2, 1924 and recorded in Deed Book 206, page 389.Prior Deed Reference: Vol 206, Page 389 |
| O.E. Bradford | George F. Echelberry and Fred W. Gregg, their heirs and assigns | 05/02/1924 | 05/15/1924 @ 11:50AM | Vol 206, Page 389 | $1.00 | Sheriffs Deed |
| Situated in the County of Muskingum and the State of Ohio, to-wit:Beginning at a point on the east line of said section, twenty two (22) chain North of the southeast corner of section twenty (20), Township Twelve (12); Range 12 thence North fifty-two and three-fourth (52 ¾) degrees west (6) chains and twelve (12) links to a point ; thence north thirty-eight and one-half (38 ½) degrees west fourteen (14) chains and ten (10) links to a point; thence north twenty-four and one-half (24 ½) 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 ½) 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 ½) 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 all the other parties to said suit, of, in, and to the same.ROOT DEED |