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9935

Muskingum County, Ohio Rec'd 9-20-95
Recorded 9-21-95 Vol 1112 Pg _____
at 3:30 PM
Donald Minich Recorder 18.00 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 20th day of September, 1995.

Ricky R. Talbert
Ricky R. Talbert

Signed and acknowledged in the presence of:

Garry B. Wilmore

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 20th day of September, 1995.



GARRY B. WILMORE
Notary Public, State of Ohio
My Commission Has No Expiration Date

Garry B. Wilmore
Notary Public

1375

This Conveyance has been examined and the Owner has supplied the Statute 541.021 of the Revised Code.
FEE \$ 24.00
DEPUTY
NORMAN J. BRUNMAN, County Auditor

*Transferred 9/20/95
Norman J. Brunman
Must go Auditor
NJB*

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

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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.

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18-93 MON 16:131

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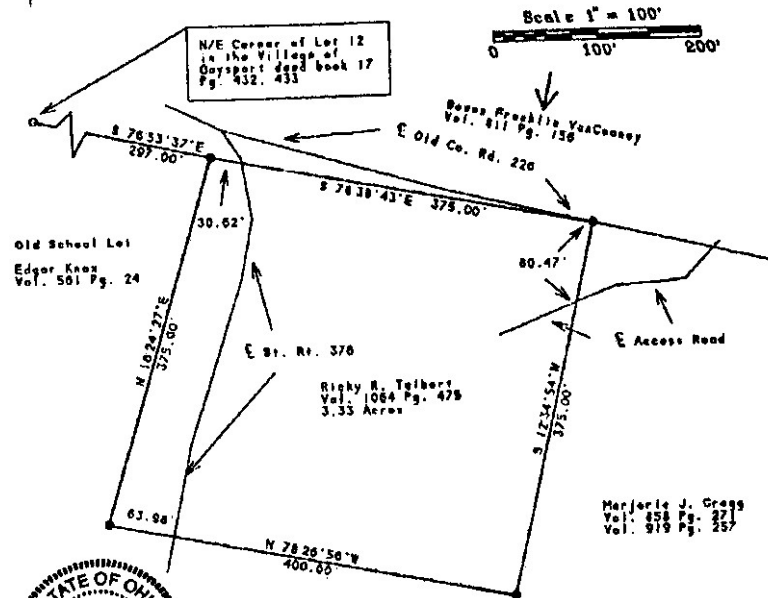
P. 03

Cannon Land Surveying

7045 Twp. Rd. 114 NE
New Lexington, Ohio 43764
(614) 342-2835

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

9/12/95
Date

Survey For: Rick Talbert
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 #: 08-42-02-58-000

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