

STATE OF OHIO, MUSKINGUM COUNTY  
RECEIVED FOR RECORD  
Apr 30 1996 at 2:58 P.M.  
RECORDED May 1 1996  
In Deed Book 1122 Page  
Haren Vincent Recorder  
18<sup>00</sup>

JOINT AND SURVIVORSHIP DEED - STATUTORY FORM

4917 ✓  
Deed  
Carl L. Riggs et ux  
to  
Carl L. Riggs et ux

atty Sherry Ryan

# Know all Men by these Presents

That, CARL L. RIGGS and MARLENE A. RIGGS, Husband and Wife, of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants to CARL L. RIGGS and MARLENE A. RIGGS, Husband and Wife, for their joint lives, the remainder to the survivor of them, whose tax mailing address is 2360 Adamsville Road, Zanesville, OH 43701, the following real property: Situated in the County of Muskingum, in the State of Ohio, and in the Township of Washington, and bounded and described as follows:

**PARCEL ONE:** Being a part of the fourth Quarter of Township One (1), Range Seven (7), bounded and described as follows: Commencing on the East line of said Quarter at the Northeast corner of Lot 2 of Underwoods' Subdivision as delineated in Plat Book "A-O", Page 55 of the Records of Muskingum County, Ohio; thence South along the East line of said Quarter 923.5 feet to a point; thence West 1081.83 feet to a point at the Northeast corner of a 4.20 acres tract conveyed in Deed Book 465, page 145 of said Records and the Northwest corner of a 2.21 acres tract conveyed in Deed Book 272, page 603 of said Records; said point being West 75.47 feet from the Southwest corner of Lot 9 of Shady Heights as delineated in Plat Book 10, page 63 of said Records; thence South 0 degrees 02 minutes West along the East line of said 4.20 acres tract and the West line of said 2.21 acre tract 305.78 feet to an iron pin at the true place of beginning for the parcel herein intended to be conveyed; thence South 84 degrees 36 minutes East 126.50 feet to an iron pin; thence South 11 degrees 43 minutes West 109.20 feet to an iron pin on the North line of State Route No. 93 (Adamsville Road); thence continuing South 11 degrees 43 minutes West 30.03 feet to a point in the center of said Road; thence North 81 degrees 01 minutes West along the center of said Road 99 feet to a point; thence North 0 degrees 02 minutes East 30.37 feet to an iron pin on the North line of said Road and the East line of said 4.20 acres tract; thence continuing North 0 degrees 02 minutes East along said East line 102.45 feet to the true place of beginning, containing thirty-five hundredths (0.35) of an acre, more or less. Subject to the Easements of all legal highways.

Said Description written November 18, 1965 by Karl C. Mawhorter, Registered Surveyor #4511.

Being part of the same premises conveyed by Harold C. Willey, husband of the Grantee, to Blanche L. Willey, his wife, by Warranty Deed dated January 19, 1938 and recorded in Muskingum County Deed Book 272 at page 603 to which reference is hereby made.

Auditor's Parcel Number: 71-70-70-01-14-000.

Prior Instrument Reference: Volume 564, Page 579.

**PARCEL TWO:** Situated in the County of Muskingum, in the State of Ohio, and in the Township of Washington, and bounded and described as follows:

Being Lot No. Six (6) in Gerald C. Starr's Subdivision according to the plat thereof of record in Plat Book 9, at page 20, in the Recorder's Office of Muskingum County, Ohio.

Auditor's Parcel Number: 71-70-70-02-01-000.

Prior Instrument Reference: Volume 469, Page 74.

**PARCEL THREE:** Situated in the County of Muskingum, in the State of Ohio, and in the Township of Washington, and bounded and described as follows:

Situated in the fourth Quarter of Township One (1), Range Seven (7), Washington Township, Muskingum County, Ohio, bounded and described as follows:

Beginning at the northeast corner of Lot No. Six (6) in Gerald C. Starr's Subdivision as shown and platted in Muskingum County Plat Records, Volume 9, Page 20; thence north 60 degrees 09 minutes

West 93.3 feet to a point in the center line of the Zanesville-Adamsville road (State Route #75), the beginning point of the herein described parcel; thence South 81 degrees 54 minutes East, 95.4 feet to a point in the center of said road; thence North 59 degrees 13 minutes East 61 feet to a point in the center of said road; thence North 38 degrees 22 minutes East 67.72 feet to a point in the center of said road; thence leaving said road, North 68 degrees 04 minutes West 173.3 feet to an iron pin; thence South 11 degrees 43 minutes West 138.5 feet to the place of beginning, containing thirty-nine hundredths (0.39) of an acre, more or less, subject to the easement of all legal highways thereon.

Auditor's Parcel Number: 71-70-70-01-15-000.

Prior Deed Reference: Volume 454, Page 456 and Volume \_\_\_\_\_, Page \_\_\_\_\_.

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

PARCEL FOUR: Being a part of Township 12, Range 12, Section 20, Blue Rock Township, Muskingum County, Ohio and further described as follows: Being a strip of land twenty (20) feet wide on each side of center line a total of forty feet in width, to be used for road purposes, beginning at a point in the center line of Rockville-Gaysport Road, which point is 1147 feet north-west of the south-east corner of George Echelberry and Fred Gregg's land, thence north 17 degrees and 5 minutes west 268.56 feet to a point, thence north 16 degrees and 29 minutes west 1217.54 feet to a point north 23 degrees and 14 minutes east 168.9 feet to a point, which point is on the center line of County Road 69, and the north boundary line of the Echelberry and Gregg farm. Said strip of land contains one and one half acres, more or less.

Auditor's Parcel Number: 06-42-02-59-000.

Prior Instrument Reference: Volume 919, Page 258.

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

Situated in Section 20, Township 12, Range 12, and beginning at a point on the east line of said section, 22 chains north of the southeast corner of Section 20, Township 12, Range 12; thence north 52-3/4 degrees west 6 chains and 12 links to a point; thence north 38-1/2 degrees west 14 chains and 10 links to a point; thence north 24 1/2 degrees west 5 chains and 90 links to a point; thence north 6 degrees east 9 chains and 20 links to a point; thence south 62-1/2 degrees east 70 links to a point; thence north 28 degrees east 8 chains and 50 links to a point; thence south 71 degrees east 13 chains and 25 links to a point on the east line of said Section 20; thence south 3 1/2 degrees west 32 chains 50 links to the place of beginning, containing 44.41 acres, more or less.

First Exception: Being a strip of land 20 feet wide on each side of center line a total of 40 feet in width, to be used for road purposes, beginning at a point in the center line of the Rockville-Gaysport road, which point is 1147 feet northwest of the southeast corner of George Echelberry and Fred Gregg's land, thence north 17 degrees 5 minutes west 268.56 feet to a point, thence north 16 degrees 29 minutes east 1217.54 feet to a point; North 23 degrees 14 minutes east 168.9 feet to a point, which point is on the center line of County Road No. 69, and the north boundary line of the Echelberry and Gregg farm. Said strip of land contains one and one-half acres, more or less.

Second Exception: Beginning at the northeast corner of the C. E. Hutchinson farm and southeast corner of Lot No. 29 in the town of Gaysport, thence in an easterly direction 177 feet on a line produced with the south line of Lot No. 29 to the center of Gaysport-Rockville Road; thence in a southerly direction 913 feet to the southwest side of the Echelberry and Gregg farm; thence along the west line of the Echelberry-Gregg farm in a northwesterly direction 1020 feet to the place of beginning, containing 1.6 acres, more or less.

Third Exception: Beginning at the northeast corner of the property now owned by the school; thence in an easterly direction 375 feet to a corner; thence south 375 feet to a corner; thence in a westerly direction 400 feet more or less, to a point on the east boundary line of the present school property; thence in a northeasterly direction, along said boundary line to the place of beginning, containing approximately 3.2 acres.

**Fourth Exception:** Being a tract of land 60 feet in width across, in and through the property of Fred Gregg and George Echelberry adjacent to and including the present road, and all lands lying and being between the center line of the present road as existing (1936) and lines parallel thereto and 30 feet therefrom on the east and west side thereof.

**Fifth Exception:** Beginning at the southeast corner of said 44.41 acres tract, thence north 300 feet along the east line of said tract to an iron pin; thence west 350 feet to a point; thence south 300 feet to a point on the south line of said tract; thence east along said south line 350 feet to the place of beginning, estimated to contain 2.41 acres, more or less. THE LANDS HEREIN CONVEYED CONTAIN 33.90 acres, more or less; Reference Book 421, page 445, Muskingum County Records.

Auditor's Parcel No. 06-42-02-57-000 and 06-42-02-58-000.

Prior Instrument Reference: Volume 858, Page 272.

**Witness** their hands this 25<sup>th</sup> day of April 1996.

Signed and acknowledged in presence of

Sherry L. Ryan

Carl L. Riggs  
Carl L. Riggs

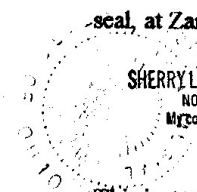
Opdy C. Winton PLS

Marlene A. Riggs  
Marlene A. Riggs

**State of Ohio, ) ss.**  
Muskingum County,

Before me, a Notary Public in and for said County and State, personally appeared the above named **CARL L. RIGGS and MARLENE A. RIGGS**, 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 on this 25<sup>th</sup> day of April A.D. 1996



SHERRY LEE BARR RYAN, Attorney At Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration date.  
Section 147.03 R.C.

Sherry L. Barr Ryan  
Notary Public

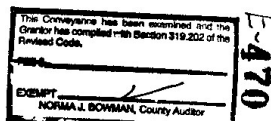
This instrument prepared by SHERRY L. RYAN, Attorney at Law, 301 Main St., P. O. Box 949, Zanesville, Ohio 43702-0949 - (614) 452-9358 Deed Preparation Only-No Title Search

NEW DESCRIPTION NECESSARY  
FOR FUTURE AUDITOR'S TRANSFER.

BY A.L. Swinehart 4-4-96  
06-42-02-57  
58  
59

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY A.L. Swinehart 4-26-96  
70-70-01-14 KB  
15



Suzanne April 30, 1996  
Norma J. Bowman  
Muskingum Co. Auditor