


WARRANTY DEED


 Image ID: 00000575112 Type: OFF
 Recorded: 01/12/2004 at 02:36:07 PM
 Fee Amt: \$44.00 Page 1 of 4
 Instr# 20040000503
 Muskingum County
 Karen Vincent County Recorder
BK 1833 PG 920

KNOW ALL MEN BY THESE PRESENTS, that

RUTH ANN SWEENEY and EDWIN D. SWEENEY, her husband;
MARLENE A. RIGGS and CARL L. RIGGS, husband and wife;
PERRY R. SHILLING, unmarried;
MARSHA K. CAMPBELL and GARY K. CAMPBELL, her husband; and
RANDALL K. SHILLING and KAREN L. SHILLING, his wife;

for valuable consideration paid, grants with general warranty covenants to

ERIC C. WOODROW and DEBORAH S. WOODROW

whose tax mailing address is 6015 Buttermilk Road
 Blue Rock, Ohio 43720

the following real property, to-wit:

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: 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 ¼ degrees west 6 chains and 12 links to a point; thence north 38 ½ degrees west 14 chains and 10 links to a point; thence north 24 ½ 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 ½ 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 ½ 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 sides thereof.

Fifth Exception: Beginning at the southeast corner of said 44.41 acre 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. 06-06-42-02-58-000

000043

This Conveyance has been
 examined and the Grantor has
 complied with Section 319.202 of
 the Revised Code.
 FEE \$ 120.00
 EXEMPT _____
 ANITA J. ADAMS, COUNTY AUDITOR

TRANSFERRED
1-12-04
 ANITA J. ADAMS
 COUNTY AUDITOR

SECOND PARCEL: 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 NO. 06-06-42-02-59-000

Said premises are more particularly described by a new survey as follows:

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 a part of the east half of Section 20 in Quarter Township 3, Township 12, Range 12 bounded and described as follows:

Beginning at a stone found at the southeast corner of the Northeast Quarter of Section 20, thence along the East line of Section 20 South 0 degrees 07 minutes 17 seconds West 951.98 feet to an iron pin; thence North 62 degrees 52 minutes 19 seconds West 350.0 feet to an iron pin; thence South 0 degrees 05 minutes 28 seconds East 300.0 feet to a point in the center of State Route #376 (Rockville Road); thence along the center of said State Route #376 the following ten (10) courses and distances, North 51 degrees 38 minutes 36 seconds West 155.0 feet to a point; thence North 42 degrees 28 minutes 09 seconds West 178.77 feet to a point; thence North 39 degrees 41 minutes 56 seconds West 264.37 feet to a point; thence North 39 degrees 08 minutes 38 seconds West 172.60 feet to a point; thence North 27 degrees 04 minutes 09 seconds West 161.78 feet to a point; thence North 19 degrees 43 minutes 36 seconds West 154.80 feet to a point; thence North 14 degrees 16 minutes 02 seconds West 152.35 feet to a point; thence North 6 degrees 13 minutes 17 seconds West 147.05 feet to a point; thence North 3 degrees 54 minutes 12 seconds East 148.63 feet to a point; thence North 9 degrees 44 minutes 36 seconds East 147.79 feet to a point; thence leaving said centerline North 65 degrees 48 minutes 34 seconds West 87.87 feet to an iron pin; thence North 16 degrees 07 minutes 13 seconds East 365.96 feet to an iron pin found; thence South 74 degrees 35 minutes 08 seconds East 400.0 feet to an iron pin found; thence North 16 degrees 26 minutes 41 seconds East 375.0 feet to an iron pin found; thence South 66 degrees 16 minutes 43 seconds East 259.38 feet to a point in the center of Buttermilk Road; thence along the center of Buttermilk Road South 64 degrees 47 minutes 26 seconds East 252.33 feet to a railroad spike driven in said road; thence leaving said road and along the east line of said Section 20 South 0 degrees 07 minutes 17 seconds West 779.60 feet to the place of beginning, containing thirty-five and eighty-one hundredths (35.81) acres more or less, *SUBJECT TO* the easements of State Route #376 and Buttermilk Road.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, December 17, 2003.

AUDITOR'S PARCEL NO: 06-06-42-02-58-000 and 06-06-42-02-59-000

Prior Instrument References: Deed Book 744, page 332; Deed Book 858, page 271; Deed Book 919, page 257, Muskingum County Records.

Also see Certificates of Transfer for the estates of Donald K. Shilling, Deceased; Russell G. Shilling, Deceased; Marjorie M. Myers, Deceased; Marjorie L. Shilling, Deceased, and Marjorie J. Gregg, Deceased.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. L. Swinehart
12-22-2003 kb



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BK 1833 PG 921

EXECUTED this 25th day of November, 2003.

Ruth Ann Sweeney
RUTH ANN SWEENEY

Ed D. Sweeney
EDWIN D. SWEENEY

Marlene A. Riggs
MARLENE A. RIGGS

Carl L. Riggs
CARL L. RIGGS

Perry R. Shilling
PERRY R. SHILLING

Marsha K. Campbell
MARSHA K. CAMPBELL

Gary K. Campbell
GARY K. CAMPBELL

Randall K. Shilling
RANDALL K. SHILLING

Karen L. Shilling
KAREN L. SHILLING

STATE OF OHIO,
Muskingum COUNTY, SS:

The foregoing instrument was acknowledged before me this 1st day of December, 2003, by RUTH ANN SWEENEY and EDWIN D. SWEENEY, her husband.



THOMAS PAYNE, Attorney-At-Law
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.

Thomas Payne
Notary Public

STATE OF OHIO,
MUSKINGUM COUNTY, SS:

The foregoing instrument was acknowledged before me this 25 day of November, 2003, by MARLENE A. RIGGS and CARL L. RIGGS, husband and wife..



THOMAS PAYNE, Attorney-At-Law
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.

Thomas Payne
Notary Public



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BK 1833 PG 922

STATE OF OHIO,
MUSKINGUM COUNTY, SS:

The foregoing instrument was acknowledged before me this 26th day of November, 2003, by PERRY R. SHILLING, unmarried.



THOMAS PAYNE, Attorney-At-Law
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.

Thomas Payne
Notary Public

STATE OF OHIO,
MUSKINGUM COUNTY, SS:

The foregoing instrument was acknowledged before me this 28th day of November, 2003, by MARSHA K. CAMPBELL and GARY K. CAMPBELL, her husband.



THOMAS PAYNE, Attorney-At-Law
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.

Thomas Payne
Notary Public

STATE OF OHIO,
MUSKINGUM COUNTY, SS:

The foregoing instrument was acknowledged before me this 25th day of November, 2003, by RANDALL K. SHILLING and KAREN L. SHILLING, his wife.



THOMAS PAYNE, Attorney-At-Law
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.

Thomas Payne
Notary Public



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BK 1833 PG 923

This instrument prepared by: JONES, FUNK AND PAYNE - Attorneys at Law
45 North Fourth Street, Zanesville, Ohio 43701