

**TRANSFERRED**  
 Oct 11 20 11  
 DEBRA J. NYE *GHK*  
 AUDITOR, MUSKINGUM COUNTY, OHIO

This Conveyance has been examined and the  
 Grantor has complied with Section 319.202  
 of the Revised Code. **975.00**  
 FEE: \_\_\_\_\_  
 EXEMPT: \_\_\_\_\_  
 DEBRA J. NYE, COUNTY AUDITOR

001102

Image ID: 000001747133 Type: OFF  
 Kind: DEEDS  
 Recorded: 10/11/2011 at 02:25:44 PM  
 Fee Amt: \$60.00 Page 1 of 6  
 Instr# 201100010556  
 Muskingum County  
 Karen Vincent County Recorder  
 BK **2361** PG **663**

**GENERAL WARRANTY DEED\***

*Eric C. Woodrow and Deborah S. Woodrow, husband and wife, of Muskingum County, Ohio, for valuable consideration paid, grant(s) with general warranty covenants, to Wilcox Land Finance Company, LLC, an Ohio limited liability company*

*whose tax mailing address is 3451 Cincinnati-Zanesville Road, Lancaster, Ohio 43130*

*the following REAL PROPERTY: Situated in the State of Ohio, County of Muskingum, and in the Township of Blue Rock, and more particularly described as follows:*

*See Attached Exhibit "A"*

*Subject to taxes and assessments, which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, of record for said premises, subject to all of which this conveyance is made.*

*Parcel Number: 06-50-21-14-000; 06-42-02-58-000; 06-42-01-18-000; and 06-50-21-13-000*

*Prior Instrument Reference: Book 1159, Page 495 and Book 1833, Page 920 Less and Excepting Book 2104, Page 843 of the Official Records of Muskingum County, Ohio.*

*Grantor(s) have executed this deed this 31<sup>st</sup> day of August, 2011.*

Eric C. Woodrow

Deborah S. Woodrow



Image ID: 00001747134 Type: OFF  
Kind: DEEDS

Page 2 of 6

BK 2361 PG 664

State of Ohio County of Franklin ss.

**BE IT REMEMBERED**, That on this 31<sup>st</sup> day of August, 2011, before me, the subscriber, a notary public in and for said state, personally came, Eric C. Woodrow and Deborah S. Woodrow, husband and wife, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**IN TESTIMONY THEREOF**, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

*Tammy Besece*  
Notary Public



TAMMY BESECE  
Notary Public, State of Ohio  
My Commission Expires 01-24-2012

This instrument was prepared by: Michael J. Weisz, Esq., 536 S. Wall Street, Columbus, Ohio 43215

\*See Sections 5302.05 and 5302.06 Ohio Revised Code



Image ID: 000001747135 Type: OFF  
Kind: DEEDS

Page 3 of 6

BK 2361 PG 665

**EXHIBIT "A"**

TRACT I:

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 part of the Southeast Quarter of Section 17, part of the Northeast Quarter of Section 20, and part of the Northwest Quarter of Section 21, Quarter Township 3, Township 12, Range 12, and bounded and described as follows:

Beginning at the Northeast corner of said Section 20; thence South 495 feet to a stone found; thence East 1323 feet to and iron pin; thence South 2051.10 feet to an iron pin in the center of Buttermilk Road; thence along the center of said road the following six courses and distances: North 67 deg. 06 Min. 09 sec. West 255.22 feet to an iron pin, North 63 deg. 33 min. 08 sec. West 496.49 feet to an iron pin, North 52 deg. 45 min. 15 sec. West 305.04 feet to an iron pin, North 59 deg. 01 min. 52 sec. West 225.98 feet to an iron pin, North 64 deg. 47 min. 26 sec. West 511.35 feet to an iron pin, and North 55 deg. 16 min. 56 sec. West 168.95 feet to an iron pin; thence leaving said road South 71 deg. 49 min. 08 sec. East 71.28 feet to an iron pin; thence North 48 deg. 32 min. 16 sec. West 111.45 feet to an iron pin; thence North 41 deg. 46 min. 46 sec. West 21 feet to an iron pin; thence North 18 deg. 56 min. 46 seconds West 173.64 feet to an iron pin; thence North 19 deg. 51 min. 54 sec. East 241.02 feet to an iron pin; thence North 73 deg. 50 min. 46 sec. West 298.20 feet to an iron pin; thence South 35 deg. 34 min. 14 sec. West 149.65 feet to a iron pin on the South edge of Buttermilk Road; thence North 54 deg. 45 min. 46 sec. West 162.85 feet to an iron pin; thence North 15 deg. 32 min. 14 sec. East 151.40 feet to an iron pin; thence North 10 deg. 57 min. 14 sec. East 125 feet to an iron pin; thence North 81 deg. 03 min. 31 sec. West 324.15 feet to the center of State Route 60; thence along the center of State Route 60 North 2 deg. 37 min. 02 sec. East 191.32 feet; thence continuing along the center of said State Route 60 North 1 deg. 12 min. 31 sec. West 744.73 feet; thence leaving said road South 87 deg. 29 min. 01 sec. East 363 feet to an iron pin; thence North 6 deg. 44 min. 45 sec. East 742.65 feet to an iron pin; thence North 13 deg. 32 min. 09 sec. East 224.50 feet to an iron pin; thence South 89 deg. 17 min. 51 sec. East 665.98 feet to an iron pin; thence South 1089.05 feet to the place of beginning, containing 105.75 acres, more or less (being 20.25 acres in Section 17, 33.87 acres in Section 20, and 51.63 acres in Section 21).

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, May 29, 1980)

LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:



Image ID: 000001747136 Type: OFF  
Kind: DEEDS

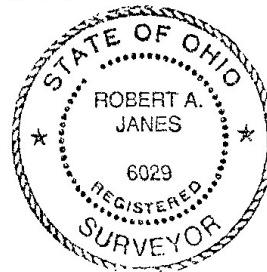
Page 4 of 6

BK 2361 PG 666

EXHIBIT "A"

BEING A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION NO. 21, TOWN NO. 12, WEST, RANGE 12 NORTH, BLUE ROCK TWP., MUSKINGUM COUNTY, OHIO (BEING A PART OF 51.63 ACRE TRACT, PARCEL NO. 06-50-21-13-000).  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;  
 THENCE ALONG THE SOUTH LINE OF SAID QUARTER SOUTH 89° 13' 04" WEST 1281.58' TO AN IRON PIN (FD) AT THE SOUTHWEST CORNER OF B. DENTON TRACT (VOLUME-1098, PAGE-40);  
 THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF DENTON TRACT NORTH 3° 19' 06" WEST 54.05' TO THE CENTER OF CO. RD. NO. 226 (BUTTERMILK RD.) AND THE POINT OF BEGINNING;  
 THENCE FROM THIS POINT OF BEGINNING AND LEAVING SAID WEST LINE AND ALONG SAID CO. RD. NORTH 69° 45' 30" WEST 274.55'; THENCE LEAVING SAID CO. RD. NORTH 27° 41' 21" WEST 637.50' TO AN IRON PIN (SET) (REFERENCE: PASSING IRON PINS (SET) AT 33.15' AND 112.70');  
 THENCE NORTH 21° 59' 06" EAST 129.36' TO AN IRON PIN (SET);  
 THENCE SOUTH 60° 42' 00" EAST 97.59' TO AN IRON PIN (SET);  
 THENCE SOUTH 83° 01' 06" EAST 383.41' TO AN IRON PIN (SET) IN THE WEST LINE OF SAID DENTON TRACT;  
 THENCE ALONG THE WEST LINE OF SAID DENTON TRACT SOUTH 3° 19' 06" EAST 686.22' TO THE POINT OF BEGINNING (REFERENCE: PASSING AN IRON PIN (SET) AT 337.44' AND AN IRON PIN (FD) AT 640.13'), CONTAINING 5.931 ACRES.  
 REFERENCE: VOLUME-1159, PAGE-495.  
 REFERENCE BEARING: (ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY).  
 IRON PINS (SET) ARE 5/8" REBAR WITH I. D. CAPS (JANES 6029).  
 THE ABOVE PARCEL SUBJECT TO ALL LEASES, EASEMENTS AND RIGHT OF WAYS OF RECORD.  
 PLAT OF SAID SURVEY IS ATTACHED HERewith AND MADE A PART THEREOF.  
 THIS DESCRIPTION WAS WRITTEN FROM A SURVEY MADE  
 BY ROBERT A. JANES  
 REGISTERED SURVEYOR NO. 6029  
 DATE SURVEYED: JULY 15, 2011

*Robert A. Janes*



DESCRIPTION APPROVED  
By: *A.C. Swinehart*  
*8-19-2011 c/s*

APPROVED  
 MUSKINGUM COUNTY  
 PLANNING COMMISSION DIRECTOR  
 \_\_\_\_\_  
 8/18/11  
 Date Fee Paid

DESCRIPTION APPROVED  
By: *A.P.B. 8/19/11*

Image ID: 000001747137 Type: OFF  
Kind: DEEDS

Page 5 of 6

BK 2361 PG 667

## EXHIBIT "A", continued

TRACT II:

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 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.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:



Image ID: 00001747138 Type: OFF  
Kind: DEEDS

Page 6 of 6

BK **2361** PG **668**

EXHIBIT "A", continued

Being a parcel of land located in the Northeast Quarter of Section No. 20, Town No. 12, Range No. 12, Blue Rock Twp., Muskingum County, Ohio.

Commencing at the southeast corner of said northeast quarter; thence along the east line of said quarter north 00° 07' 17" west 348.44 feet; thence leaving said east line north 89° 52' 43" west 978.08 feet to a point in the center of State Route No. 376 and the point of beginning; thence from this point of beginning and leaving said State Route north 65° 48' 34" west 87.87 feet to an iron pin (FD) (reference: passing an iron (set) at 25.07 feet); thence north 16° 07' 13" east 365.95 feet to an iron pin (FD); thence south 74° 35' 08" east 63.12 feet to the center of said State Route No. 376 (reference: passing iron pin (set) at 30.72 feet):

NOTE: next (3) courses along State Route No. 376; south 14° 18' 37" west 50.67 feet; south 12° 51' 06" west 222.75 feet; south 10° 57' 25" west 106.47 feet to the place of beginning containing 0.624 of an acre in all.

Reference bearings: (assumed meridian used to denote angles only).

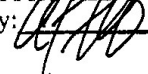
Iron pins (set) are 5/8" rebar with I.D. caps (JANES 6029).

The above parcel subject to all leases, easements and right of ways of record.

This description written from a survey made by Robert A. Janes, Registered Surveyor No. 6029, February 21, 2007.

DESCRIPTION

APPROVED

By:  10/5/2011