

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEES: 924.00
DEBRA J. NYE, COUNTY AUDITOR

000061

TRANSFERRED
1-18 20 12
DEBRA J. NYE
AUDITOR, MUSKINGUM COUNTY, OHIO

4
Image ID: 000001762423 Type: OFF
Kind: DEEDS
Recorded: 01/18/2012 at 03:47:32 PM
Fee Amt: \$96.00 Page 1 of 8
Instr# 201200000572
Muskingum County
Karen Vincent County Recorder
BK **2377** PG **114**

GENERAL WARRANTY DEED

Wilcox Land Finance Company, LLC, an Ohio limited liability company organized and existing under the laws of the State of Ohio for valuable consideration paid, grants, with general warranty covenants to:

Otsego Company, Ltd., an Ohio limited liability company whose tax-mailing address is:

8667 Zuercher Road
Apple Creek, Ohio 44606

the following REAL PROPERTY: Situated in the County of Muskingum in the State of Ohio and in the township of Blue Rock.

PPN: 06-50-21-14-000, 06-42-02-58-000, 06-42-01-18-000, and 06-50-21-13-000

A tract of land containing 127+- acres.

As per the legal description hereto attached marked Exhibit "A" to be incorporated herein and made a part hereof as if fully rewritten.

The within conveyance is made by Grantor and accepted by Grantee subject to the Delcaration of Shared Access Driveway Easement and Maintenance Agreement recorded in Book: 2374 Page: 470, Recorder's Office, Muskingum County, Ohio.

Except, however, taxes and assessments now and hereafter a lien, all of which the Grantee hereby assumes and excepting all conditions, leases, restrictions, and easements of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Book: 2377 Page: 110 of the Official Records of Muskingum County, Ohio.

EXECUTED before me on this 23rd day of December, 2011, Grantor has caused its name to be subscribed hereto by Mark Graham, Manager, thereunto duly authorized by authority of its operating agreement.

Wilcox Land Finance Company, LLC.

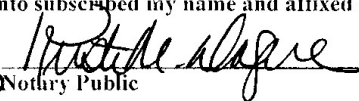

Mark Graham, Manager

State of Ohio County of Fairfield ss.
BE IT REMEMBERED, That on this 23rd day of December, 2011, before me a Notary Public in and for said state, personally came Mark Graham, Manager of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed on behalf of said limited liability company.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day for aforesaid.



KRISTI M DAGUE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
MAY 3, 2013
Notary Public



This instrument was prepared by James L. Wilcox - Attorney at Law
3451 Cincinnati-Zanesville Road SW, Lancaster, OH 43130



Image ID: 000001762424 Type: OFF
Kind: DEEDS

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BK 2377 PG 115

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 an 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: 000001762425 Type: OFF
Kind: DEEDS

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BK 2377 PG 116

EXHIBIT "A", continued

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

~~OFFICE COPY~~
~~NOT RECORDABLE~~

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR



8/19/11 _____
Date Fee Paid

DESCRIPTION APPROVED
By: A. L. SWINEHART
8/19/11 ARR

DESCRIPTION APPROVED
By: [Signature] 8/19/11

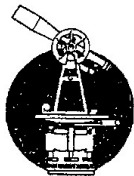


EXHIBIT "A", Continued

Phone and Fax: 740-453-8448

L. Peter Dinan & Associates

27 South Sixth Street

P.O. Box 55, Zanesville, Ohio 43702-0055

SURVEYING & MAPPING

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:



Image ID: 000001762426 Type: OFF
Kind: DEEDS Page 4 of 8

Eric and Deborah Woodrow
1.16 Acres
PART OF PARCEL # 06-42-01-18-000

BK 2377 PG 117

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock.

Being a part of the Southeast Quarter of Section 17, Quarter Township 3, Township 12, Range 12 bounded and described as follows:

Commencing at an iron pin (axle) found at the northeast corner of Lot 6 in the New North Star Annex Sub-Division as recorded in Plat Book 10, Page 48; thence south 85 degrees 36 minutes 30 seconds east 30.0 feet to a point in the center of State Route #60; thence along the center of State Route #60 south 4 degrees 23 minutes 30 seconds west 108.96 feet to the southwest corner of a 9.28 acre parcel conveyed to The Board of Trustees of the Ohio District Council of the Assemblies of God, Inc. by deed recorded in Deed Book 504, Page 321 and the true place of beginning of the premises herein intended to be described; thence leaving the center of State Route #60 south 81 degrees 53 minutes east 363.0 feet to an iron pin found at the southeast corner of said 9.28 acre parcel; thence south 4 degrees 23 minutes 30 seconds west 140.0 feet to an iron pin; thence north 81 degrees 53 minutes west 363.0 feet to a point in the center of State Route #60; thence along the center of State Route #60 north 4 degrees 23 minutes 30 seconds east 140.0 feet to the true place of beginning, containing one and sixteen hundredths (1.16) acres more or less.

Subject to the easements of State Route #60.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, September 27, 2004.

DESCRIPTION APPROVED
FOR AND/OR'S TRANSFER
BY [Signature]

9-29-2004

[Signature: L. Peter Dinan]

DESCRIPTION APPROVED
By: A. C. Swinehart
9-29-2004 OCS

DESCRIPTION APPROVED
By: A. C. SWINEHART
9/29/2004 AER



Image ID: 000001762427 Type: OFF
Kind: DEEDS

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BK 2377 PG 118

EXHIBIT "A", continued

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL ESTATE:

+- 6.88 Acre Split in Section 21, of Blue Rock Township

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the Northwest Quarter of Section 21, Township 12, Range 12, Congress Lands East of the Scioto River, and being part of the lands presently owned by the Wilcox Land Finance Company LLC, as per Official Record 2361, Page 663, and being more particularly described as follows:

Beginning for reference at a stone found, (by deed), at the Southwest corner of the Northwest Quarter of Section 21;

Thence along the section line, North 00 degrees 07 minutes 17 seconds East, 779.60 feet, by deed) to a point in the centerline of Buttermilk Road, passing an iron pin found at 739.60 feet, and being the principal place of beginning;

Thence through the lands of the Wilcox Land Finance Company LLC, (OR 2163-663), the following five courses:

- 1.) North 36 degrees 42 minutes 01 seconds East, 30.00 feet to an iron pin set;
- 2.) North 44 degrees 26 minutes 08 seconds East, 284.41 feet to an iron pin set;
- 3.) North 33 degrees 51 minutes 13 seconds East, 742.98 feet to an iron pin set;
- 4.) South 60 degrees 54 minutes 47 seconds East, 234.15 feet to an iron pin set;
- 5.) South 28 degrees 35 minutes 21 seconds West, 1034.12 feet to a point in the centerline of Buttermilk Road, passing an iron pin set at 1019.12 feet;

Thence along the centerline of said road the following two courses:

- 1.) North 59 degrees 01 minutes 52 seconds West, 156.20 feet to a point;
- 2.) North 64 degrees 47 minutes 26 seconds West, 228.54 feet to the principal place of beginning, containing 6.88 acres more or less;

The above described tract is subject to a twenty five feet wide Ingress, Egress Easement, over an existing gravel drive, and being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the Northwest Quarter of Section 21, Township 12, Range 12, Congress Lands East of the Scioto River, and being part of the lands presently owned by the Wilcox Land Finance Company LLC, as per Official Record 2361, Page 663, and being more particularly described as follows:

Beginning for reference at a stone found, (by deed), at the Southwest corner of the Northwest Quarter of Section 21;

Thence along the section line, North 00 degrees 07 minutes 17 seconds East, 779.60 feet, (by deed) to a point in the centerline of Buttermilk Road, passing an iron pin found at 739.60 feet;

Thence along the centerline of said road, South 64 degrees 47 minutes 26 seconds East, 20.17 feet to the principal place of beginning;

Thence along the north line of this easement the following four courses:

- 1.) North 79 degrees 09 minutes 41 seconds East, 81.50 feet to a point;
- 2.) South 80 degrees 35 minutes 08 seconds East, 89.33 feet to a point;
- 3.) North 84 degrees 28 minutes 34 seconds East, 130.11 feet to a point;
- 4.) South 81 degrees 13 minutes 23 seconds East, 98.29 feet to a point on the east line of the above described tract;



Image ID: 000001782428 Type: OFF
Kind: DEEDS

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BK 2377 PG 119

EXHIBIT "A"; continued

Thence along the east line of the above described tract South 28 degrees 35 minutes 21 seconds West, 26.57 feet to a point on the south line of this easement;

Thence along the south line of this easement the following four courses:

- 1.) North 81 degrees 13 minutes 23 seconds West, 86.14 feet to a point;
- 2.) South 84 degrees 28 minutes 34 seconds West, 150.25 feet to a point;
- 3.) North 80 degrees 35 minutes 08 seconds West, 88.14 feet to a point;
- 4.) South 79 degrees 09 minutes 41 seconds West, 42.69 feet to a point in the centerline of Buttermilk Road;

Thence along said centerline, North 64 degrees 47 minutes 26 seconds West, 42.48 feet to the principal place of beginning, containing 0.23 acres more or less;

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

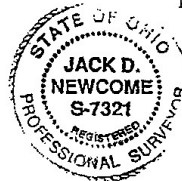
Bearings are based on a previous survey of the parent tract by L. Peter Dinan as per Official Record 1833-920.

This description is written based on a field survey completed November 18, 2011 by Jack D. Newcome, Reg. No. 7321.

Jack D. Newcome
Jack D. Newcome, Reg. No. 7321

11-22-11
Date

Parcel No.
Part of: 06-50-21-013-000 +- 6.88 Acres
(+- 0.18 Acres in the R/W of Buttermilk Road)



DESCRIPTION
APPROVED
By: A.L. SWINEHART
11/29/2011 ABR

APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
12/5/11
Date Fee Paid

DESCRIPTION
APPROVED
By: [Signature] 11/29/2011



Image ID: 000001762429 Type: OFF
Kind: DEEDS

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BK 2377 PG 120

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: 000001762430 Type: OFF
Kind: DEEDS

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BK 2377 pg 121

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: A. C. SWINEHART
10/5/2011 AER