

**TRANSFERRED**  
*Jan 6 20 21*  
DEBRA J. NYE  
AUDITOR, MUSKINGUM COUNTY, OHIO

000013

This Conveyance has been examined and the Grantor has complied with Section 519.202 of the Revised Code.  
FEES 228.00  
EXEMPT  
DEBRA J. NYE COUNTY AUDITOR



Image ID: 000002357936 Type: OFF  
KInd: DEEDS  
Recorded: 01/06/2021 at 12:47:18 PM  
Fee Amt: \$50.00 Page 1 of 4  
Instr# 20210000202  
Muskingum County  
CINDY RODGERS County Recorder

### General Warranty Deed

BK **2965** PG **883**

**Bruner Land Company, Inc., an Ohio corporation, of Guernsey County, Ohio for valuable consideration paid, grant(s) with general warranty covenants, to Peter Cherevas, whose tax mailing address is 8480 Imlay Rd., Blue Rock, Ohio 43720 REAL PROPERTY: Situated in the County of Muskingum, in the State of Ohio and in the Township of Blue Rock.**

For legal description see attached description

Parcel #: 06-42-02-58-000

Real Estate is being sold without any guarantee of specific zoning of building permits and health department approval of private septic systems and water well on the tract(s). Subject to all legal highways and to restrictions, reservations, leases, limitations and easements, if any, of record.

The property described is subject to the following covenants, conditions and restrictions attached hereto as Exhibit A and are to run with the land and be binding upon and inure to the benefit of all persons claiming title to said property and shall be effective henceforth.

Prior Instrument Reference: O.R. Vol. 2486 Pg. 728 of Muskingum County, Ohio & Volume 2479, Page 869

EXECUTED this 4 day of Jan, 2021.

Signed and acknowledged in presence of: **Bruner Land Company, Inc.**  
By: Douglas R Bruner  
Douglas R. Bruner, Vice President

State of Ohio County of Guernsey ss.

**BE IT REMEMBERED**, That on this 4 day of Jan, 2021 before me, the subscriber, a notary public in and for said state, personally came, Bruner Land Company, Inc., by Douglas R. Bruner, Vice President, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed and voluntary act and deed of the corporation.

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

Karen Chapman

This instrument was prepared by Bruner Land Company, Inc.



**Karen Chapman**  
Notary Public  
In and For the State of Ohio  
Recorded in Noble County  
My Commission Expires  
October 26, 2023

DESCRIPTION

APPROVED

By: *A.L. Swinehart*  
*10-5-2011 CLS*



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Page 2 of 4

BK 2965 PG 884

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 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 the 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:

Being a parcel of land located in the Northeast Quarter of Section No. 20, Township No. 12, Range No. 12, Blue Rock Township, 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 Jancs, Registered Surveyor No. 6029, February 21, 2007.

Parcel Number: 06-42-02-58-000  
Prior: Volume 2486, Page 728 &  
Volume 2479, Page 869

DESCRIPTION  
APPROVED  
By: *A.L. Swinehart*  
*10-5-2011 CLS*



Image ID: 000002357938 Type: OFF  
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Page 3 of 4

BK 2965 PG 885

Previously excepted and reserved, all of the oil and gas in and under, and that may be produced from the above described real estate together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing the said lands for oil and gas and storing, handling, transporting, and marketing the same therefrom.



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Page 4 of 4

BK 2965 PG 886

EXHIBIT A

BRUNER HERSHBERGER/MUSKINGUM FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land, and shall continue in full force and effect until January 01,2075, (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in the Twp of Blue Rock by Deed recorded in O.R.Vol. 2479 Pg. 869 and O.R. Vol. 2486 Pg. 728 in the land records of Muskingum County, Ohio.
- 2.) Any mobile home placed on said property shall be 10 years old or newer at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement and shall contain vinyl siding.
- 3.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly object or matter will be permitted on any lot.
- 4.) No noxious or offensive activity shall be carried on upon any lot.
- 5.) Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
- 6.) Before any construction takes place purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 7.) No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus, or recreational vehicles shall be used as a permanent dwelling; however camping, with customary structures or vehicles, is permitted on any tract. These structures can have less than 700 square feet including site built cabins that are used for camping.
- 8.) Any full time residence erected on said lots shall be at least 700 square feet of indoor heated area (excluding basement and garage), and shall have a finished siding such as rustic wood, frame, brick veneer, press board or contemporary siding.
- 9.) Any building or structure placed on said property shall be set back a minimum of 75 feet from any government road unless a lesser set-back is requested by public authority.
- 10.) Where protective covenants and Muskingum County of the Twp of Blue Rock Ordinances are in conflict, the stricter requirement will prevail.
- 11.) Invalidation of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 12.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 13.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.