

DIST 05 CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Frederick A. Rognon and Elnora M. Rognon, husband and wife	Pleasant L. Drake and Dortha L. Drake	07/30/1956	07/30/1956 @ 11:42AM	Bk 456, Pg 173	\$1.10	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows: <i>In The State of Ohio and in the</i></p> <p>Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.</p> <p>The property herein intended to be conveyed is designed on the plat of said village of record in deed Book 17 at page 433 as Donated for Public Use", and was formerly used for school purposes.</p> <p>Prior Deed Reference: DR 450, Pg 446</p>						
Hiram S. Stutes, Jr and Clara Maxine Stutes, husband and wife	Frederick A. Rognon and Elnora M. Rognon	01/14/1956	02/03/1956 @ 3:15PM	DR 450, Pg 446	Stamps Unreadable	Quit Claim
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows: <i>In The State of Ohio, and in the</i></p> <p>Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.</p> <p>Prior Deed Reference: Vol 433, Pg 108</p>						

DIST 05 CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Wayne Daw, Clyde Dutro, and Kenneth Moore, Trustees of Blue Rock Township, Muskingum County, Ohio	Hiram S. Stutes, Jr and Clara Maxine Stutes	05/29/1954	06/01/1954 @ 2:54PM	Vol 433, Pg 108	N/A	Quit Claim
Situating in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows: Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.						

add
line ↓

add the property here ~ like in pg 4 of 5.

now trustees got it - transfer from Franklin School District... will call Sunday see if I can reach someone.

need ~~deed~~ Warrant Deed to Root Deed.

↓ does this then need the 1936 deed to Franklin School added to chain & easements for Hwy.

433 PAGE 108

QUIT-CLAIM DEED

TUTBLANK REGISTERED U.S. PAT. OFFICE
TITLE LAW PRINT PUBLISHERS BULLAND W
STANDARD OHIO FORM 605

Know all Men by these Presents

That Wayne Daw, Clyde Dutro and Kenneth Moore, Trustees of Blue Rock Township, Muskingum County, Ohio,

Grantors, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations ~~paid~~ to them paid by Hiram S. Stutes, Jr., and Clara Maxine Stutes, whose mailing address is: Blue Rock Ohio,

Grantees, the receipt whereof is hereby acknowledged, do hereby **Renounce, Release and forever Quit-Claim,** *to the said Grantees, Hiram S. Stutes, Jr. and Clara Maxine Stutes,*

their heirs and assigns forever, the following **Real Estate** *situated in the County of Muskingum*

in the State of Ohio and in the Township of Blue Rock, and Village of Gaysport, and bounded and described as follows

Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said village of Gaysport; thence south seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point; thence in a northerly direction to the place of beginning.

The property herein intended to be conveyed is what is designated on the plat of said village "Donated for Public Use", and has been used for school purposes and is now occupied by the Gaysport School House. The plat of said village is found in Deed Book 17, page 433 of Muskingum County, Ohio, Deed Records.

County Engineer

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, Hiram S. Stutes, Jr. and Clara Maxine Stutes, their heirs and assigns forever*

In Witness Whereof the said Grantors, Wayne Daw, Clyde Dutro and Kenneth Moore, as Trustees of Blue Rock Township, Muskingum County, Ohio,

hereunto set their hands, this 29 day of May, in the year of our Lord one thousand nine hundred and fifty-four (1954)

Signed and acknowledged in presence of

Wayne Daw, Clyde Dutro and Kenneth Moore

Wayne Daw

Clyde Dutro

Kenneth Moore

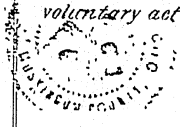
Trustees of Blue Rock Township, Muskingum County Ohio, County ss

The State of OHIO, MUSKINGUM County ss

Be it Remembered That on this 29 day of May, A D 1954, before me, the subscriber,

a Notary Public and for said county, personally came the above named Wayne Daw, Clyde Dutro and Kenneth Moore, as Trustees of Blue Rock Township, Muskingum County, Ohio,

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.



In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year first aforesaid.

Paul H. Wheeler

Notary Public in and for Muskingum County, Ohio

2635 Quit Claim Deed

Wayne Daw, Clyde Dutro and Kenneth Moore, as Trustees of Blue Rock Township, Muskingum County, Ohio

Harold S. Stutes, Jr. and Clarence Hixline Stutes, Blue Rock, Ohio.

Box 43

Transferred June 1, 1954

Paul H. Wheeler

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF MUSKINGUM SS

RECEIVED FOR RECORD ON THE

1 day of June 1954

at 2:54 of book 11

and RECORDED June 4 1954 PM

DEED BOOK PAGE

Wayne D. Daw

COUNTY RECORDER

RECORDERS FEE \$ 1.40

DESCRIPTION

APPROVED

By: *Debra J. Nye*

TRANSFERRED
June 29 2020
DEBRA J. NYE
AUDITOR, MUSKINGUM COUNTY, OHIO

69800



Image ID: 000002311503 Type: OFF
Kind: DEEDS
Recorded: 06/29/2020 at 02:23:38 PM
Fee Amt: \$34.00 Page 1 of 2
Instr# 20200006304
Muskingum County
CINDY RODGERS County Recorder

BK 2922 PG 825

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. *9.00*
FEES
EXEMPT
DEBRA J. NYE COUNTY AUDITOR *[Signature]*

FORM 666-Warranty Deed
REV. 8/76

KNOW ALL MEN BY THESE PRESENTS

That DOUGLAS E. BAGLEY, an unmarried man, Grantor,
of Muskingum County, State of Ohio, for valuable consideration paid, grant(s), with general warranty covenants,
to CHARLIE N. RODGERS,
whose tax-mailing address is:
883 Goddard Avenue, Zanesville, Ohio 43701,
the following real property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Auditor's Parcel No.: 06-42-02-51-000

Prior Instrument Reference: Volume 1136, Page 153, Official Records of Muskingum County, Ohio.

EXECUTED this *23* day of June, 2020.

[Signature]
DOUGLAS E. BAGLEY

State of Ohio
Muskingum County, } ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named DOUGLAS E. BAGLEY who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.



BETH MAUTZ
Notary Public, State of Ohio
My Commission Expires
September 14, 2021

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Zanesville, Ohio, this *23rd* day of June, A.D. 2020.

[Signature]
Notary Public

(Execution in accordance with Chapter 5301. of the Revised Code)

*This instrument prepared by Zellar & Zellar, Attorneys at Law, Inc.,
720 Market Street, Zanesville, Ohio 43701*

NO OPINION IS EXPRESSED AS TO THE ACCURACY OF THE DESCRIPTION OR THE MARKETABILITY OF THE TITLE, DEED ONLY PREPARED.

DESCRIPTION
APPROVED

By: *R. G. G. G.*



Image ID: 000002311504 Type: OFF
Kind: DEEDS

Page 2 of 2

BK 2922 PG 826

EXHIBIT A

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

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Pages 432 and 433, thence, South 76° 53' 37" east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South 76° 53' 37" east, 132.00 feet to an iron pin found; thence, south 16° 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76° 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06° 20' 03" East, 563.97 feet to the point of beginning, and containing 1.061 acres more or less.

Subject to all legal highways and easements of record.

Bearings described herein are based upon those described in Deed Volume 1112, Page 558.

Iron Pins set are 5/8" rebar with yellow identification cap (Findley S-7222).

This description, written on June 20, 1997, is based on an actual survey of the premises by Terry J. Finley, Ohio Registered Surveyor #S-7222.

Property address: 8895 Gaysport Hill Road, Blue Rock, Ohio 43720

Subject to all restrictions, conditions, covenants, easements, rights of way, and reservations of record.

Auditor's Parcel No.: 06-42-02-51-000

Prior Instrument Reference: Volume 1136, Page 153

4133

STATE OF OHIO, MUSKINGUM COUNTY
 RECEIVED FOR RECORD
 APR 8 1997 at 10:15 A.M.
 RECORDED April 9 1997
 Book 1133 Page
 Karen Vincent Recorder
 14⁰⁰

CAV
 CT
 Knox
 to
 Knox

Rose Johnson
 City

PROBATE COURT OF MUSKINGUM COUNTY, OHIO

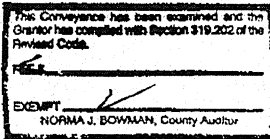
ESTATE OF EDGAR D. KNOX, DECEASED
 CASE NO. 971151

CERTIFICATE OF TRANSFER
 Revised Code, Sec. 2113.61

NO. ONE

Decedent died on July 26, 1996 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows:

Name	Residence Address	Interest in Real Estate So Passing
Anna Faith Knox,	4700 East Main Street, #1145, Mesa, AR 85205	Decedent's undivided 1/2 interest



5
 368

BA
 FOR LARGE VOLUMES OF RECORDS
 MEM DESCRIPTION NECESSARY

*Transferred April 8, 1997
 Norma J. Bowman
 Musk. Co. Auditor*

(Complete if applicable) The real estate described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____, in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The real estate, the transfer of which is memorialized by this certificate, is described as follows (describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state):

Undivided one-half interest:

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

Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.

The property herein intended to be conveyed is designated on the plat of said Village of record in Deed Book 17 at Page 433, as "Donated for Public use" and was formerly used for school purposes.

Prior Reference: Volume 561, Page 24

Auditor's Parcel No. 06-06-42-02-51-000

NEW DESCRIPTION NECESSARY FOR FUTURE AUDITOR'S TRANSFER.

BY *[Signature]*
11-19-96

March 19, 1997

Date issued

JOSEPH A. GORMLEY

Probate Judge

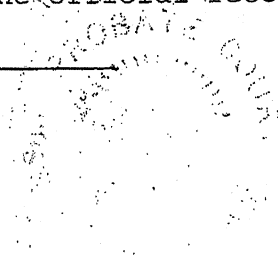
AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

March 19, 1997

Date

[Signature]
Probate Judge/Clerk



Know all Men by These Presents

That Anna Faith Knox, unmarried, of Maricopa County, State of Arizona, for valuable consideration paid, grants with general warranty covenants, to Douglas E Bagley whose tax mailing address is 8895 Gaysport Hill Road, Blue Rock, Ohio 43720 the following real property:

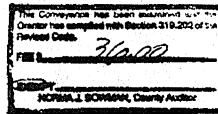
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN

Subject to all easements, rights of way, leases, conditions, restrictions, and legal highways, if any, of record.

Except real estate taxes, which shall be prorated between the parties hereto, with the grantors paying all that portion accruing to the date hereof, and with the grantees assuming all those accruing thereafter

Prior Instrument Reference: Volume 1133, Page 8

Parcel No. 06-06-42-02-51-000



01126

Witness her hand(s) this 10th day of July, 1997.

Signed and acknowledged in presence of

Susan Dunn
SUSAN DUNN
Karla Teeales
KARLA TEEALES

Anna Faith Knox
Anna Faith Knox

State of Arizona
County of
Maricopa

ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named Anna Faith Knox who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.



In Testimony Whereof, I have hereunto set my hand official seal, at 10th Mesa Arizona this 10th day of July, 1997, A.D.

Nicholas E. Wilkes
Notary Public - State of Arizona

This instrument prepared by
Nicholas E. Wilkes
Thomas J. Bowman
Meach. Co. Auditor

NICHOLAS E. WILKES, ATTORNEY AT LAW
HOCKING VALLEY TITLE AGENCY, INC.
132 E MAIN ST, LANCASTER OH 43130

9194
7-21-97
Recorded 7-28-97 Vol 1136 Pg 153
Horne Vincent Recorder 130th Ave
07:49:20 AM

VOL 1136 PAGE 154

EXHIBIT A

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described in Deed Volume 1133, Page 9; being further bounded and described as follows:

Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volume 17, Pages 432 and 433, thence, South $76^{\circ} 53' 37''$ east, 165.00 feet to an iron pin set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein intended to be described; thence, continuing South $76^{\circ} 53' 37''$ east, 132.00 feet to an iron pin found; thence, south $16^{\circ} 25' 37''$ West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north $76^{\circ} 53' 37''$ west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North $06^{\circ} 20' 03''$ East, 563.97 feet to the point of beginning, and containing 1.061 acres more or less.

Subject to all legal highways and easements of record.

Bearings described herein are based upon those described in Deed Volume 1112, Page 558. *556*

Iron Pins set are 5/8" rebar with yellow identification cap (Findley S-7222).

Being all of Auditor's Parcel #06-42-02-51-000.

This description, written on June 20, 1997, is based on an actual survey of the premises by Terry J. Finley, Ohio Registered Surveyor #S-7222.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY K. Buckley
6-20-97 *all*

TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zanesville, OH 43701

Phone or Fax: (614) 454-8721

Ohio Registered Surveyor #S-7222

Bagley

State: Ohio

City:

County: Muskingum

Subdivision:

Township: Blue Rock

Plat Book:

Page:

Lot #:

Section: 20 T.12 R.12

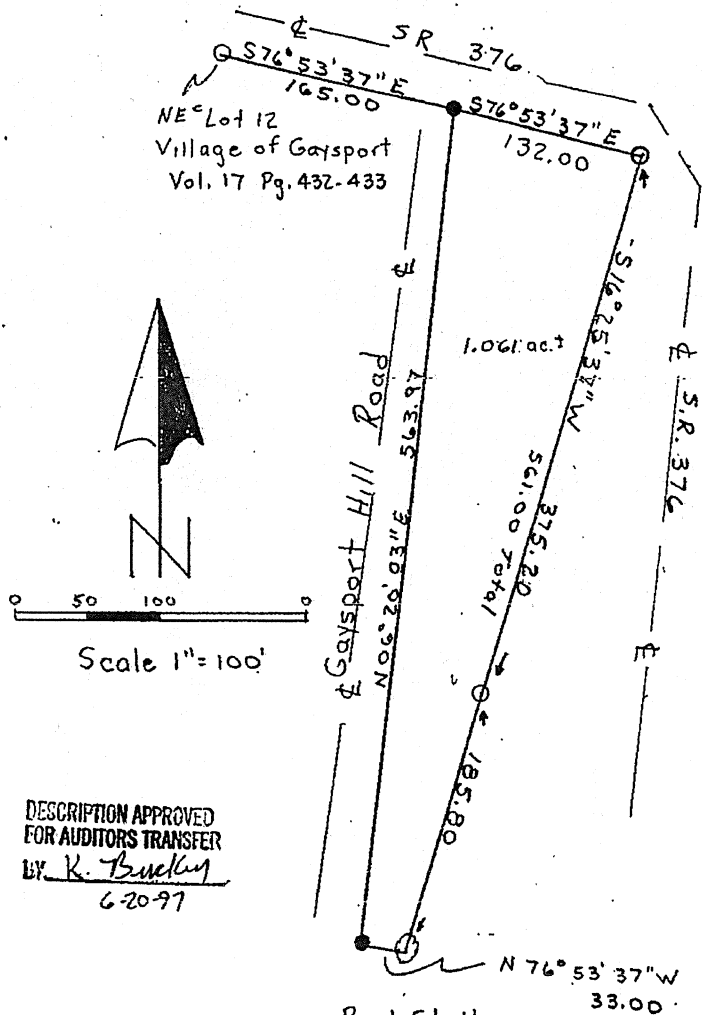
Deed Volume: 1133

Page: 9

SURVEY PLAT FOR:

Auditor's Parcel #: 06-42-02-51-000

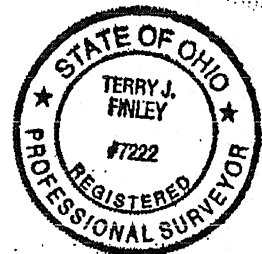
Bearings shown herein are based upon: Vol. 1112 Pg. 558



DESCRIPTION APPROVED FOR AUDITORS TRANSFER BY R. Buelky 6-20-97

- LEGEND:**
- Iron pin set (5/8" rebar w/cap)
 - Iron pin found
 - Stone found
 - ◆ Axle found
 - ▲ Railroad spike set

Paul Stall V. 440 P. 620



This plat drawn on June 16th, 1997 is based on an actual survey of the premises.

Terry J. Finley Registered Surveyor #S-7222

Form 662 - Warranty Deed - Ohio
Statutory Form

VOL 561 PAGE 24

TUTTLEMAN REGISTERED U.S. PAT. OFFICE
Tuttle Law Firm Publishers, Publishers

Know all Men by these Presents

That Wilbert C. Nabb and Evelyn M. Nabb, husband and wife, the grantors,
of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to Edgar Knox and Faith Knox, the grantees,

whose tax mailing address is Route 1, Blue Rock, Ohio

the following real property:

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

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

Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point; thence in a northerly direction to the place of beginning.

The property herein intended to be conveyed is designated on the plat of said Village of record in Deed Book 17 at page 433, as "Donated for Public Use" and was formerly used for school purposes.

Taxes are pro-rated to the date of this deed and the grantees herein by the acceptance of this deed assume and agree to pay the taxes and assessments, if any, due and payable hereafter.

Prior Instrument Reference Volume 514, Page 672.

~~unless hereinafter otherwise provided, the grantors, or heirs or assigns of either of them~~

Witness our hands this 1st day of August,

1968

Signed and acknowledged in presence of

Robert A. Christie
Robert S. Christie

Wilbert C. Nabb
Wilbert C. Nabb

Mary Lou Haines
Mary Lou Haines

Evelyn M. Nabb
Evelyn M. Nabb

State of Ohio, } ss. Before me, a Notary Public
Morgan County, } in and for said County and State, personally appeared the above named
Wilbert C. Nabb and Evelyn M. Nabb, 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 McConnellsville, Ohio
this 1st day of August, A.D. 1968



Mary Lou Haines
Mary Lou Haines
NOTARY PUBLIC
MORGAN COUNTY, OHIO
MY COMMISSION EXPIRES 3/25/69

This instrument prepared by John C. [unclear] Attorney at Law, Zanesville, Ohio

3816 Warranty Deed

MADE BY THE INSTRUMENTAL OFFICER IN ACCORDANCE WITH SECTION 3703.02 OF THE REVISED CODE

Wilbert C. Nabb and
Evelyn M. Nabb

TO

Edgar Knox and
Faith Knox
Route 1, Blue Rock, Ohio

A-137

This County has been returned and the Grantor has acknowledged with the Clerk of the County Clerk

SEE 1 3.00

EVENT _____

DEPT 1 DEPT 15, COUNTY AUDITOR

Transferred August 2, 1968

Don L. Dietz, Jr.
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Allegheny
RECEIVED FOR RECORD ON THE

7 day of August 1968
at 2:35 o'clock P. M.
and RECORDED Aug 5, 1968 in
DEED BOOK 561 PAGE _____

John C. Ringhisen
COUNTY RECORDER

RECORDERS FEE \$ 2.00

JOHN C. RINGHISEN
ATTORNEY AT LAW
205 FIRST NATIONAL BANK BLDG
ZANESVILLE, OHIO

John C. Ringhisen and E. M. Nabb, Jr. & Company, C.

FORM 882-0000 WARRANTY DEED

Vol 514 - 672

TUTTLER REGISTERED MAP OFFICE
Tuttle Law Print Publishers, Rutland, Vt.

Know all Men by these Presents

That Pleasant L. Drake and Dortha L. Drake, husband and wife

of the City of Zanesville County of Muskingum
and State of Ohio Grantors in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations
to them paid by

Wilbert C. Nabb and Evelyn M. Nabb
Rt. 1, Blue Rock, Ohio

of the Township of Blue Rock County of Muskingum
and State of Ohio Grantor's the receipt whereof is hereby
acknowledged do hereby grant, bargain, sell and convey to the said Grantees
Wilbert C. Nabb and Evelyn M. Nabb

following Real Estate 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 the County of Muskingum, in the State of Ohio, and in the Township of Blue Rock, and Village of Gaysport and bounded and described as follows:

Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence South seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point; thence in a northerly direction to the place of beginning.

The property herein intended to be conveyed is designated on the plat of said Village of record in Deed Book 17 at page 433, as "Donated for Public Use", and was formerly used for school purposes.

Being the same premises conveyed to the above grantors by Warranty Deed dated July 30, 1956 and recorded in Deed Book 456 on page 173 of the Deed Records of Muskingum County, Ohio.

To have and to hold said premises with all the privileges and appurtenances thereunto belonging, to the said Grantee's

And the said Grantor's their heirs and assigns forever

do hereby covenant with the said Grantee's for themselves and their heirs,

their heirs and assigns, that they are lawfully seized of the premises aforesaid, that the said premises are Free and Clear from all encumbrances whatsoever excepting all taxes and assessments becoming due and payable in June 1962 and thereafter, which the grantees herein hereby assume and agree to pay.

Vol 514-673

and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee

their heirs and assigns against the lawful claims of all persons whomsoever, excepting as aforesaid.

In Witness Whereof the said Grantor

Pleasant L. Drake and Dortha L. Drake, husband and wife

hereunto set their hand & this 16th day of February in the year of our Lord one thousand nine hundred and sixty-two (19 62)

Signed and acknowledged in presence of

[Handwritten signatures of witnesses]

Pleasant L. Drake
Pleasant L. Drake

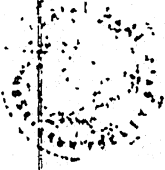
Dortha L. Drake
Dortha L. Drake

The State of OHIO MUSKINGUM County ss

Be it Remembered That on this 16th day of February A D 19 62 before me, the subscriber, a Notary Public in and for said county, personally came the above named Pleasant L. Drake and Dortha L. Drake

the Grantor in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid



[Handwritten signature of Dorothy H. Stansberry]
Dorothy H. Stansberry, Notary Public
My Commission Expires: Aug. 13, 1963

This instrument prepared by V.E. Johnson, Atty.

Loan No. 21,557
Warranty Deed

PLEASANT L. DRAKE
AND
DORTHA L. DRAKE
WILBERT C. HABS
AND
EVELYN M. HABS

Return to Mutual Federal

Trusfml. Feb 16 1962
[Handwritten signature]

STATE OF OHIO
COUNTY OF *Muskingum* ss

RECEIVED FOR RECORD ON THE
16th day of February 19 62

DEED BOOK PAGE
1962

[Handwritten signature]
RECORDERS FEE \$ 9.00

MEYER, JOHNSON & KINCAID
ATTORNEYS AT LAW
FIRST NATIONAL BANK BUILDING
ZANESVILLE, OHIO

WARRANTY DEED VOL. 456 173

TUTTLARK REGISTERED SURVEYORS
Tuttle Law Print Publishers, Publishers**Know all Men by these Presents****That** Frederick A. Rognon and Elnora M. Rognon, husband and wife,of the Township of Harrison County of Muskingum
and State of Ohio Grantors in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations,
to them paid by

Pleasant L. Drake and Dortha L. Drake,

of Blue Rock, Ohio,

of the Township of Blue Rock County of Muskingum
and State of Ohio Grantors the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said grantors,

Pleasant L. Drake and Dortha L. Drake,

their heirs and assigns forever, the
following Real Estate situated in the County of Muskingum
in the State of Ohio and in the Township of
Blue Rock, and Village of Gaysport, and bounded and described as follows:

Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said Village of Gaysport; thence south seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west two (2) perches to a point; thence in a northerly direction to the place of beginning.

The property herein intended to be conveyed is designated on the plat of said village of record in Deed Book 17 at page 433, as "Donated for Public Use", and was formerly used for school purposes.

Being the same premises as conveyed by quit claim deed from Hiram S. Stutes, Jr., and Clara Maxine Stutes, husband and wife, to Frederick A. Rognon and Elnora M. Rognon dated January 14, 1956, recorded in Deed Record 450 page 446 of the Muskingum County Records.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee s,

Pleasant L. Drake and Dortha L. Drake,

their heirs and assigns forever.

And the said Grantor s,

Frederick A. Rognon and Elnora M. Rognon,

do hereby covenant with the said Grantee s, for themselves and their heirs,

Pleasant L. Drake and Dortha L. Drake,

their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except the taxes and assessments due and payable in June, 1957, and thereafter, which the grantees assume and agree to pay.

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and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantees,

Pleasant L. Drake and Dortha L. Drake, their heirs and assigns against the lawful claims of all persons whomsoever except as aforesaid.

In Witness Whereof the said Grantors,

Frederick A. Rognon and Elnora M. Rognon, husband and wife,

who hereto release their respective rights of dower in the premises herunto set their hands this 30th day of July in the year of our Lord one thousand nine hundred and fifty-six (1956).

Signed and acknowledged in presence of

Signatures of witnesses and the grantors: Frederick A. Rognon, Elnora M. Rognon, and two witnesses.

The State of OHIO Muskingum County SS

Be it Remembered that on this 30th day of July 1956 before me the subscriber, in and for said county personally came the above named Notary Public

Frederick A. Rognon and Elnora M. Rognon,

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid

Signature of Notary Public: Frances Noptune

FRANCES NOPTUNE, Notary Public MUSKINGUM COUNTY OHIO BY COMMISSION EXPIRES OCT. 22, 1966



This instrument was prepared by: MARY VASHTI FUNK, Attorney at Law 45 North Fourth Street Zanesville, Ohio



4134 Warrant Deed

Frederick A. Rognon and Elnora M. Rognon

TO

Pleasant L. Drake and Dortha L. Drake

Blue Book B

Paul G. Parker COUNTY AUDITOR

STATE OF OHIO COUNTY OF Muskingum RECEIVED FOR RECORD ON THE 30th day of July 1956 RECORDED July 31 1956 DEED BOOK PAGE 144 RECORDERS FEE \$ 1.40 JONES, GOLD CAMP & FUNK ATTORNEYS AT LAW 48 NORTH FOURTH STREET ZANESVILLE, OHIO

QUIT-CLAIM DEED

VOL 450 P. 446

TUTBLANK REGISTERED U.S. PAT. OFF. & ILL. TITLE LAW PRINT PUBLISHERS, RULAND ST. STANFORD, OHIO 44205

Know all Men by these Presents

That Hiram S. Stutes, Jr. and Clara Maxine Stutes, husband and wife,

Grantors, in consideration of the sum of
One Dollar (\$1.00) and other good and valuable consideration
to them paid by Frederick A. Rognon and Elnora M. Rognon
R. F. D. #2
Blue Rock, Ohio

Grantees, the receipt whereof is hereby
acknowledged, do hereby Remise, Release and forever Quit-Claim,
to the said Grantees, Frederick A. Rognon and Elnora M. Rognon

their heirs and assigns forever, the
following Real Estate *situated in the County of* Muskingum
in the State of Ohio *and in the Township of*
Blue Rock, and Village of Gaysport, *and bounded and described as follows*

Beginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Twelve (12) in said village of Gaysport; thence south seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (34) perches to a point, thence north seventy (70) degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning.

The property herein intended to be conveyed is designated on the plat of said village of record in Deed Book 17 at page 433, as "Donated for Public Use," and was formerly used for school purposes.

Being the same premises conveyed to Hiram S. Stutes, Jr. and Clara Maxine Stutes by Quit-Claim Deed dated May 29, 1954, and recorded in Deed Book 433, at page 108, of Muskingum County Deed Records

To have and to hold *said premises with all the privileges and appurtenances thereunto belonging, to the said Grantees,* Frederick A. Rognon and Elnora M. Rognon
Rognon *their heirs and assigns forever*

Vol 450 Page 447

In Witness Whereof the said Grantors,

Hiram S. Stutes, Jr. and Clara Maxine Stutes,

hereunto set their hands, this 14th day of January in the year of our Lord one thousand nine hundred and Fifty-six (1956)

Signed and acknowledged in presence of

Donald P. Jones
Nelda Davis

Hiram S. Stutes, Jr.
Hiram S. Stutes, Jr.

Clara Maxine Stutes
Clara Maxine Stutes

The State of OHIO MUSKINGUM County SS

Be it Remembered That on this 14th day of January A.D. 1956 before me, the subscriber, Notary Public in and for said county, personally came the above named Hiram S. Stutes, Jr. and Clara Maxine Stutes,

the Grantors in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Nelda Davis, Notary Public

This instrument was prepared by Donald P. Jones, Attorney.

Quit Claim Deed

Hiram S. Stutes, Jr. and Clara Maxine Stutes, husband and wife.

TO

Frederick A. Rognon and Elnora M. Rognon R.F.D.#2 Blue Hook, Ohio

Transferred Book 3 1956

STATE OF OHIO COUNTY AUDITOR

COUNTY OF MUSKINGUM SS RECEIVED FOR RECORD ON THE

3 day of February 1956

RECORDED PAGE DEED BOOK

RECORDERS FEE \$ 1.40

RECORDED FEB 4 1956

COUNTY RECORDER

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COUNTY RECORDER

RECORDED FEB 4 1956

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That H. C. Seyerle (Franklin Rural School Dist.)

the Grantor, the Grantor, for and in consideration of the sum of dollars (\$) and for other good and valuable considerations to paid by the County of the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Township, County, Ohio, Section, Town, Range, and bounded and described as follows:

Being a tract of land 30 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein; lying and being between the center line of the present road as existing and occupied June 1st, 1936, and a line parallel thereto and 30 feet therefrom on the west side thereof.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, for heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he the true and lawful owner of said premises, and lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid

hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Franklin Rural School Dist. Board of Education, H. C. Seyerle, Clerk

have hereunto set their hand s, the 26st day of June in the year of our Lord one thousand nine hundred and thirty six

Signed and sealed in the presence of:

Geo. Echelberry
E. C. Flowers

Franklin Rural School Dist.
Board of Education
H. C. Seyerle, Clerk

STATE OF OHIO,
Muskingum COUNTY ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named H. C. Seyerle, Clerk of Board of said School Dist. who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

(Notarial Seal)

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Zanesville this 26st day of June, A. D. 1936. Robert Wesley Painter, Notary Public, My commission expires, Feb. 16, 1937.

STATE OF OHIO,
COUNTY ss:

Before me, a in and for said County and State, personally appeared the above named who acknowledged that he did sign the foregoing instrument and that the same is free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at this day of, A. D. 193

Transfer not necessary Jan. 12, 1937.
Received Feb. 15, 1937 at 10:00 A.M.
Recorded Feb. 17, 1937.

Attest:

Fred J. Mathers
Recorder.

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covenants with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF C. C. Harlan has hereunto set his hand, the 23rd day of July in the year of our Lord one thousand nine hundred and thirty six

Signed and sealed in the presence of:

C. A. Barnes

C. C. Harlan

F. B. Chappellear

STATE OF OHIO, Muskingum COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named C. C. Harlan who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Zanesville this 23rd day of July, A. D. 1936

Robert Wesley Painter
Robert W. Painter, Notary Public
My Commission Expires Feb. 16, 1937
(Notarial Seal)

Transferred Oct. 26, 1936
Received Oct. 27, 1936 at 10:15 A.M.
Recorded Nov. 3, 1936

Attest:

Fred J. Nethers
Recorder

No. 3606

Franklin Rural School District
To
County of Muskingum

754 ✓

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That H. C. Seyerle (Franklin School Dis't), the Grantor, for and in consideration of the sum of one dollar dollars (\$1.00) and for other good and valuable considerations to him paid by the County of Muskingum, the Grantee, the receipt whereof if hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Blue Rock Township, Muskingum County, Ohio, Section 20; Township 12, Range 12, and bounded and described as follows:

Being a tract of land 60 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein, lying and being between the center line of the present road as existing and occupied June 1st, 1936, and a line parallel thereto and 30 feet therefrom on the south and west sides thereof.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he

will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid ___ hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, H. C. Seyerle, Clerk Franklin School District has hereunto set his hand, the 23rd day of July in the year of our Lord one thousand nine hundred and thirty six Signed and sealed in the presence of:

Geo. Echelberry
F. B. Chappellear

Franklin Rural School Dist.
Board of Education
H. C. Seyerle, Clerk

STATE OF OHIO Muskingum COUNTY SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named H. C. Seyerle, Clerk Franklin School Dist. who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Zanesville this 23rd day of July, A. D. 1936

Robert Wesley Painter
Robert W. Painter, Notary Public
My commission expires Feb. 16, 1937
(Notarial Seal)

necessary
Transfer: B&O Oct. 26, 1936
Received Oct. 27, 1936 at 10:15 A.M.
Recorded Nov. 3, 1936

Attest: Fred J. Mathews
Recorder

No. 3607

I. J. Miller
To
County of Muskingum

756

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That I. J. Miller, the Grantor, for and in consideration of the sum of one dollar dollars (\$1.00) and for other good and valuable considerations to him paid by the County of Muskingum, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Blue Rock Township, Muskingum County, Ohio, Section __, Township 12, Range __, and bounded and described as follows:

Being a tract of land 50 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein, lying and being between the center line of the present road as existing and occupied June 1st, 1936, and __ line parallel thereto and 25 feet therefrom on the north side thereof.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid ___ hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF I. J. Miller has hereunto set his hand, the 23rd day of July in the year of our Lord one thousand nine hundred and thirty six.

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Signed and sealed in the presence of:

C. A. Barnes

I. J. Miller

F. B. Chappellear

STATE OF OHIO, Muskingum COUNTY SS:

Before me, a Notary Public in and for said County and State, personally appeared the above named I. J. Miller who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Zanesville this 23rd day of July, A. D. 1936.

Robert Wesley Painter
Robert W. Painter, Notary Public
My commission expires Feb. 16, 1937
(Notarial Seal)

Transferred Oct. 26, 1936
Received Oct. 27, 1936 at 10:15 A.M.
Recorded Nov. 3, 1936

Attest:

Fred J. Nethers
Recorder

No. 3608

Leslie Alexander
To
County of Muskingum

758

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That Leslie Alexander, the Grantor, for and in consideration of the sum of one dollar dollars (\$1.00) and for other good and valuable considerations to him paid by the County of Muskingum, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes clear of all obstructions which interfere with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Meigs Township, Muskingum County, Ohio, Section 20, Township 12, Range 11, and bounded and described as follows:

Being a tract of land 50 feet in width across, in, and through the property of the Grantor adjacent to and including the present road and all lands of the said Grantor herein, lying and being between the center line of the present road as existing and occupied June 1st 1936, and a line parallel thereto and 25 feet therefrom on the north and south sides thereof.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby COVENANTS with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Leslie Alexander has hereunto set his hand, the 23rd day of July in the year of our Lord one thousand nine hundred and thirty six.

Signed and sealed in the presence of:

C. A. Barnes

Leslie Alexander

F. B. Chappellear

STATE OF OHIO, Muskingum COUNTY SS:

Part #1
DEED OF EASEMENT
OHIO TOWER

Name and Address
 Ancil Coleman (Bancord) *Mr. M. M. Coleman*
Blue Rock Ohio

Pr #1
 Est. No. 20 Map No. 1845
 Drg. No. 1451
 W. O. 609/1550-20-20

This Indenture, made this 3rd day of April 1951
 by and between George Coleman, M.M. Coleman & Nellie Coleman
304 S. Peyton, M.E. Powelson & Ella E. Powelson
 (his wife (or unmarried)), of the County of MUSKINGUM State of Ohio,
 part of the first part, and THE OHIO POWER COMPANY, a corporation organized and existing
 under the laws of the State of Ohio, party of the second part.

Witnesseth: That for and in consideration of the sum of One Dollar in hand paid to the part of
 the first part by the party of the second part, the receipt of which is hereby acknowledged, said part
 of the first part hereby grant, bargain, sell, convey, and warrant to the party of the second
 part, its successors and assigns forever, a right of way and easement with the right, privilege, and au-
 thority to said party of the second part, its successors, assigns, lessees, and tenants to construct, erect,
 operate and maintain a line of towers and wires for the purpose of transmitting electric or other
 power, in, on, along, over, through or across the following described lands situated in
Blue Rock Township, in the
 County of Muskingum in the State of Ohio, and part of
 Section No. 16 - 21 Township No. 12-N and Range No. 12-W and bounded:
 On the North by the lands of Levi C. Shaver-Ray Shook
 On the East by the lands of Ray Shook-O. & H. Echelberry
 On the South by the lands of Kenneth Powelson
 On the West by the lands of Melitta McGill
 Sticker No. 6 is attached hereto and made a part hereof.

TOGETHER with the right to said party of the second part, its successors and assigns, to place, erect, maintain,
 inspect, add to the number of, and relocate at will, towers, crossarms or fixtures, and string wires and cables, adding
 thereto from time to time, across, through, or over the above described premises, to cut and, at its option, remove from
 said premises or the premises of the part of the first part adjoining the same on either side, any trees, overhanging
 branches or other obstructions which may endanger the safety or interfere with the use of said towers or fixtures or
 wires attached thereto or any structure on said premises, and the right of ingress and egress to and over said above
 described premises, and any of the adjoining lands of the part of the first part, at any and all times for the purpose
 of patrolling the line, of repairing, renewing or adding to the number of said towers, structures, fixtures and wires, and
 for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the priv-
 ilege of removing at any time any or all of said improvements erected upon, over, or on said land, together with the
 rights, easements, privileges and appurtenances in or to said lands which may be required for the full enjoyment of
 the rights herein granted; provided however, the said THE OHIO POWER COMPANY, its successors or assigns, shall
 further pay to us or our heirs or assigns, the sum of Fifty Dollars (\$50.00) for each tower erected on said
 lands, as described, from time to time, whenever and as soon as any towers are erected thereon. Grantee will
 insure, repair or replace all fences, gates, drains and ditches damaged or destroyed by it on said premises or pay
 damages done to the fences, drains, ditches, crops and stock on the premises herein described, caused by
 the operation, operation and maintenance of said lines. It is understood and agreed between the parties hereto that
 no structure shall be placed by the grantors herein, their heirs, successors, lessees, or assigns, under or
 within fifty (50) feet (measured horizontally) of any tower or wire to be constructed over said premises. All claims
 for damages caused in the operation and maintenance of said lines, shall be made at the office of the Grantee at 21
 South First Street, Newark, Ohio, or mailed to P. O. Box 911, Newark, Ohio, within thirty days after such damages
 accrue. If Grantee and Grantee cannot agree on the amount of damages, the same shall be arbitrated. Any trees cut
 will be paid for by Board Measure, using Scribner's Lumber Rules, at the market price in vicinity, and this indenture
 contains all agreements, expressed or implied, between the parties hereto.

On Have and to Hold the same unto said party of the second part, its successors and assigns.
 In Witness Whereof, the parties of the first part have hereunto set their hand and seal the day
 and year first above written.

Signed and Acknowledged in the presence of:
 1. George Coleman George Coleman
 2. M.M. Coleman M.M. Coleman
 3. Nellie Coleman Nellie Coleman
 4. Loa S. Peyton Loa S. Peyton
 5. Ella E. Powelson Ella E. Powelson
 6. M.E. Powelson M.E. Powelson

J.N. Cannon J.N. Cannon
Helen Spinks Bridwell Helen Spinks Bridwell
Clyde E. Thompson Clyde E. Thompson

All money due for right of way shall be made
 payable to M. M. Coleman
 as agent for the undersigned and as agent for the undersigned he is authorized to accept payments and
 make all settlements and adjustments for damage that may be caused by the construction, erection, op-
 eration and maintenance of said line.

address: Blue Rock, Ohio

Broad
 Easement

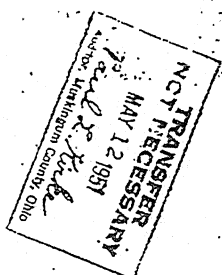
Vol. 378, Pg. 375

THE STATE OF OHIO,
 in and for said County, personally appeared the above named Walter R. Pugh
 who acknowledged that Walter R. Pugh did sign the within instrument and that the same is
 his free act and deed.
 IT WITNESS WHEREOF, I have hereunto set my hand and official seal on this 3
 day of April A. D. 1951
 My commission expires Dec. 31 1951
 J. N. Cannon, Notary Public

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 in and for said County, personally appeared the above named Walter R. Pugh
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 day of April A. D. 1951
 My commission expires Dec. 31 1951
 Helen Bridwell, Notary Public

761
 92386
 Name: Walter R. Pugh
 Address: Walter R. Pugh
 Title: _____
 Fee No. 20 Map No. 1445
 Received for Record 9 5/12 1951
 Recorded in Deed Records May 21 1951
 Volume: Page
Walter R. Pugh Recorder
 of Madison County
 State of Ohio
 M. N. 157



Bailey, Jacob

From: Polt, Tricia
Sent: Thursday, May 4, 2023 4:15 PM
To: Caitlin M. Tacker
Cc: Bailey, Jacob
Subject: RE: Parcel #06-42-02-51-000

Hi Caitlin,

Thanks for the clarification. I greatly appreciate the additional information and your prompt response in this matter.

Thanks again.

Best regards,

Tricia Polt

Realty Specialist 1
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
Ph: 740-323-5426



OHIO DEPARTMENT OF
TRANSPORTATION

From: Caitlin M. Tacker <cmtacker@muskingumcounty.org>
Sent: Thursday, May 4, 2023 4:09 PM
To: Polt, Tricia <Tricia.Polt@dot.ohio.gov>
Subject: Parcel #06-42-02-51-000

Good afternoon,

I have reviewed the parcel referenced in your email and spoken with our County Treasurer's Office. We continued to tax and bill the owner, Douglas Bagley; however, he did not pay the taxes. It appears that he came in to the Treasurer's Office to make the payments in 2018 and 2020 but we do not have notes on why he allowed the property to go delinquent between 2010 and 2018. Mr. Bagley did transfer the property in 2020 and noted that the house was in very poor condition so it transferred for \$3,000 and a trade of goods and services.

The property taxes have not been paid since Mr. Rodgers came into ownership on 6/29/20 and the current amount due (with delinquencies) for the property is \$1,332.19.

I hope this information is helpful to you. Please let me know if you have any additional questions.

Sincerely,

Caitlin M. Tacker

Real Estate Manager
Muskingum County Auditor's Office
401 Main Street
Zanesville, OH 43701
(740) 455-7109 ext. 108

From: Tricia.Polt@dot.ohio.gov <Tricia.Polt@dot.ohio.gov>
Sent: Thursday, May 4, 2023 2:40:16 PM
To: Debra J. Nye <auditor@muskingumcounty.org>
Subject: EXTERNAL: Parcel #06-42-02-51-000

This email came from an outside sender.
Use caution when clicking links or opening attachments.
If you are not familiar with the sender, DELETE this message.

Good Afternoon,

We are evaluating the above parcel for a highway project. During research, we discovered a gap in payment of property taxes from 3/10/2010 through 11/29/2018.

Parcel:	06-42-02-51-000
Owner:	CHARLIE N RODGERS
Tax Payer:	RODGERS CHARLIE N
Property Address:	8895 GAYSPORT HILL RD
Tax Mailing Address:	883 GODDARD AVE ZANESVILLE OH 43701-3808
Legal Description:	R 12 TP 12 SEC 20 SE 1.061A
Tax District:	6
Full Rate:	54.9
Effective Rate:	36.774567

I understand there was a change in ownership in 2020 to the above owner. I did not locate a tax lien prior to under the previous ownership of Douglas E Bagley.
Could you please advise why there would be an 8-year gap of tax payments?

Payment History

Payment Date
6/24/2020 12:00:00 AM
11/29/2018 12:00:00 AM
3/10/2010 12:00:00 AM
3/11/2009 12:00:00 AM
8/29/2008 12:00:00 AM
2/7/2008 12:00:00 AM
2/6/2008 12:00:00 AM

Thank you for your assistance,

Tricia Polt
Realty Specialist 1
ODOT – District 5
9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5426



CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.



DEBRA J. NYE

Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address

- [Tax](#)
- [Transfers](#) 4
- [History](#) 4
- [Payment History](#) 20
- [Value History](#)
- [CAUV Soil Breakdown](#)
- [Land](#) 2
- [Commercial Buildings](#)
- [Dwellings](#) 1
- [Other Improvements](#) 1
- [Sketch](#) 1
- [Levy Distribution](#)
- [Tax Estimator](#)
- [Map this Parcel](#)
- [Tax Card](#)



Parcel Number: 06-42-02-51-000
 Legal Description: R 12 TP 12 SEC 20 SE 1.061A
 Location: 8895 GAYSPORT HILL RD BLUE ROCK OH 43720
 Acres: 1.0610
 Owner: RODGERS CHARLIE N

Payment History

Date	Amount
06/24/2020	2,270.01
11/29/2018	2,300.00
03/10/2010	400.00
03/11/2009	291.09
08/29/2008	185.00
02/07/2008	200.00
02/06/2008	317.36
07/17/2007	174.29
07/02/2007	100.00
03/07/2007	274.29
02/09/2007	50.00
11/01/2006	150.00
09/25/2006	50.95
08/17/2006	50.00
07/17/2006	50.00
06/27/2006	153.25
01/21/2005	500.00
01/08/2004	319.28
03/12/2001	1,070.60
06/12/1997	131.02

Tax Liens?

Muskingum County Auditor
 401 Main St
 Zanesville OH 43701
 Hours: Mon-Fri, 8:30AM-4:30PM
 Phone: (740) 455-7109
 Fax: (740) 455-7182
 Email: [Email the Auditor](#)

Important Links
[Muskingum County Website](#)

Last Updated: 05/03/2023 10:00:10 PM
 Powered By: [ISSG Inc](#)



Parcel: 06-42-02-51-000
 DEBRA J. NYE

Year: 2022



Muskingum County Auditor | Muskingum County, Ohio

SUMMARY

Deeded Name	CHARLIE N RODGERS		Taxpayer	RODGERS CHARLIE N	
Owner	RODGERS CHARLIE N 883 GODDARD AVE ZANESVILLE OH 43701-3808			883 GODDARD AVE ZANESVILLE OH 43701-3808	
Tax District	06-BLUE ROCK FRANKLIN		Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	
School District	FRANKLIN LSD		Subdivision		
Neighborhood	70600-BLUE ROCK TWP		Legal	R 12 TP 12 SEC 20 SE 1.061A	
Location	8895 GAYSPORT HILL RD BLUE ROCK OH 43720		Routing Number		
CD Year	2021	Map Number			
Acres	1.0610	Sold	06/29/2020	Sales Amount	3,000.00

VALUE

District	06-BLUE ROCK FRANKLIN
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
Land	3,100	1,090
Improvement	31,500	11,030
Total	34,600	12,120
CAUV	N 0	0
Homestead	N 0	0
OOC	N 0	0
Taxable	34,600	12,120

CURRENT CHARGES

Full Rate	54.900000
Effective Rate	36.774567
Qualifying Rate	36.368347

	Prior	First	Second	Total
Tax	889.88	220.91	200.83	1,311.62
Special	14.27	3.30	3.00	20.57
Total	904.15	224.21	203.83	1,332.19
Paid	0.00	0.00	0.00	0.00
Due	904.15	224.21	203.83	1,332.19

TRANSFER HISTORY

Date	Conveyance	Deed Type	Sales Amount	Valid	# of Properties
06/29/2020	Buyer: RODGERS CHARLIE N Seller: BAGLEY DOUGLAS E	869	WARRANTY DEED	\$3,000.00	N 1
07/21/1997	Buyer: BAGLEY DOUGLAS E Seller: KNOX ANNA FAITH	1126	WARRANTY DEED	\$18,000.00	Y 1
04/08/1997	Buyer: KNOX ANNA FAITH Seller: KNOX EDGAR & FAITH	0	EXEMPT DEED	\$0.00	N 1
01/01/1990	Buyer: KNOX EDGAR & FAITH Seller: UNKNOWN	0	NOT ON FILE	\$0.00	N 0

LAND

Type	Dimensions	Description	Value
A3-RESIDUAL	0.0610	Acres	300
AH-HOMESITE	1.0000	Acres	2,800
		Total	3,100

DWELLING

Card 1					
Style	1-CONVENTIONAL	Family Rooms	1	Heating	Y
Stories	1.00	Dining Rooms	1	Cooling	N
Rec Room Area	0	Year Built	1901	Grade	D
Finished Basement	0	Year Remodeled		Fireplace Openings	0
Rooms	8	Full Baths	1	Fireplace Stacks	0
Bed Rooms	4	Half Baths	0	Living Area	1,918
		Other Fixtures	0	Total Area	2,592
				Value	30,900

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	060-SHED	1901		AV-AVERAGE	10 X 30	Width x Length (Optional)	300	600
						Total		600

SKETCH

Card 1

ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)
A	A/1SFR (A / 1 STORY FRAME)	1,296	First Floor	1,296	1,296
B	CP1 (CARPORT FRAME)	576	Attic	1,296	622
1	060-SHED	300	Total	2,592	1,918

1

