

TITLE REPORT

C/R/S	MUS-376-5.09
PARCEL	010-WD
PID	115989

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Charlie N. Rodgers	Single	Fee Simple

Mailing Address: 883 Goddard Ave
Zanesville, OH 43701

Phone Number

Property Address: 8895 Gaysport Hill Road
Blue Rock, OH 43720

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

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 1113, 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, Page 432 and 433, thence, South 76 degrees 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 degrees 53' 37" east, 132 feet to an iron pin found; thence, south 16 degrees 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76 degrees 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 degrees 20' 03" East, 563.97 feet to the point of beginning and containing 1.061 acres, more or less.

Current Deed Reference: Volume 2922, Page 825. Recorded in Muskingum County at the Muskingum County Recorder's Office. APN: 06-42-02-51-000

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term

(3-C) **EASEMENTS**

Name & Address

The Ohio Power Company
P.O. Box 911,
Newark, OH 43055
Volume 378, Page 374

City Muskingum Row

Type
Easement

The Ohio Fuel Company
Volume 505, Page 496

Right of Way

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

The auditor shows that the current and prior owners have been behind on paying their property taxes. After doing research, there is no evidence of any tax liens being put on the property and/or owners. Reached out to Real Estate Manager for more information regarding the property.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Muskingum Township: Blue Rock School District: Franklin LSD

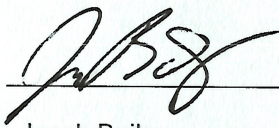
AUD. PAR. NO(S)	Land	Building	Total	Taxes
	\$3,100.00	\$31,500.00	\$34,600.00	\$904.15 (Prior) \$428.04 (Current)

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 6/1/1954 to 5/4/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

Date & Time 05/05/2023 @ 7:59AM (am/pm)

Signed 

Print Name Jacob Bailey

UPDATE TITLE BLOCK

This Title Report covers the time period from Click or tap to enter a date, to Click or tap to enter a date. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are entered upon the several public records of Muskingum County.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update

RIGHT OF WAY

Vol 505 PAGE 496

For and in Consideration of One Dollar to Thomas in hand paid, receipt of which is hereby acknowledged, and the further consideration of Twenty cents per lineal rod, to be paid when such grant shall be used or occupied

William David Woodard and Wife
and Ralph Beatty (husband and wife)

... hereby grant to THE OHIO FUEL GAS COMPANY (hereinafter called the Company) the right to lay a pipe-line over, and through the premises hereinafter described, and for limitation, repair, replace and remove same, together with valves and other necessary

Section 1-36 Blue Rock Township, Blue Rock County, Ohio, situated in Or Twp No. 1 Township No. 1

as follows Sec 36 part
to Downing Blue Rock
Downing Tom Finton
Downing Harold Hottel
Downing Carl Mittle

... acres, more or less, with the right of ingress and egress to and from the same. by the said premises, subject to the rights herein granted to the Company. All pipe, except become necessary, shall be buried so as not to interfere with the cultivation of the land which may arise to crops and fences from the laying, maintaining, operating, repairing, pipe line. Said damages, if not mutually agreed upon, to be ascertained and determined by

to be appointed by the said Grantor. The 15 heirs or assigns, one by and the third by the two appointed as aforesaid, and the award of such three persons shall

be final and conclusive. The Company, its successors or assigns, may at any time lay, maintain, operate, repair, replace and remove other lines of pipe elsewhere on said premises, upon the payment of a like consideration for each line, and subject to the same conditions as above; the laying of any and all lines of pipe shall not fix or limit the right of way herein granted. The Company may replace or change the size of its pipes, without interruption to service, by paying the damages, if any, to crops and fences which may arise in making such change

Payment of all money due Grantor hereunder may be made to Lela Beatty by check made payable to her order and mailed to her at 2175 1/2 W. Ave Wilmington, O Ohio

In Witness Whereof, the Parties hereto have hereunto set their hands this 16 day of Jan 1961

Signed and acknowledged in the presence of
Homer R Wilson
Douglass Dwyer
Homer Dwyer
Ralph Beatty
Lela Beatty

STATE OF OHIO

COUNTY OF Muskingum

Personally appeared before me, a Notary Public in and for said County Homer Dwyer and Stanley D Dwyer (husband and wife) Ralph Beatty and Lela Beatty (husband and wife)

who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal this 17th day of Jan 1961

Notary Public For Counties Of
Guernsey, Noble, Muskingum, Coshocton
Tuscarawas, Belmont and Harrison

Homer R Wilson
Notary Public
My Commission Expires 1/15/62

THE OHIO FUEL GAS COMPANY
RECEIVED FOR RECORD

January 31 1961
RECORDED Feb. 2 1961

In filed 300 Page 100
Kenneth Moody Recorder
DS

405

TRANSFER NOT NECESSARY
JAN 31 1961
John H. Fenton
Auditor Muskingum County Ohio

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
Douglas E. Bagley, an unmarried man	Charlie N. Rodgers	06/03/2020	06/29/2020 @ 2:23PM	Bk 2922, Pg 825	\$9.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:</p> <p>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 1113, Page 9; being further bounded and described as follows:</p> <p>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, Page 432 and 433, thence, South 76 degrees 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 degrees 53' 37" east, 132 feet to an iron pin found; thence, south 16 degrees 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76 degrees 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 degrees 20' 03" East, 563.97 feet to the point of beginning and containing 1.061 acres, more or less.</p> <p>Prior Deed Reference: Vol 1136, Pg 153</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
Anna Faith Knox, unmarried	Douglas E. Bagley	07/10/1997	07/22/1997 @ 9:20AM	Vol 1136, Pg 153	\$36.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:</p> <p>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 1113, Page 9; being further bounded and described as follows:</p> <p>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, Page 432 and 433, thence, South 76 degrees 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 degrees 53' 37" east, 132 feet to an iron pin found; thence, south 16 degrees 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76 degrees 53' 37" west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06 degrees 20' 03" East, 563.97 feet to the point of beginning and containing 1.061 acres, more or less.</p>						
Edgar D. Knox, Deceased (1/2 Interest)	Anna Faith Knox (1/2 Interest), aka Faith Knox	03/19/1997	04/08/1992 @ 10:15AM	Vol 1133, Pg 8	N/A	Certificate of Transfer
<p>Prior Deed Reference: Vol 1133, Pg 8</p> <p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</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><i>Acquired 1/2 Interest to obtain full interest of property.</i></p> <p>Prior Deed Reference: Vol 561, Pg 24</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
Wilbert C. Nabb and Evelyn M. Nabb, husband and wife	Edgar Knox and Faith Knox	08/01/1968	08/02/1968 @ 2:35PM	Vol 561, Pg 24	\$3.00	Warranty Deed
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. Prior Deed Reference: Vol 514, Pg 672						

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Pleasant L. Drake and Dortha L. Drake, husband and wife	Wilbert C. Nabb and Evelyn M. Nabb	02/16/1962	02/16/1962 @ 4:10PM	Vol 514, Pg 672	\$3.00	Warranty Deed
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. Prior Deed Reference: Bk 456, Pg 173						

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

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:</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><i>add the donated for public use from the deed.</i></p> <p>Prior Deed Reference: DR 450, Pg 446</p>						
<i>Stubs</i>	<i>Rognon</i>			<i>450/446</i>		<i>QC</i>
<i>Dan Dutton + Moore Twp Trustees</i>	<i>Stubs</i>			<i>423/108</i>		<i>QC</i>

↑

no recorded for transfer

transfer from Dutton + Moore to Blue Rock

Stubs

Notes for

1 about map

2 plat

to Blue Rock

BLUE ROCK



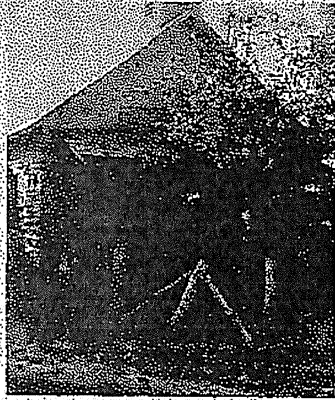
1937 Spelling Bee
Marguerite Roberts, Bernadine Watts,
"Sam" Hatfield, Robert Barclay, Harold Fuller



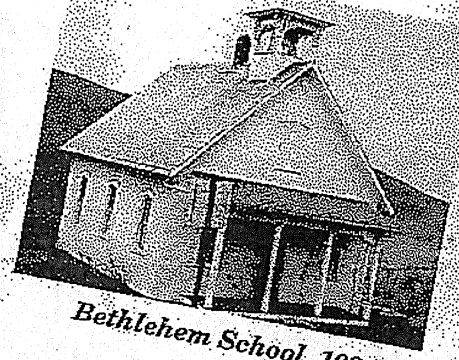
Gaysport (Ford with rumble seat belonged
to teacher Bernadine Simms Watts)



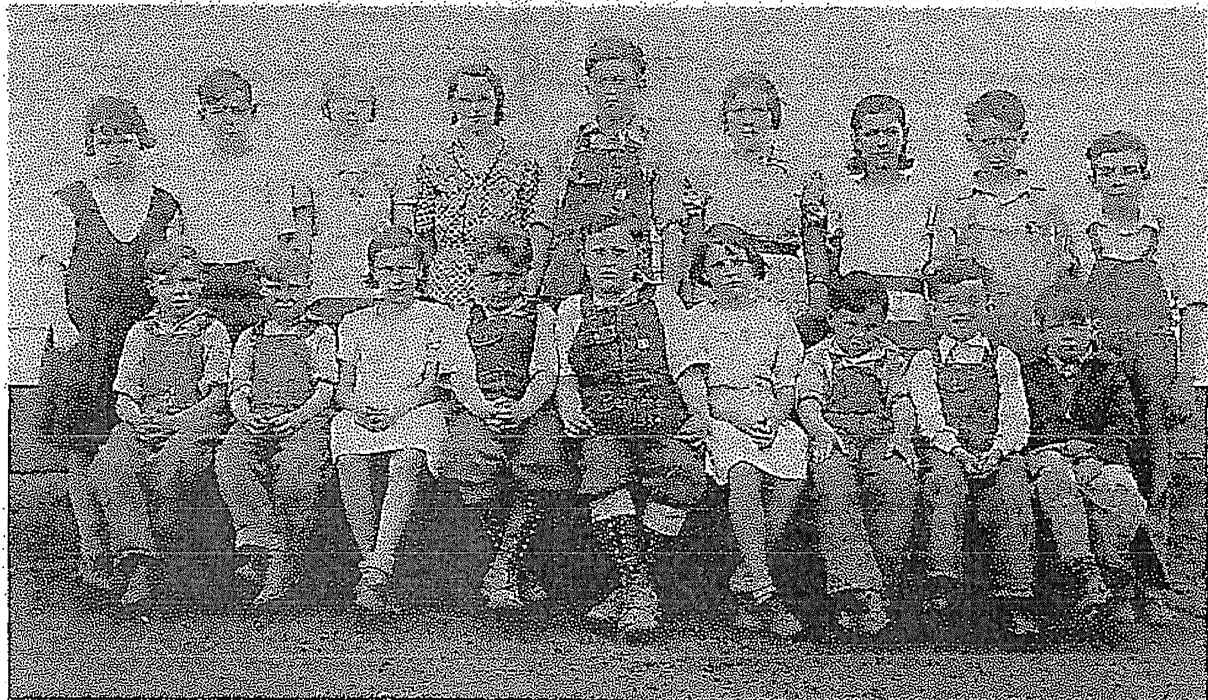
Rural Dale, 1932



Museville, 1986



Bethlehem School, 1934



Bethlehem Students, 1934

arrived at the school and all was well. The young teacher, however, decided to pursue another vocation.

When the school closed in 1922, B. A. Dilley was the teacher, he was sent to Duncan Falls to teach. Some children went to Duncan Falls and some were sent to Gaysport.

The building collapsed in the later years and the large cut stones used for the foundation were moved to the Keith Dilley Farm where they were used to make a wall around their garden.

No. 4 / Gaysport

Gaysport School, previously called No. 4, was located on Gaysport Hill and is still standing. It is now a family dwelling. The building was built on ground donated by the Gay family in the early 1800's.

The year 1921 found John S. McGinnis as county superintendent and D. A. Watson as district superintendent. The school was closed in the spring of 1940 and the pupils were transferred to Duncan Falls Elementary School. The late Chauncey Swingle was serving the district as superintendent at that time, and Victor O. Martin was the last teacher.

The schools of the township held a spelling bee each spring starting in 1936. The five remaining schools brought their best spellers to the Gaysport School for the elimination because it was the largest of the five buildings. For teachers and students, this was an exciting and memorable day and the winners were given a prize and advanced to higher elimination. All children participating were remembered with a memento from the teacher.

In the winter months, a hot lunch was often prepared and provided by the teacher, Bernadine Simms Watts. It consisted of hot chocolate, a variety of home-made soups, and occasionally soup beans with corn pone. The pupils provided a tin cup or bowl and were responsible for cleansing them and placing them in a cupboard made from a large wooden box constructed by the teacher's father.

The building sat on the peak of a hill. It was heated with a pot-bellied stove in the center of the room and outdoor, two-hole toilets were the bathroom of the day. This was true of all other school buildings. A playground was not available because of the location of the building; it was necessary to go down a large embankment, across Buttermilk Road to find a level spot to play. Many well-organized baseball games were won in that field. Such fun! Wonderful memories!

When Gaysport School closed in 1940, the last teacher, Victor O. Martin, was given an assignment in the Duncan Falls Elementary School.

No. 9 / Museville

Museville School, sometimes called "Toadtown", was located on the east end of Blue Rock Township, not far from the Meigs Township line. This is situated on Rockville Road not far from the village of Museville.

The school was established in the early 1800's and served the area children until 1928, when the school closed. The children were transferred to West School in Meigs Township and to another Museville School in Meigs Township which was moved nearer to the village of Museville.

The building is still standing in its original location. It has been recently sold by the present owners, Walter and Eloise Sutton, to a petroleum company which uses it for storage. Grover Roberts was the last teacher to teach at Museville when it was closed in May, 1928.



Taxpayer

Contact
 RODGERS CHARLIE N
 883 GODDARD AVE
 ZANESVILLE OH 43701-3808

Values

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
Owner Occupancy (N)	0	0
Taxable	34,600	12,120

Current Charges

Full Rate ☹️ 54.900000 Effective Rate ☹️ 36.774567 Qualifying Rate ☹️ 36.368347

Pay Online:

	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
Due On		Past Due	06/16/2023	

Adding on? [Try our tax estimator.](#)

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: 05/21/2023 10:00:03 PM
 Powered By: [ISSG Inc](#)

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
Douglas E. Bagley, an unmarried man	Charlie N. Rodgers	06/03/2020	06/29/2020 @ 2:23PM	Bk 2922, Pg 825	\$9.00	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:</p> <p>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 1113, Page 9; being further bounded and described as follows:</p> <p>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, Page 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 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.</p> <p>Prior Deed Reference: Vol 1136, Pg 153</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
Anna Faith Knox, unmarried	Douglas E. Bagley	07/10/1997	07/22/1997 @ 9:20AM	Vol 1136, Pg 153	\$36.00	General Warranty Deed
		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 1113, 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, Page 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 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.				
Edgar D. Knox, Deceased (1/2 Interest)	Anna Faith Knox (1/2 Interest), aka Faith Knox	Prior Deed Reference: Vol 1133, Pg 8				
		03/19/1997	04/09/1992 @ 10:15AM	Vol 1133, Pg 8	N/A	Certificate of Transfer
Case No. 971151		Undivided one-half interest: Situated in the State of Ohio, 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.				
Prior Deed Reference: Vol 561, Pg 24						

DIST 05 CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

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<p>Situated in the State of Ohio, County of Muskingum, in the State of Ohio, in the Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</p> <p>Situated in the State of Ohio, County of Muskingum, in the State of Ohio, in the Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</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 designated on the plat of said Village of record in Deed Book 17 at page 433, as "Donated for Public" and was formerly used for school purposes.</p> <p>Prior Deed Reference: Vol 514, Pg 672</p>						
Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Pleasant L. Drake and Dortha L. Drake, husband and wife	Wilbert C. Nabb and Evelyn M. Nabb	02/16/1962	02/16/1962 @ 4:10PM	Vol 514, Pg 672	Stamps Unreadable	Warranty Deed
<p>Situated in the State of Ohio, County of Muskingum, in the State of Ohio, in the Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</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 designated on the plat of said Village of record in Deed Book 17 at page 433, as "Donated for Public" and was formerly used for school purposes.</p> <p>Prior Deed Reference: Bk 456, Pg 173</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
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 County of Muskingum, in the State of Ohio, in the Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</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 County of Muskingum, in the State of Ohio, in the Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:</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: 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
<p>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:</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 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 Gaysport School House. The plat of said village is found in Deed Book 17, page 433 of Muskingum County, Ohio, Deed Records.</p>						

TITLE REPORT

C/R/S	MUS-376- 5.09
PARCEL	010-WD
PID	115989

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
Charlie N. Rodgers	Single	Fee Simple

Mailing Address: 883 Goddard Ave
Zanesville, OH 43701

Phone Number 740-868-8423
~~740-804-2887~~

Property Address: 8895 Gaysport Hill Road
Blue Rock, OH 43720

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

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 1113, 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, Page 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 feet to an iron pin found; thence, south 16 degrees 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.

Current Deed Reference: Volume 2922, Page 825. Recorded in Muskingum County at the Muskingum County Recorder's Office. APN: 06-42-02-51-000

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
No Recorded Mortgage Found		

(3-B) LEASES

Name & Address	Commercial/Residential	Term
No Recorded Leases Found		