

bid. Now therefore Know ye that I George James as Assignee in Bankruptcy of said James Taylor by virtue of the proceedings aforesaid and in consideration of as well the said sum of fifty five dollars to me in hand paid as of two dollars and twenty five cents fees for making and acknowledging this conveyance by the said James and Robert Brown have bargained and sold and do hereby bargain sell and convey unto the said James Brown and Robert Brown their heirs and assigns forever all the interest of the said James Taylor in and to all said lot or parcel of land hereinbefore described as fully as the same is in me vested and as fully as I am authorized as assignee as aforesaid to convey the same.

To Have and To Hold the above described premises with the appurtenances unto the said James Brown and Robert Brown their heirs and assigns forever.

In Testimony whereof I the said George James as assignee in Bankruptcy of said James Taylor have hereunto set my hand and seal this 30th day of December A.D. 1846.
Signed sealed and delivered

in presence of John B. Roberts

Geo. James, Assignee (Seal)

J. Keen

of James Taylor in Bankruptcy

The State of Ohio Muskingum County S.S.

Before me Jesse Keen an acting Justice of the peace within and for said County this day personally appeared George James and acknowledged the signing and sealing of the above conveyance _____ as Assignee of James Taylor a Bankrupt to be his voluntary act and deed. Given under my hand officially at Zanesville this Second day of January A.D. 1847.

J. Keen, Just. of the peace.

Wm. P. and Jacob A. Hoover

to

Asa Gay, Senr.

July 24 47

Entered Nov. 13th 1847

Recorded Nov. 20th 1847

Know all men by these presents that we William P. Hoover and Jacob A. Hoover and Huldj L. Hoover his wife of the County of Muskingum for and in consideration of the sum of fifty dollars to us in hand paid by Asa Gay, Senr. of the County of Muskingum and State of Ohio the receipt whereof we do hereby acknowledge have given granted bargained sold aliened conveyed and confirmed and by these presents do give grant bargain sell alien convey and confirm unto the said Asa Gay his heirs and assigns forever the following lot or parcel of land it being lot No. 5 in the Town of Gay's Port situated in the County of Muskingum Ohio one fourth of an acre in accordance with the plat of said Town.

To Have and To Hold the said granted premises with all the appurtenances and privileges to the same belonging or in anywise appertaining to the said Asa Gay his heirs and assigns to his own proper use benefit and behoof forever as a good and indefeasible estate in fee simple and we the said Wm. P. Hoover and Jacob A. Hoover and Huldj L. Hoover for executors and administrators do covenant with the said Asa Gay his heirs our heirs/and assigns that before and until the sealing and delivery of these presents we were lawfully seized in fee of the above granted premises and appurtenances that we have good right full power and lawful authority to sell and convey the same to Asa Gay that the said premises are free from all incumbrance whatever and that we do and will warrant and defend the same to Asa Gay Sen. his heirs and assigns forever against the lawful claims of all persons whatsoever.

In Witness Whereof we have hereunto set our hands and seals the nineteenth day of February Anno Domini eighteen hundred and forty one.

Signed sealed and delivered in presence of I. W. Whisson
M. J. Hoover

William P. Hoover (LS)
Jacob A. Hoover (LS)
Huldj (her x mark) Hoover (LS)

The State of Ohio Muskingum County s.s.

I the subscriber an acting Justice of the peace within and for the County aforesaid do hereby certify that on this nineteenth day of Feb .eighteen hundred and forty one before me personally appeared William Hoover and Jacob Hoover and Huldy Hoover his wife Grantors in the foregoing deed and acknowledged the signing and sealing thereof to be their voluntary act and deed and the said Huldy Hoover being examined by me separately and apart from her said husband and the contents of said deed having been by me made known to her the said Huldy Hoover upon such separate examination did declare that she did voluntarily sign seal and acknowledge the said deed and that she is still satisfied therewith. Given under my hand officially on the day aforesaid.

I.W.Whissen, J.P.

William Neukirk

to

Asa Gay

page 144
Entered Nov.18th 1847

Recorded Nov.20th 1847

Know all men by these presents that we William Neukirk and Sarah Neukirk wife of said William Neukirk of the County of Muskingum Ohio in consideration of the sum of fifteen dollars in hand paid by Asa Gay of the same place have bargained and sold and do hereby grant bargain sell and convey unto the said Asa Gay his heirs and assigns forever the following premises situate in the County of Muskingum in the State of Ohio and in the Township of Bluerock and bounded and described as follows all of my lawful right title and claim to a certain tract of land lying and being in the County and State afforesaid it being the undivided sixth of a part of a tract of land and bounded as follows beginning at a low water mark an on the Muskingum River at the mouth of Federal Run thence down said river to the intersection of agreed line between Nathaniel Ayers and others thence South seventy one 71 degrees East thirteen chains and twenty eight links to a stake on the East bank of said Ayerses run thence down Federal Run including both banks thereof to the place of beginning said share to contain three fourths of an acre and no more.

To Have and To Hold said premises with the appurtenances unto the said Asa Gay his heirs and assigns forever and the said William Neukirk for himself and heirs doth hereby covenant with said Asa Gay his heirs and assigns that he is lawfully seized of the premises afforesaid that the premises are free and clear from all incumbrances whatsoever and that he will forever warrant and defend the same with the appurtenances unto the said Asa Gay his heirs and assigns against the lawful claims of all persons whomsoever.

In Testimony whereof the said William Neukirk and Sarah Neukirk have hereunto set their hands and seals this 21 day of Rebruary A.D.in the year of our Lord one thousand eight hundred and forty three.

Executed in the presence of
Samuel Fox

Henry his x mark Shafer

William Neukirk (Seal)

Sarah Neukirk (Seal)

State of Ohio Muskingum County s.s.

Before me Samuel Fox a Justice of the peace in and for said County personally appeared the within named William Neukirk and Sarah Neukirk his wife and acknowledged the signing and sealing of the within deed to be their voluntary act and deed and the said Sarah Neukirk being at the same time examined by me separate and apart from her said husband and the contents of said instrument made known to her by me she then declared that she did voluntarily sign seal and acknowledge the same and that she is still satisfied therewith. This 21 day of February 1843. Samuel Fox, J.P.
of Blue Rock Township

The State of Ohio Muskingum County s.s.

I the subscriber an acting Justice of the peace within and for the County aforesaid do hereby certify that on this nineteenth day of Feb .eighteen hundred and forty one before me personally appeared William Hoover and Jacob Hoover and Huldy__ Hoover his wife Grantors in the foregoing deed and acknowledged the signing and sealing thereof to be their voluntary act and deed and the said Huldy_Hoover being examined by me separately and apart from her said husband and the contents of said deed having been by me made known to her the said Huldy_ Hoover upon such separate examination did declare that she did voluntarily sign seal and acknowledge the said deed and that she is still satisfied therewith. Given under my hand officially on the day aforesaid.

I.W.Whissen, J.P.

William Neukirk

to

Asa Gay

page 1-4-1
Entered Nov.18th 1847

Recorded Nov.20th 1847

Know all men by these presents that we William Neukirk and Sarah Neukirk wife of said William Neukirk of the County of Muskingum Ohio in consideration of the sum of fifteen dollars in hand paid by Asa Gay of the same place have bargained and sold and do hereby grant bargain sell and convey unto the said Asa Gay his heirs and assigns forever the following premises situate in the County of Muskingum in the State of Ohio and in the Township of Bluerock and bounded and described as follows all of my lawful right title and claim to a certain tract of land lying and being in the County and State aforesaid it being the undivided sixth of a part of a tract of land and bounded as follows beginning at a low water mark an on the Muskingum River at the mouth of Federal Run thence down said river to the intersection of agreed line between Nathaniel Ayers and others thence South seventy one 71 degrees East thirteen chains and twenty eight links to a stake on the East bank of said Ayeres run thence down Federal Run including both banks thereof to the place of beginning said share to contain three fourths of an acre and no more.

To Have and To Hold said premises with the appurtenances unto the said Asa Gay his heirs and assigns forever and the said William Neukirk for himself and heirs doth hereby covenant with said Asa Gay his heirs and assigns that he is lawfully seized of the premises aforesaid that the premises are free and clear from all incumbrances whatsoever and that he will forever warrant and defend the same with the appurtenances unto the said Asa Gay his heirs and assigns against the lawful claims of all persons whomsoever.

In Testimony whereof the said William Neukirk and Sarah Neukirk have hereunto set their hands and seals this 21 day of February A.D. in the year of our Lord one thousand eight hundred and forty three.

Executed in the presence of
Samuel Fox

Henry his x mark Shafer

William Neukirk (Seal)

Sarah Neukirk (Seal)

State of Ohio Muskingum County s.s.

Before me Samuel Fox a Justice of the peace in and for said County personally appeared the within named William Neukirk and Sarah Neukirk his wife and acknowledged the signing and sealing of the within deed to be their voluntary act and deed and the said Sarah Neukirk being at the same time examined by me separate and apart from her said husband and the contents of said instrument made known to her by me she then declared that she did voluntarily sign seal and acknowledge the same and that she is still satisfied therewith. This 21 day of February 1843. Samuel Fox, J.P.
of Blue Rock Township

Nathaniel Ayers

to

Asa Gay

Entered November 18th 1847

Recorded Nov. 20th 1847

Know all men by these presents that I Nathaniel Ayres of the County of Muskingum in the State of Ohio for and in consideration of the sum of one hundred and fifty dollars to me in hand paid by Asa Gay of the County of Muskingum and State of Ohio the receipt whereof we do hereby acknowledge have given granted bargained sold aliened conveyed and confirmed and by these presents do give grant bargain sell alien convey and confirm unto the said Asa Gay his heirs and assigns forever. All of my right title and claim to a certain tract of land lying and being in the County of Muskingum County and State of Ohio it being the undivided parts of land as follows one undivided sixth sixths part of eighty ^{one} acres ~~in~~ Range No. (12) twelve township No. (12) twelve section No. (18) eighteen South East of the East 1/2 one half in Harrison Township and the one undivided sixth part of eighty three acres in Range No. 12 twelve Township No. 12 twelve Section No. 7 seven South East 1/2 one half in Harrison Township and also one undivided sixth part of eighty one acres in Range ^{No.} 12 twelve Township No. 12 twelve Section No. 18 eighteen North East of East half one half Harrison Township containing the same more or less Also the one sixth part of four acres and one half of land described as follows commencing at the mouth of Federal run thence down ^{the} Muskingum River to Asa Gay's land thence South 71° seventy one degrees East until it crosses the run to a corner thence down on the North side of the run to the place of begin supposed to contain four acres and one half of an acre in Township 12 twelve and range twelve and section twenty in Blue Rock Township Muskingum Co. Ohio.

To Have and To Hold the said granted premises with all the appurtenances and privileges to the same belonging or in anywise appertaining to the said Asa Gay his heirs and assigns forever to his own proper use benefit and behoof as a good and indefeasible estate in fee simple and I the said Nathaniel Ayres for his heirs executors and administrators do covenant with the said Asa Gay and his heirs and assigns that before and until the sealing and delivery of these presents I am lawfully seized in fee of the above granted premises and appurtenances that I have good right full power and lawful authority to sell and convey the same to Asa Gay that the said premises are free from all incumbrance whatever and that I do and will warrant and defend the same unto the said Asa Gay and his heirs and assigns forever against the lawful claims of all persons whatsoever.

In Witness Whereof I have hereunto set my hand and seal the sixth day of August A.D. Eighteen Hundred and Forty Seven.

Signed sealed and delivered in the presence

of: Wm. Neukirk Nathaniel Ayers (LS)
W.H. Wilson

The State of ~~Ohio~~ Muskingum County s.s.

I William Neukirk an acting Justice of the peace within and for the County aforesaid do hereby certify that on this sixth day of August Eighteen Hundred and Forty seven before me personally appeared Nathaniel Ayers grantor in the foregoing deed and acknowledged the signing and sealing thereof to be his voluntary act and deed. Given under my hand officially on the day aforesaid.

William Neukirk, J.P.

Joseph F. Moore his heirs and assigns that before and with the sealing and delivery of these presents that they now lawfully in full of the above granted premises and express names that they have good right full power and lawful authority to sell and convey the same to the said Joseph F. Moore that the said premises are free from all incumbrances whatever and they do and will warrant and defend the same to him the said Joseph F. Moore his heirs and assigns forever against the lawful claims of all persons whatsoever. Provided always and the condition of the above conveyance is such that whereas the said William Hays did on this day execute to Nathan Webb a note of hand for the sum of six hundred and thirty dollars and fifty five cents due and payable eighteen months after date which said note is ordered by the said Nathan Webb to said Joseph F. Moore. Now if the said William Hays his heirs or assigns shall well and truly pay said note to Joseph F. Moore his heirs and assigns by the time it shall become due then and in that case the above conveyance to be null and void otherwise to remain in full force and virtue. All witness whereof they the said William Hays and Emelia Hays wife have hereunto set their hands and seals this twenty third day of November one thousand eight hundred and forty one.

Signed sealed and Delivered in presence of T. D. Adams
Cory Willis

Wm Hays
Emelia Hays

State of Ohio, Hamilton County

I Benjamin Adams an acting Justice of the peace in and for said County, do hereby certify that on this 11th day of January Eighteen hundred and forty two before me personally appeared William Hays and Emelia his wife granted in the foregoing deed and acknowledged the signing and sealing thereof to be their free act and deed. And the said Emelia being by me examined separate and apart from her husband and the contents of said deed being made known to her the said Emelia did declare that she did voluntarily sign said deed and that she is still satisfied therewith. Witness my hand and official seal on the day aforesaid.

Benjamin Adams Justice of the peace

Witnesses: M. Hendry, Alexander Hays, James Ritcher
 Entered for record August 5, 1842. Recorded August 9, 1842.

Article of an agreement

made and entered into this fourth day of June one thousand eight hundred and forty two by and between Thomas Miller, Samuel Marvin, David Olive, Joshua Hoff, James Scammon, Lewis Green and William F. Harris Trustees in Trust for the said Methodist Episcopal Church now building all of the County of Hamilton and State of Ohio of the one part and James Ritcher of the other part of the County aforesaid. Witnesseth that the aforesaid Trustees for the privilege of a lot from James Ritcher to the said Methodist Episcopal Church do hereby agree to build a good and sufficient fence around the two sides and front ends of the Church on the line at each side to as to give James Ritcher privilege of having fence with the fence around the lot and we further agree that we or our successors in office have up a good and sufficient fence around the aforesaid lot.

The Testimony Witnessed we set our hands and seals

David Olive
 Charles Green
 William F. Harris
 Thos Miller
 Samuel Marvin
 Joshua Hoff

DESCRIPTION

APPROVED

By: *M. G. H. How*

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

6980069



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.
FEES *9.00*
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 19, 2021

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

Beth Mautz
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