

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
Tenant: Thomas Rodgers (740) 487-8603		Tenant
Tenant: Hope Miller (740) 487-8594		Tenant
Tenant: Ayden Foley cell (740) 647-2404		Tenant

Mailing Address: ~~883 Goddard Ave~~
1207-1209 Putnam Avenue
Zanesville, OH 43701

Phone Number: 740-297-1626 Charlie
740-819-3271
~~740-868-8423~~
~~740-891-2887~~

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 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, 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, 132.00 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.

Current Deed Reference: Volume 2922, Page 825

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

(3-C) **EASEMENTS**

Name & Address	Type
Grantor: Mose M. Coleman Grantee: The Ohio Power Company Volume 378, Page 374 recorded 05/21/1951	Electric Easement (Sections 16-21)
Grantor: Franklin Rural School District By: H.C. Seyerle, Clerk of Board of School Dist. Grantee: County of Muskingum Volume 266, Page 140 recorded 02/17/1937	Highway Easement – 30 ft Easement
Grantor: Franklin Rural School District Grantee: County of Muskingum Volume 265, Page 39 recorded 11/03/1936	Highway Easement - 30ft Easement

(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 - 100%	Building - 100%	Total - 100%	Taxes
06-42-02-51-000	\$3,100.00	\$31,500.00	\$34,600.00	\$1,430.57 (Unpaid)
				\$415.60 (Year)
				\$207.80 (Each Half)

SPECIAL ASSESSMENT: MUSKINGUM WATERSHED \$1.00 per half, \$2.00 per year

(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 SIGNED

Print Name Jacob Bailey

UPDATE TITLE BLOCK

This Title Report covers the time period from 5/4/2023 to 7/24/2023. 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 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 07/24/2023 @ 9:30 am (am/pm)

Signed SIGNED

Print Name Allison Durant

Comments from the agent who prepared the Title Update

Updated the tenant names and phone numbers, updated Charlie Rodgers phone number

UPDATE TITLE BLOCK

This Title Report covers the time period from 7/24/2023 to 1/8/2024. 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 01/08/2024 @ 11:30 am (am/pm)

Signed 

Print Name Kimber L. Heim

Comments from the agent who prepared the Title Update

Updated Tax Information from the Muskingum County Auditor, also removed Aydin Foley as a tenant, he moved out.

UPDATE TITLE BLOCK

This Title Report covers the time period from 1/8/2024 to _____. 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

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. 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

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
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>						

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
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. Prior Deed Reference: Vol 1133, Pg 8				
Edgar D. Knox, Deceased (½ Interest)	Anna Faith Knox (½ Interest), aka Faith Knox	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				

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
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
		<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>				

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
		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.				
Hiram S. Stutes, Jr and Clara Maxine Stutes, husband and wife	Frederick A. Rognon and Elnora M. Rognon	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. Prior Deed Reference: DR 450, Pg 446				
		01/14/1956	02/03/1956 @ 3:15PM	DR 450, Pg 446	Stamps Unreadable	Quit Claim
Situating 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 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. Prior Deed Reference: Vol 433, Pg 108						

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
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> <p>PRIOR DEED REFERENCE: PLAT of GAYSPORT recorded</p>				
ASA GAY, Proprietor	GAYSPORT, Ohio PLAT	05/06/1850	05/08/1850 @ 9:00 am	VOL 17, PGS 432-433	\$0.00	PLAT
		<p>PLAT OF GAYSPORT, OHIO ROOT DEED</p>				

DESCRIPTION

APPROVED

By: *D. G. Kahow*

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

008669

Image ID: 00002311503 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 RECEIPT DEBRA J. NYE COUNTY AUDITOR

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.

Douglas E. Bagley
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.

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: M. G. Gannon



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

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:

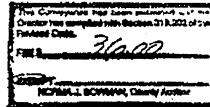
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREIN

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 Teebles
KARLA TEEBLES

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.

Betty J. Newham
Notary Public - State of Arizona

This instrument prepared by
Lawford July 21, 1997
Thomas J. Bowman
Moody Co. Auditor

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

9194
Instrument granted Ohio Record 7-21-97
Recorded 7-28-97 Vol 1136 Page 153
at 9:20 AM
Kenna Vincent Recorder 1900 Vol 1136

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.

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. Buckey
6-20-97 *AK*

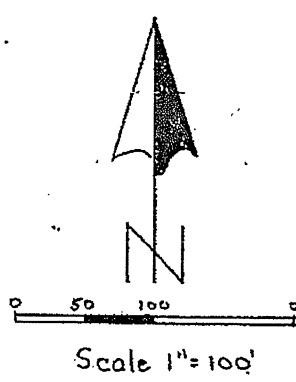
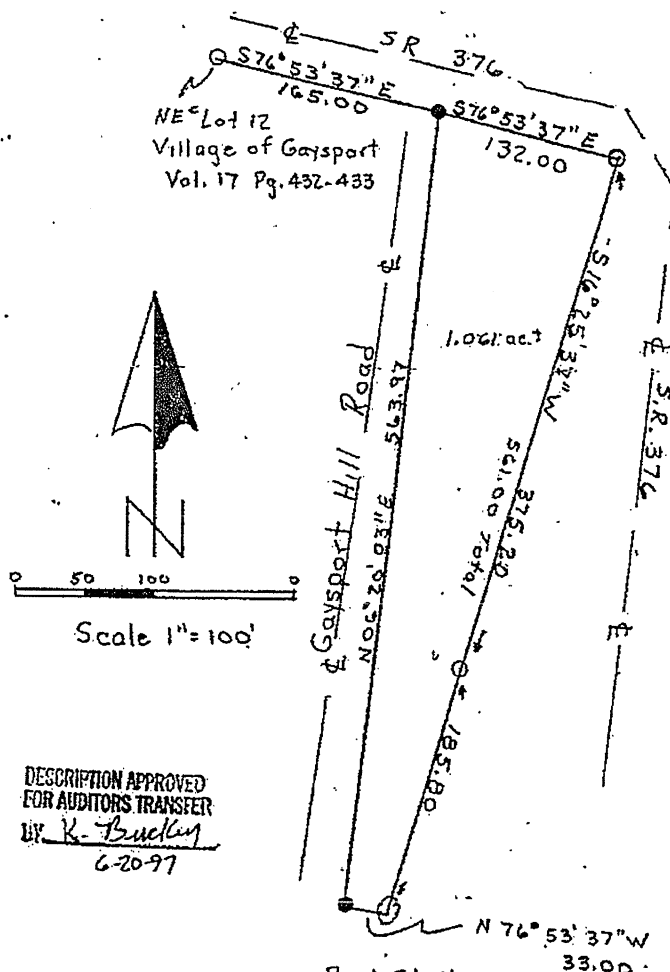
TERRY J. FINLEY SURVEYING & MAPPING
155 Mockingbird Hill, Zanesville, OH 43701
Phone or Fax: (614) 454-8721
Ohio Registered Surveyor #S-7222

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 *K. Buckley*
6-20-97

Paul Stall
V. 440
P. 620



LEGEND:

- Iron pin set (5/16" rebar w/cap)
- Iron pin found
- Stone found
- Nail found
- ▲ Railroad spike set

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

Terry J. Finley
Terry J. Finley, Registered Surveyor #S-7222

4133

STATE OF OHIO, MUSKINGUM COUNTY
RECEIVED FOR RECORD
APR 8 1997 at 10:15 A.M.
RECORDED Book 1133 Page 14
KAREN VINCENT Recorder

10/27/97
Knox to Knox

Atty Reno Johnson

PROBATE COURT OF MUSKINGUM COUNTY, OHIO

ESTATE OF EDGAR D. KNOX, DECEASED

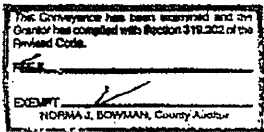
CASE NO. 971151

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



368

Transferred April 9, 1997
Thomas J. Bowman
Muskingum Co. Auditor

BA
FOR LIVING WIDOW'S SHARE
MEM DESCRIPTION NECESSARY

(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.

Form 662 - Warranty Deed - Ohio
Statutory Form

VOL 561 PAGE 24

TUTTLEMAN REGISTERED US PAT OFFICE
TUTTLEMAN LAW FIRM PUBLISHER, DAYTON, OHIO

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.

Legal description and other provisions are found in a separate instrument in a public record.

Witness our hand this 1st day of August,

1968

Signed and acknowledged in presence of

Robert S. 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 McConnelsville, Ohio
this 1st day of August, A.D. 1968



Mary Lou Haines
Notary Public
MORGAN COUNTY, OHIO
MY COMMISSION EXPIRES 9/25/69

This instrument prepared by John C. King, Attorney at Law, Zanesville, Ohio

FORM 821-0000 WARRANTY DEED

103 514-672

TUTTLEMAN REGISTERED DEED OFFICE
Tuttle Law Firm Publishers Albany, N.Y.

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 Grantors in the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantors
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 Grantors

their heirs and assigns forever

and the said Grantors

do hereby covenant with the said Grantees 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.

vs 514-673

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

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

hereto set their hand this 16th day of February in the year of our Lord one thousand nine hundred and sixty-two (1962)

Signed and acknowledged in presence of

[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. 1962, before me, the subscriber, a Notary Public in and for said county, personally came the above named Pleasant L. Drake and Dortha L. Drake

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 hereto subscribed my name and affixed my official seal on the day and year last aforesaid

[Signature of Dorothy P. Stansberry]
Dorothy P. Stansberry, Notary Public
My Commission Expires Aug. 13, 1963

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

Loan No. 21-857
Mortgage Deed

PLEASANT L. DRAKE
AND
DORTHA L. DRAKE
TO
WILBERT C. HESS
AND
EVERETT H. HARRIS
Return to Mutual Federal

Instrument No. 116-1162
MUSKINGUM COUNTY OHIO

STATE OF OHIO
COUNTY OF MUSKINGUM, OHIO
RECEIVED FOR RECORD ON THE
16th day of February, 1962
at 1:00 P.M.
and RECORDED Feb. 17, 1962
Deed Book PAGE
Kenneth Morley
RECORDERS FEE \$ 9.00

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

WARRANTY DEED

VOL. 456 PAGE 173

TUTTLEMAN BROTHERS PUBLISHING CO. Little Law Print Publishers, Indianapolis

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 Grantee,

Pleasant L. Drake and Dortha L. Drake,

following Real Estate situated in the County of Muskingum their heirs and assigns forever, the in the State of Ohio and in the Township of Blue Rock, and Village of Gaysport, und 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 thereto belonging to the said Grantee,

Pleasant L. Drake and Dortha L. Drake, their heirs and assigns forever.

And the said Grantors, Frederick A. Rognon and Elnora M. Rognon,

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

Pleasant L. Drake and Dortha L. Drake,

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

456 174

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 hereby release their respective rights of dower in the premises hereunto 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]
[Signature of Frederick A. Rognon]
[Signature of Elnora M. Rognon]

The State of OHIO Muskingum County ss

Be it Remembered that on this 30th day of July A D 19 56 before me the subscriber, in and for said county personally came the above named Notary Public

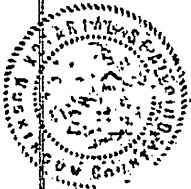
Frederick A. Rognon and Elnora M. Rognon,

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]

S. FRANCES NEPTUNE, Notary Public
MUSKINGUM COUNTY OHIO
MY COMMISSION EXPIRES OCT. 11, 1966



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



4134
Warranty Deed

Frederick A. Rognon and Elnora M. Rognon

TO

Pleasant L. Drake and Dortha L. Drake

[Signature]

THIS INSTRUMENT WAS RECORDED ON JULY 31 1956
[Signature]
COUNTY RECORDER

STATE OF OHIO
COUNTY OF Muskingum ss
RECEIVED FOR RECORD ON THE 30 day of July 1956 at 11:54 AM
RECORDED July 31 1956 in DEED BOOK PAGE
[Signature]
COUNTY RECORDER
RECORDERS FEE \$ 1.40
JONES, GOLDCAMP & FUNK
ATTORNEYS-AT-LAW
45 NORTH FOURTH STREET
ZANESVILLE, OHIO

QUIT-CLAIM DEED

WB 450 EN 446

TUTTLE LAW PUBLISHERS
Tuttle Law Print Publishers, Publishers
Cleveland Ohio 44103

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

Grantors, 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 therein to belonging, to the said Grantees, Frederick A. Rognon and Elnora M.

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
Donald P. Jones, Attorney.

Quit-Claim-Deed

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

TO

Frederick A. Rognon and Elmore H. Rognon R.F.D.#2 Ellys Hook, Ohio.

1956

STATE OF OHIO COUNTY OF MUSKINGUM

RECEIVED FOR RECORD ON THE

DEED BOOK

PAGE

RECORDERS FEE \$ 1.40

1956

1956

433 PAGE 108

QUIT-CLAIM DEED

TUTTBLANK'S REGISTERED U.S. PAT. OFFICE
TITLE LAW PRINT PUBLISHERS BULLARD B.
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 ~~expressed~~ to them paid by Hiram S. Stutes, Jr., and Clara Maxine Stutes, whose mailing address is: Blue Rock Ohio,

Grantee, the receipt whereof is hereby acknowledged, do hereby **Remise, 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 that 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 thereto 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 Day, Clyde Datro and Kenneth Moore, as Trustees of Blue Rock Township, Muskingum County, Ohio,

hereunto set their hand, 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 Day, Clyde Datro and Kenneth Moore

Notary Public, Wayne Day, Clyde Datro and Kenneth Moore

Trustees of Blue Rock Township, Muskingum County Ohio.

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 Day, Clyde Datro 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.

Charles H. Schaefer

Notary Public on and for Muskingum County, Ohio

2635

Quit-Claim Deed

Wayne Day, Clyde Datro and Kenneth Moore, as Trustees of Blue Rock Township, Muskingum County, Ohio

Baron S. Stutes, Jr. and Claire Hexame Stutes, Blue Rock, Ohio.

Box 43

Transferred June 1, 1954

Charles H. Schaefer

COUNTY NOTAR

STATE OF OHIO

COUNTY OF MUSKINGUM ss

RECEIVED FOR RECORD ON THE

day of June 19 1954

at 2:44 PM

DEED BOOK

RECORDED

PAGE

RECORDERS FEE \$ 1.40

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

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

....., 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..... and..... 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 ha..... 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..... the 26th 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 fore-
going 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 26th day of June....., A. D. 1936.
Robert Wesley Painter,
Robert W. 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 fore-
going 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. Nettlers
Recorder.

Vol. 265 Pg. 39

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

Attest: Fred J. Nethers
Recorder

No. 3607

I. J. Miller
To
County of Muskingum

75¢

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.

Vol. 265 Pg. 41

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 POWER

Name and Address
 Mr. Moses M. Coleman
 Blue Rock Ohio

Map No. 1845
 Sec. No. 20
 Map No. 1845

This Indenture, made this 3rd day of April 1951
 by and between George Coleman, M.M. Coleman, Nellie Coleman, J. Peyton, M.P. Powellson & Ella E. Powellson
 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 Powellson
 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 said party of the second part or his or her assigns, the sum of Fifty Dollars (\$50.00) for each tower erected on said
 lands, and shall repair, from time to time, whenever and as soon as any towers are erected thereon. Grantee will
 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
 its operation and maintenance of said lines. It is understood and agreed between the parties hereto that
 no structure shall be placed by the grantors hereto, their heirs, successors, lessees, or assigns, under or
 over any line of towers or wires 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 Grantor 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.

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

Signed and Acknowledged in the presence of:
 5. Ella E. Powellson
 Ella E. Powellson
 George Coleman
 M.M. Coleman
 M.M. Coleman
 Nellie Coleman
 J. Peyton
 M.P. Powellson
 Helen Spinks Bridwell
 Clyde E. Thompson
 M.E. Powellson

All money due for right of way shall be made payable to M. M. Coleman 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, operation and maintenance of said line.

Broad easements

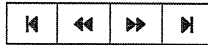


DEBRA J. NYE
Muskingum County Auditor | Muskingum County, Ohio

parcel, owner, or address



11 of 60



[Back to Search Results](#)

Summary

Tax

Transfers

4

History

4

Payment History

20

Value History

CAUV Soil Breakdown

Land

2

Commercial Buildings

Dwellings

1

Other Improvements

1

Sketch

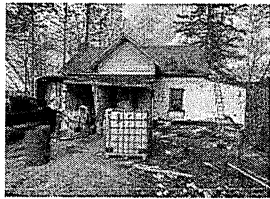
1

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

Current Taxes

	Prior	First	Second	Total
Gross	1,311.62	340.27	340.27	1,992.16
Credit	0.00	(111.11)	(111.11)	(222.22)
Non-Business Credit	0.00	(22.36)	(22.36)	(44.72)
Homestead	0.00	0.00	0.00	0.00
Owner-Occupancy Credit	0.00	0.00	0.00	0.00
Total Real Property Taxes	1,311.62	206.80	206.80	1,725.22
C980000000-MUSK WATERSHED	20.57	1.00	1.00	22.57
Total Special Assessment Taxes	20.57	1.00	1.00	22.57
Tax & SA Penalties	42.82	0.00	0.00	42.82
Tax & SA Interest	55.56	0.00	0.00	55.56
Total Taxes	1,430.57	207.80	207.80	1,846.17
Collected	0.00	0.00	0.00	0.00
Refunded	0.00	0.00	0.00	0.00
Unpaid	1,430.57	207.80	207.80	1,846.17



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

Important Links

[Muskingum County Website](#)

Last Updated: 01/05/2024 10:00:10 PM
Powered By: [ISSG Inc](#)

(3-C) **EASEMENTS**

Name & Address	Type
Grantor: Mose M. Coleman Grantee: The Ohio Power Company Volume 378, Page 374 recorded 05/21/1951	Electric Easement (Sections 16-21)
Grantor: Franklin Rural School District By: H.C. Seyerle, Clerk of Board of School Dist. Grantee: County of Muskingum Volume 266, Page 140 recorded 02/17/1937	Highway Easement – 30 ft Easement
Grantor: Franklin Rural School District Grantee: County of Muskingum Volume 265, Page 39 recorded 11/03/1936	Highway Easement - 30ft Easement

(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 - 100%	Building - 100%	Total - 100%	Taxes
06-42-02-51-000	\$3,100.00	\$31,500.00	\$34,600.00	\$904.15 (Unpaid) \$428.04 (Year) \$220.91 (1 st Half)

(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 5/4/2023_to 6/15/2023. 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 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 06/15/2023 @ 9:00 am (am/pm)

Signed _____

Print Name _____

Allison Durant

Comments from the agent who prepared the Title Update

Updated the phone numbers and occupant information based on face to face site visit 06/08/23.

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.

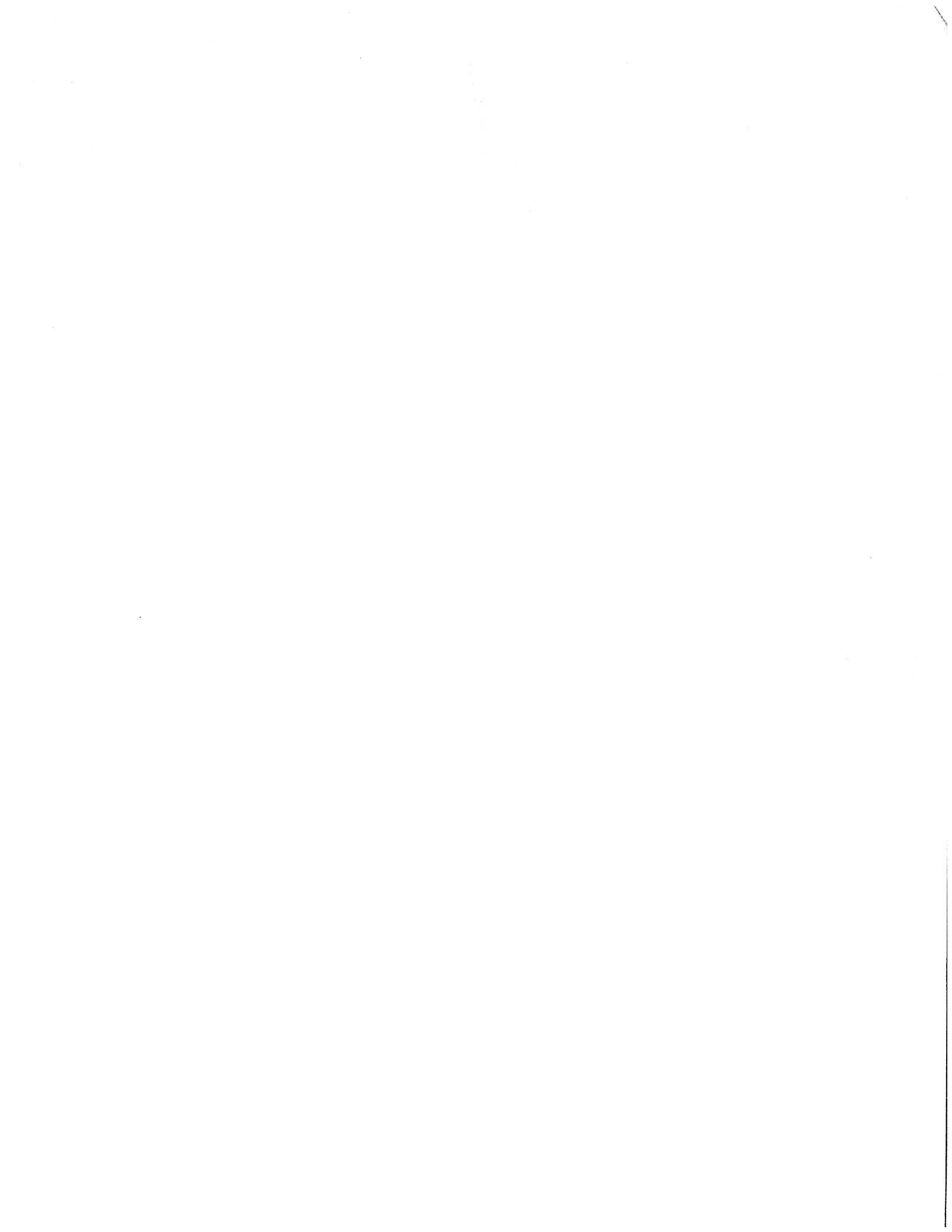
Date & Time _____ (am/pm)

Signed _____

Print Name _____

Jacob Bailey

Comments from the agent who prepared the Title Update



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
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> <p>Prior Deed Reference: Vol 1133, Pg 8</p>						
Edgar D. Knox, Deceased (1/2 Interest)	Anna Faith Knox (1/2 Interest), aka Faith Knox	03/19/1997	04/09/1992 @ 10:15AM	Vol 1133, Pg 8	N/A	Certificate of Transfer
<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
<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>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, 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>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 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>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:</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>						

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
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 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>						

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
740-891-2887

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 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
No Mortgage Found		

(3-B) LEASES

Name & Address	Commercial/Residential	Term
No Leases Found		

(3-C) EASEMENTS

<u>Name & Address</u>	<u>Type</u>
The Ohio Power Company P.O. Box 911, Newark, OH 43055 Volume 378, Page 374 Dated 05/01/1951	Easement - In Sections 1-36
Grantee: County of Muskingum	Highway Easement - 30ft Easement
Grantor: Franklin Rural School District	
Volume 266, Page 140 Dated 06/26/1936	
Grantee: County of Muskingum	Highway Easement - 30ft Easement
Grantor: Franklin Rural School District	
Volume 265, Page 39 Dated 06/23/1936	

(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
	<u>\$3,100.00</u>	<u>\$31,500.00</u>	<u>\$34,600.00</u>	\$904.15 (Prior)
				<u>\$428.04 (Current)</u>

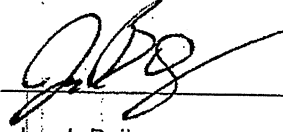
(6) CAUV (Current Agricultural Use Value)

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 _____

Jacob Bailey

Comments from the agent who prepared the Title Update

2325

DEED (WITHOUT WARRANTY)

BOARD OF EDUCATION OF FRANKLIN LOCAL SCHOOL DISTRICT

To
ROBERT HUNTER
BLUE-ROCK, OHIO

RECEIVED April 5, 1974

AT 9:40 O'CLOCK A.M.

RECORDED Feb 8, 1974

IN MUSKINGUM COUNTY, OHIO

RECORD OF DEEDS, VOL. 625

PAGE

675

53

Nenech Moody
RECORDER

RECORDER'S FEE \$ 4.00

TRANSFERRED

1974

April 5

William H. Oberlin
AUDITOR

FORM 801

TUTTLARK REGISTERED U.S. PATENT OFFICE
Tuttle Law Print Publishers Rutledge

DEED (WITHOUT WARRANTY) OF BOARD OF EDUCATION

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS THE BOARD OF EDUCATION OF THE FRANKLIN LOCAL SCHOOL DISTRICT, COUNTY OF MUSKINGUM, STATE OF OHIO, BY RESOLUTION DULY ADOPTED BY A MAJORITY OF ITS MEMBERS, AT A REGULAR MEETING DULY HELD ON THE 24TH DAY OF FEBRUARY, 1954, DECIDED TO SELL AND DISPOSE OF THE REAL ESTATE HEREINAFTER DESCRIBED, AND

WHEREAS, SAID BOARD OF EDUCATION HAVING FIRST GIVEN AT LEAST THIRTY (30) DAYS' NOTICE OF THE TIME AND PLACE OF THE SALE BY CAUSING THE SAME TO BE PUBLISHED IN THE TIMES RECORDER AND IN THE ZANESVILLE SIGNAL, BOTH OF ZANESVILLE, OHIO, NEWSPAPERS OF GENERAL CIRCULATION IN SAID SCHOOL DISTRICT, AND

WHEREAS, ON THE 21ST DAY OF APRIL, 1954, SAID BOARD OF EDUCATION DID, IN PURSUANCE OF SAID NOTICE, EXPOSE SAID REAL ESTATE FOR SALE AT PUBLIC AUCTION AT THE PHILO HIGH SCHOOL, PHILO, OHIO, AND THE SAME WAS THEN AND THERE PUBLICLY SOLD AND STRUCK OFF TO ROBERT HUNTER FOR THE SUM OF SIXTY (\$60)⁺ DOLLARS, HIS BEING THE HIGHEST AND BEST BID THEREFOR.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND IN CONSIDERATION OF SAID SUM OF SIXTY (\$60) DOLLARS, PAID BY SAID ROBERT HUNTER, THE GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE BOARD OF EDUCATION OF FRANKLIN LOCAL SCHOOL DISTRICT, MUSKINGUM COUNTY, OHIO, THE GRANTOR, DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO SAID ROBERT HUNTER, HIS HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

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BEING 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:

320

WILBER H. WHEELER, County Auditor
MUSKINGUM COUNTY, OHIO

BEING IN FRACTIONAL SECTION TWENTY (20), RANGE TWELVE (12), AND TOWNSHIP TWELVE (12), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY NOW OWNED BY THE SCHOOL; THENCE IN AN EASTERLY DIRECTION THREE HUNDRED SEVENTY-FIVE (375) FEET TO A CORNER; THENCE SOUTH THREE HUNDRED SEVENTY-FIVE (375) FEET TO A CORNER; THENCE IN A WESTERLY DIRECTION FOUR HUNDRED (400) FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY LINE OF THE PRESENT SCHOOL PROPERTY; THENCE IN A NORTHEASTERLY DIRECTION AND ALONG THE EAST BOUNDARY LINE OF THE PRESENT SCHOOL PROPERTY, TO THE PLACE OF BEGINNING, CONTAINING APPROXIMATELY THREE AND TWO TENTHS (3.2) ACRES.

BEING THE SAME PREMISES CONVEYED TO THE FRANKLIN LOCAL SCHOOL DISTRICT (FRANKLIN RURAL SCHOOL DISTRICT) FROM

DEED VOL. 675 PAGE 50
FRANKLIN LOCAL SCHOOL DISTRICT TO ROBERT HUNTER PAGE 2

FRED W. GREGG, CARRIE GREGG, GEORGE F. ECHELBERY,
AND JESSIE ECHELBERY BY DEED DATED APRIL 13, 1935,
AND RECORDED IN THE DEED RECORDS OF MUSKINGUM COUNTY,
OHIO, IN THE RECORDER'S OFFICE IN DEED VOLUME 256, AT
PAGE 550.

TO HAVE AND TO HOLD THE SAME, WITH ALL THE RIGHTS, EASEMENTS, AND
APPURTENANCES THEREUNTO BELONGING, AND ALL THE RENTS, ISSUES, ASSIGNS,
FOREVER, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

IN WITNESS WHEREOF, SAID BOARD OF EDUCATION OF FRANKLIN LOCAL
SCHOOL DISTRICT, COUNTY OF MUSKINGUM, AND STATE OF OHIO, HAS CAUSED
ITS NAME TO BE SUBSCRIBED BY RUSSELL R. HOLSKEY, ITS PRESIDENT, AND
H. C. SEYERLE, ITS CLERK, THIS 20 DAY OF MAY, A. D. 1954.

SIGNED AND ACKNOWLEDGED IN
THE PRESENCE OF:

THE BOARD OF EDUCATION OF FRANKLIN
LOCAL SCHOOL DISTRICT, MUSKINGUM
COUNTY, OHIO

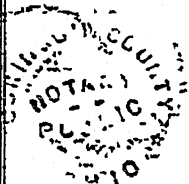
Donald E. Seyerle
Myron J. Seyerle

By Russell R. Holskey
RUSSELL R. HOLSKEY, PRES.
H. C. Seyerle
H. C. SEYERLE, CLERK

STATE OF OHIO
MUSKINGUM COUNTY, SS:

ON THIS 20 DAY OF MAY, A. D. 1954, PERSONALLY APPEARED BEFORE
ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, RUSSELL L. HOLSKEY, PRESI-
DENT, AND H. C. SEYERLE, CLERK, OF THE BOARD OF EDUCATION OF FRANKLIN
LOCAL SCHOOL DISTRICT, MUSKINGUM COUNTY, OHIO, AND ACKNOWLEDGED THE
EXECUTION OF THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUN-
TARY ACT AND DEED ON BEHALF OF SAID BOARD OF EDUCATION, AND THE VOLUN-
TARY ACT AND DEED OF SAID BOARD OF EDUCATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME THE DAY
AND YEAR LAST ABOVE MENTIONED.



Donald E. Seyerle
NOTARY PUBLIC
DONALD E. SEYERLE, NOTARY PUBLIC
My Commission Expires August 1, 1955

seal on the day and year last aforesaid.

W.O. Secret Notary Public.
(Notarial Seal- W.O. Secret)

(I.R. Stamp- 50¢ Canceled-4/13/35-G.R.C.)

Transferred April 15, 1935
Received April 15, 1935 at 3.36 P.M.
Recorded April 27, 1935

Attest: *John L. Wilson*

RECORDER

No. 1224

Fred W. Gregg, et al.

90¢

To
Franklin Rural School District

KNOW ALL MEN BY THESE PRESENTS: That Fred W. Gregg and Carrie Gregg his wife, and George F. Echelberry and Jessie Echelberry, his wife, of the city of Zanesville, County of Muskingum and State of Ohio in consideration of the sum of one dollar and other valuable considerations Dollars, to them paid by the Franklin Rural School District of the town of Philo, County of Muskingum and State of Ohio the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY to the said the Franklin Rural School District its 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 bounded and described as follows:

Being in fractional section twenty (20), Range twelve (12), and Township twelve (12), bounded and described as follows: Beginning at the northeast corner of the property now owned by the school; thence in an easterly direction three hundred seventy five (375) feet to a corner; thence south three hundred seventy-five (375) feet to a corner; thence in a westerly direction four hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a northeasterly direction, and along the east boundary line of the present school property, to the place of beginning, containing approximately three and two tenths acres. And being part of the same premises conveyed by sheriff's deed dated May 2, 1924 and recorded in Deed Book 206, page 389.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said grantee, the Franklin Rural School District, its heirs and assigns forever.

And the said grantors George F. and Jessie Echelberry, and Fred W. and Carrie Gregg, for themselves and their heirs, do hereby covenant with the said grantee, the Franklin Rural School District, its heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are FREE AND CLEAR FROM ALL INCUMBRANCES WHATSOEVER:

and that they will forever WARRANT AND DEFEND the same with the appurtenances unto the said the Franklin Rural School District its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said grantors, George F. and Jessie Echelberry, and Fred W. and Carrie Gregg, who hereby release their right of dower in the premises, have hereunto set their hands, this 13 day of April 1935.

Signed and acknowledged in presence of

Mrs. E.P. Wagner
Mrs. Robert W. Painter
Miss Margaret Daringer
Ruth A. Hotchkiss

G.F. Echelberry
Jessie Echelberry
Fred W. Gregg
Carrie Gregg

THE STATE OF Ohio, Muskingum County, ss.

BE IT REMEMBERED, That on this 13th day of April 1935, before me, the subscriber, a Notary Public in and for said County, personally came the above named persons and they acknowledged to me that they executed the foregoing instrument of writing for the purposes and consideration therein expressed. My commission expires Oct 25 1936. Page 550

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Jessie Echelberry and Fred W. and Carrie Gregg, 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.

Robert Wesley Painter Notary Public
ROBERT W. PAINTER, Notary Public
MY COMMISSION EXPIRES FEB. 16, 1937
(Notarial Seal)

(I.R. Stamp- 50¢- G.F.E.-et al. 4/13/35)

Transferred April 15, 1935
Received April 15, 1935 at 4.20 P.M.
Recorded April 27, 1935

Attest:

John L. O'Brien

RECORDER

No. 1227

Frank I. Brown, et al.
To
Frank Wurster, et ux.

90¢

Know all Men by these Presents That FRANK I. BROWN (AN UNMARRIED WOMAN) AND BESSIE L. BROWN (AN UNMARRIED WOMAN) of the City of Zanesville, County of Muskingum and State of Ohio Grantors, in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by FRANK WURSTER AND GLADYS V. WURSTER of the City of Zanesville, County of Muskingum and State of Ohio Grantees the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantees FRANK WURSTER AND GLADYS V. WURSTER their heirs and assigns forever, the following Real Estate situated in the County of Muskingum in the State of Ohio, and in the City of Zanesville and bounded and described as follows:

Being Lot Number Twenty-four (24) in Oak Hill Terrace, as the same is designated and delineated on the plat thereof, of record in said County, Plat Records Volume 4, Page 7, in a subdivision of the Joe Boyd Farm, recorded in Plat Book 1, Page 301.

Being the same premises conveyed to the Grantors herein by The Citizens National Bank in Zanesville by Deed dated August 1st, 1931 and recorded in Book 242, Page 207 of the Muskingum County, Ohio, Deed Records.

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, FRANK WURSTER AND GLADYS V. WURSTER their heirs and assigns forever.

And the said Grantors, FRANK I. BROWN AND BESSIE L. BROWN, for themselves and their heirs, do hereby covenant with the said Grantees, FRANK WURSTER AND GLADYS V. WURSTER, 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 taxes due and payable in December 1935 and thereafter which the Grantees herein assume and agree to pay.

and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantees, FRANK WURSTER AND GLADYS V. WURSTER, their heirs and assigns against the lawful claims of all persons whomsoever except taxes as aforesaid.

In Witness Whereof the said Grantors, FRANK I. BROWN (UNMARRIED) AND BESSIE L. BROWN (UNMARRIED), have hereunto set their hands, this Fifteenth day of April in the year of our Lord one thousand nine hundred and thirty-five (1935)

Signed and acknowledged in presence of

Vitus Mulvey
Belle Young

Frank I. Brown
Bessie L. Brown