RE 46

Rev. June 2019

**TITLE REPORT** 

C/R/S

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

MUS-376-

5.09

PARCEL PID

010-WD 115989

4	☑ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE
INSTRU	CTION:
	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 OF	R OTHER PRIMARY OWNERS	Marital Status (Spouse's Name)	Interest
Charlie N. Rodgers		Single	Fee Simple
Tenant: Thomas F Tenant: Hope Mill Tenant: Ayden Fo	ler (740) 487-8594		Tenant Tenant Tenant
Mailing Address:	883 Goddard Ave 1207-1209 Putnam Avenue Zanesville, OH 43701		
Phone Number	740-297-1626 Charlie 740-819-3271 <del>740-868-8423</del> <del>740-891-2887</del>		
Property Address:	8895 Gaysport Hill Road Blue Rock, OH 43720		

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

**BRIEF DESCRIPTION OF SUBJECT PREMISES** 

APN: 06-42-02-51-000

(2)

(3-A)	MORTG/	AGES, LIENS AND E	NCUMBRANCES	<u>}</u>			
Name &	Address & F	Phone Number			Date Filed	Amount & Type of Lie	en
No Reco	orded Mortg	age Found					
(3-B)	LEASES						
Name &	Address				Commercial/Res	idential Term	
No Reco	orded Lease	s Found					
(3-C)	EASEME	:NTS					
Name &			<b>.</b>	*		, ;	
	Mose M. Co	oleman				Type	
		ower Company				Electric Easement (Sections 16-21)	
Volume 3	378, Page 37	74 recorded 05/21/195	51			(Sections 10-21)	
Grantor:	Franklin Ru	ıral School District By	: H.C. Severle, Cl	erk of Board of	School Dist	Highway Easement – 30 ft	
Grantee:	County of N	/luskingum		o. Boara o.	Concor Dist.	Easement	
Volume 2	266, Page 14	10 recorded 02/17/193	37			•	
		ıral School District				Highway Easement - 30ft	
Grantee:	County of N	/luskingum ) recorded 11/03/1936				Easement	
volume 2	os, rage se	recorded 11/03/1936	)				
(4)	DEFECTS	IN TITLE-IRREGUL	ARITIES-COMME	ENTS (Record o	r Off Record)		
The audit	or shows tha	at the current and prio	r owners have be	en behind on p	aying their property tax	ces. After doing research, the	re
is no evid	the property	tax liens being put on	the property and	or owners. Rea	ached out to Real Esta	te Manager for more informa	tion
5 15		, -					
(5)	TAVEO	NID ODWOLL LOCK					
(5)	TAXES A	ND SPECIAL ASSES	SMENTS (List by	auditor's tax p	arcel number, descript	ion, amount, etc.)	
County:	Muskin	gum	Township:	Blue Rock	School D	istrict: Franklin LSD	
		<u> </u>	<del></del>				
						Taxes	
AUD. PAF		Land - 100%	Building - 100%	<b>%</b>	Total - 100%	\$1,430.57 (Unpaid) \$415.60 (Year)	
06-42-02-	51-000	\$3,100.00	\$31,500.00		\$34,600.00	\$207.80 (Each Half)	
SPECIAL	ASSESSME	ENT: MUSKINGUM V	VATERSHED \$1.0	00 per half, \$2.0	00 per vear	,	
(6)		ırrent Agricultural U					
\ <del>-</del> /							
	Is the prop	erty under the CAUV	Program: Yes:	□ No: ⊠			
	Comments	<b>.</b>					

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 herek Title Report is an abstract of the real estate records for that period of time, which reflects all curren instruments and proceedings of record and those of record matters personally know by the undersi Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are enterpublic records of Muskingum County.	tly relevant
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 this Title Report is an abstract of the real estate records for that period of time, which reflects all cur instruments and proceedings of record and those of record matters personally know by the undersigned Parcel(s) 010-WD and presently standing in the name of Charlie N. Rodgers as the same are enterpublic records of Muskingum County.	rrently relevant
Date & Time (am/pm)	
Signed	
Print Name	
Comments from the agent who prepared the Title Update	

RE 46-1 REV. 10/200'
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DIST

20

CRS

MUS-376-5.09

### OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 010-WD

Page 1 of 5

PID 115989

unmarried man Douglas E. Bagley, an Grantor Charlie N. Rodgers Grantee as follows: Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described  $06/03/2020 \mid 06/29/2020 @ 2:23$ PM | Bk 2922, Pg 825 Date Signed Date & Time Recorded Volume/Page Conveyance Fee \$9.00 Type Instrument Warranty Deed

southeast quarter of Section 20, Township 12, Range 12, and being all those lands intended to be described Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and being part of the in Deed Volume 1113, Page 9; being further bounded and described as follows:

53' 37' west, 33.00 feet to an iron pin set on the east line of Gaysport Hill Road; thence, North 06°20' 03' south 16 ° 25' 37" West, 561.00 feet to a point, passing an iron pin found at 375.20 feet; thence, north 76 ° East, 563.97 feet to the point of beginning and containing 1.061 acres, more or less. set on the south line of State Route 376, and the TRUE POINT OF BEGINNING for the parcel herein recorded in Deed Volume 17, Page 432 and 433, thence, South 76 ° 53' 37" east, 165.00 feet to an iron pin Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as intended to be described; thence, continuing South 76 ° 53' 37" east, 132 feet to an iron pin found; thence,

Prior Deed Reference: Vol 1136, Pg 153

REV. 10/200	RE 46-1
97	

DIST

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# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 2 of 5

CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

		Case No. 971151	Edgar D. Knox, Deceased (½ Interest)		Anna Faith Knox, unmarried	Grantor
			Anna Faith Knox (½ Interest), aka Faith Knox		Douglas E. Bagley	Grantee
Prior Deed Reference: Vol 561, Pg 24	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.	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:	03/19/1997 04/09/1992 @ 10:15 <sub>t</sub> Undivided one-half interest:	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.	07/10/1997 07/22/1997 @ 9:20AM Vol 1136, Pg 153 \$36.00 General Warranty Deed	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

RE 46-1 REV. 10/2007

DIST

05

## OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 3 of 5

CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

				and wife	Wilbert C. Nabb and	Grantor
				ZIOX	Edgar Knox and Faith	Grantee
Prior Deed Reference: Vol 514, Pg 672	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.	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.	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:	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:	08/01/1968 08/02/1968 @ 2:35PM Vol 561, Pg 24	Date Signed Date & Time Recorded Vo
	s designated on t and was formerl	(10) perches east ce South seventy nirty-four (34) pe e in a northerly d	ingum, in the St scribed as follow	ingum, in the St scribed as follow	561, Pg 24	Volume/Page C
	he plat of said Vill y used for school p	from the northeast (70) degrees east (rches to a point; third irection to the place	nte of Ohio, in the 's:	ate of Ohio, in the s:	\$3.00	Conveyance Fee
	lage of record in Deed surposes.	t corner of Lot Number eight (8) perches to a point; wence north seventy (70) se of beginning.	Township of Blue Rock,	Township of Blue Rock,	Warranty Deed	Type Instrument

			~~~~~ <u>~~</u>		
			and wife	Pleasant L. Drake and	Grantor
			Evelyn M. Nabb	Wilbert C. Nabb and	Grantee
Prior Deed Re	The property I Book 17 at pa	Beginning on Twelve (12) in thence south thence south the	Situated in the and Village of	02/16/1962	Date Signed
Prior Deed Reference: Bk 456, Pg 173	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.	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 poithence 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.	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:	02/16/1962 02/16/1962 @ 4:10PM Vol 514, Pg 672 Stamps Unreadable	Date Signed Date & Time Recorded Volume/Page
	yed is designated c blic" and was form	, ten (10) perches enthence South seven thence South seven vest thirty-four (34) thence in a norther!	Muskingum, in the	Vol 514, Pg 672	1
	n the plat of said Vil erly used for school	ast from the northeas ity (70) degrees east perches to a point; the y direction to the pla	State of Ohio, in the ows:	Stamps Unreadable	Conveyance Fee
	lage of record in Deed purposes.	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.	Township of Blue Rock,	Warranty Deed	Type Instrument

REV. 10/2007 RE 46-1

DIST

05

### OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 4 of 5

PID 115989

CRS MUS-376-5.09

PARCEL 010-WD

	Pleasant L. Drake and		
Situated in the Gaysport, and	07/30/1956	Date Signed	
Situated in the County of Muskingum, in the State of Ohio, in the Tow Gaysport, and bounded and described as follows:	07/30/1956   07/30/1956 @ 11:42AM   Bk 456, Pg 173	Date Signed Date & Time Recorded Volume/Page Convey	
n the State of Ohio, follows:	Bk 456, Pg 173	Volume/Page	
in the Township of I	\$1.10	Conveyance Fee	
wnship of Blue Rock, and Village of	Warranty Deed	Type Instrument	

Elnora M. Rognon, husband and wife

Frederick A. Rognon and

Grantor

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

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

Prior Deed Reference: DR 450, Pg 446

Frederick A. Rognon and 01/14/1956 02/03/1956 @ 3:15PM DR 450 Pg 446 Stamps Unre	@ 3:15PM DR 450 Pg 446	Stamps Unreadable	Omit Claim
Flore M Decree (1) 17/17/17/17/17/17/17/17/17/17/17/17/17/1	$\omega$ 3.13FM DR 430, Fg 446	Stamps Unreadable	Quit Claim
Situated in the County of Muskingum, in the State of Ohio, in the Towns	uskingum, in the State of Ohio,	in the Township of Blue Rock and V	ock and Village of

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

Gaysport, and bounded and described as follows: on, and vinage of

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

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

|Prior Deed Reference: Vol 433, Pg 108

DIST

CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

		ASA GAY, Proprietor				Township, Muskingum County, Ohio	Wayne Daw, Clyde Dutr and Kenneth Moore,	Grantor
		GAYSPORT, Ohio PLAT					Wayne Daw, Clyde Dutro, Hiram S. Stutes, Jr and and Kenneth Moore,  Clara Maxine Stutes	Grantee
	PLAT OF GA ROOT DEED	05/06/1850	PRIOR DEE	The property Public Use", plat of said v	Beginning or Twelve (12) thence south degrees west	Situated in th Gaysport, an	05/29/1954	Date Signed
	PLAT OF GAYSPORT, OHIO ROOT DEED	05/06/1850   05/08/1850 @ 9:00 am	PRIOR DEED REFERENCE: PLAT of GAYSPORT recorded	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.	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 poithence 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.	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:	05/29/1954 06/01/1954 @ 2:54PM	Date Signed Date & Time Recorded
		VOL 17, PGS 432-433	GAYSPORT record	eyed is what is design ol purposes and is not k 17, page 433 of M	ten (10) perches es thence South seven vest thirty-four (34) thence in a northerly	n the State of Ohio, follows:	Vol 433, Pg 108	Volume/Page
		\$0.00	led	conveyed is what is designated on the plat of said village "Donate school purposes and is now occupied by Gaysport School House. Book 17, page 433 of Muskingum County, Ohio, Deed Records	st from the northeas ty (70) degrees east perches to a point; the direction to the place	in the Township of B	N/A	Conveyance Fee
		PLAT		said village "Donated for sport School House. The hio, Deed Records.	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.	lue Rock, and Village of	Quit Claim	Type Instrument

FEES\_

DESCRIPTION
APPROVED
By: TLG | ALOUS
TRANSFERRED
DEBRA J. NYE
UDDIOR, MUSKINGUM COUNTY, OHIO
This Corresponde with Section 319 202
of the Reviewd Code.

Grantor has complied with Section 319 202
of the Reviewd Code.

FORM 666-Warranty Deed REV. 8/76

Image ID: 000002311503 Type: OFF Kind: DEEDS Recorded: 06/29/2020 at 02:23:38 Pm Fee Amt: \$34.00 Page 1 of 2 Instr# 202000005304 Muskingum County CINDY RDOGERS County Recorder

BK 2922 PG 825

### 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

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 Ohlo

My Commission Expires

September 19, 2021

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

13 eth Manty Notary Public

(Execution in accordance with Chapter 530), 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.

Book: 2922 Page: 825 Seg: 1

DESCRIPTION
APPROVED
By: 464444



×2922 №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

Book: 2922 Page: 825 Seq: 2

### Know all Men by These Presents

**Uhat** 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, Biue Rock, Ohio 43720 the following real property:

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

19.94
Instruction Commy that nove 7:21. 10.27.
Received 7:32.27 to 1/31. Pt. at 9:21.
Hatter Vincent Bounder 18.00 to A.

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



WITHERS her nand(s) this 1082 day of July 1997.

Signed and acknowledged in presence of

SUSAN DUNN SUSAN DUNN MARLA TEEALES <u>Anna Firith Knox</u>

State of Arizona County of Maricova 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 tree act and deed.

In Cestimony Illinerent, I have hereunto set my hand Mandallicial seal, at 1047, 2005 Arizona this 104, day of July, 1997, A.D.

Notary Public - State of Arizona

This instrument prepared by

d July 21,1997 De Boursen NICHOLAS E. WILKES, ATTORNEY AT LAW HOCKING VALLEY TITLE AGENCY, INC. 132 E MAIN ST, LANCASTER OH 43130

enditor -

Book: 1136 Page: 153 Seq: 1

### 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 Vilage of Gaysport, as recorded in Deed Volue 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).

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

6-20-97 100

Book: 1136 Page: 153 Seq: 2

### TERRY J. FINLEY SURVEYING & MAPPING

155 Mockingbird Hill, Zunesville, OH 43701

Phone or Fux: (614) 454-8721 Olito Registered Surveyor #S-7222 Bagley

State: Ohio

Cily:

County: Muskingum

Subdivision:

Township: Blue Rock

Plut Book: Page:

Loi #:

Section: 20 +12 R12

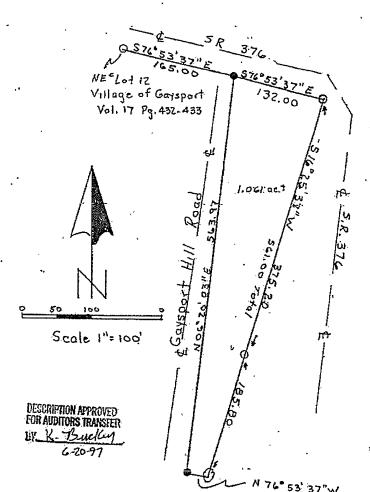
Deed Volume: 1133 Page

Page: 9

SURVEY PLAT FOR:

Auditor's Parcel #: 06-47-02-51-000

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



LEGEND:

• Iron plut sel (5/0" rebur w/cap)

Ofton pin found

Stone found

Azle hund

Allalload spike set

This plat drawn on June 16+4

, 19 97 if based on an actual survey of the premises.

33,00 -

Terry J. Finley Alegistered Surveyor #5-7222

Paul Stall

V. 440

P. 620

Book: 1136 Page: 153 Seq: 3



e1 of 2 VOL <b>113</b> (			PTATE OF OHIO, STEALING IN COUNTY RECLIVED FOR RECURY
, <u> </u>		4133	HAY, X 1997 at 10:13 A. 16
· •			1: Dood Book 1137 Pege
\$ 4 to 5			Marsen Vancance /4 20
<b>.</b>	PROBATE COURT (	OF MUSKINGUM COUN	TY, OHIO
STATE OF	EDGAR D. KNOX		, DECEASE
CASE NO.	971151		•
		ICATE OF TRANSFER	
	Revised	Code, Sec. 2113.6	51
,		NO. ONE	
22 0200	are as follows:		
	Residence		rest in Real te So Passing
Name	Residence Address	Esta	te So Passing
	Residence Address	Esta Street, #1145,	
Name Anna Faith K	Residence Address  nox, 4700 East Main Mesa, AR 85205	Esta Street, #1145, undi	Decedent's vided 1/2 interest
Name  Anna Faith K  The Consequence has completed to provided Code.  FOR Consequence has completed to provided Code.	Residence Address  nox, 4700 East Main Mesa, AR 85205	Esta Street, #1145, undi	Decedent's vided 1/2 interest
Name  Anna Faith K  The Consequence has completed to provided Code.  FOR Consequence has completed to provided Code.	Residence Address  nox, 4700 East Main Mesa, AR 85205	Esta Street, #1145, undi	Decedent's vided 1/2 interest
Name  Anna Faith K  The Consequence has completed to Provided Code.  DODANA BOWN	Residence Address  nox, 4700 East Main Mesa, AR 85205	Esta Street, #1145, undi	Decedent's vided 1/2 interest
Name  Anna Faith K  The Groupers has completed to Period Code.  Th	Residence Address  nox, 4700 East Main Mesa, AR 85205	Street, #1145, undi	Decedent's vided 1/2 interest

FORM 12.1 - CERTIFICATE OF TRANSFER

Book: 1133 Page: 8 Seq: 1

### VGL 1133 PAGE 9

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

Undivided one-half interest:

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

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

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

Prior Reference: Volume 561, Page 24

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

NEW DESCRIPTION NECESSARY FOR PURILLE AND DAYS TRANSFER.

11-19-91

March			
Date	issı	ied	÷

JOSEPH A. GORMLEY
Probate Judge

AUTHENTICATION

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

March 19, 1997

Date

Sharon S. Bogge

Book: 1133 Page: 8 Seq: 2

Form 662 - Warranty Deed - Ohio EVOL 561 PACE altit Wilbert C. Nobb and Evelyn M. Nobb, husband and wife, the grantors, 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 Lat Number Twelve(12) in said Village of Gaysport; thence South saventy (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 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. unfallous kanid wishe growton relevate a Unicide mile Mitness our day of August, hand athis lst 1968 . Willort C. neld Sinte of Chin, see. Before me, a Notary Public.

Morgan County, In and for sold County and State, personally appeared the above named.

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 Testimining Therepis, I have become act my hand and official real, at McConnelsville, Ohio this 1st day of August, A.D. 1968

Ilary Lou Public Notary Public Magnath County, Onto McConnelsville, Notary Public Magnath County, Onto McConnelsville, Ohio McConnelsville, Notary Public Magnath County, Onto McConnelsville, Ohio McCo

Book: 561 Page Sequence: 24

	The Cot of the state of the sta	(0)
Mearrement Arri	William C. Nabb and Levelyn M. Nabb  Edgar Knax and Faith Knax.  Faith Knax.  Sauta 1, Blue Rock, Ohio  Sauta 1, Blue Rock, Ohio  COUNTY OF ALLEASIAN HARMS.  RECEIVED FOR RECORD ON THE  Auy of Alley of	JOHN G. RINGHISEN ATTORINE AT LAW ROS FIRST HATTONE BANK BLO ZANESVILLE OHIO  TROP C. Figure 2 at P. W 7, 2 Co. m. Charles C.
		the t

Book: 561 Page Sequence: 25

TUTBLER ASSESSED SEPTEMBER TUTBLER PARKETS vox 514 -4.672 Pleasant L. Drake and Dortha L. Droke, husband and wife Chat County of Muckingua Granters on consideration of the sum of the paid by Rt. 1, Blue Rock, Ohio of the Township of Blue Rock Country of Muskingua and State of Ohlo Granter & the receipt whereof exterrby acknowledged, do hereby Brant, Durinin, nell and country to the said limiter's Wilbort G. Rabb and Evelyn N. Rabb of Blue Rock following Real Estate situated in the Counts of Huskingus of in the State of Ohio and in the Township of Blue Rock and bounded mid described as follows: Situated in the County of Huskingus, in the State of Ohlo, and in the Township of Blue Rock, and Villago of Caysport and bounded and described as follows: Boginning on the east side of State Road, ten (10) perches east from the northeast corner of Lot Number Publes (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 grantons by Warranty Deed dated July 30, 1956 and recorded in Deed Book 456 on page 173 of the Deed Records of Muskingum County, Chio. En have and to huld said premises with all the privileges and opportenances thereunto belonging, to the said Granier's those heirs and assigns foreser And the said Granters

Book: 514 Page Sequence: 672

their

keirs.

themselves

their here undusing, that they are lumfully served of the premises of orrested, that the said parameter or Errenno Clear from all Impuminances unduspeter excepting all tames and assessments toccaring due and payable in .June 1962 and thereafter, which the grantees herein hereby assume and agree to pay.

hereby covenant with the said Grantees

va 514 or 673 and that they will force Wattant and Defend the same with the appurelenances, unto the said Grantee s that he here and assigns against the lawful claims of all persons nhomsoever, excepting as aforesaid.  In Witness Mherrus the said Grantee s
Pleasant L. Drake and Dortha L. Drake, husband and wife  1: YEMANATHAN CONTROL AND THE STATE OF PROPERTY OF THE STATE OF T
Che State of Ohio Huskingum County ss  The it Remodulated That on this 16th day of Fabruary A to 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 segneng of the same labe walls valuations and deed, for the uses and purposes therein mentioned  In Erstingulal Merconf. I have kereunto subscribed my name and a my official seal on the day and year last alorsaid  Dorothy Historical Aug. 13, 1963  My Comission Expires: Aug. 13, 1963
This instrument prepared by V.E.Johnson, Atty.
LOAN NO. 21.457  TREASAIT L. FRAE AND  ORTHAL RAUS  EVELTH Y. MASS  FOLUMY OF ZALLO LE 196.  STATE OF ONIO  COUNTY OF ZALLO LE 196.  STATE OF ONIO  COUNTY OF ZALLO LE 196.  MINING MEYER, JOHNSON A KINCAID  MEYER BENEFIT WITH A KINCAID  METER BENEFIT WITH A

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VOL 456 0% 173

Ullat

Frederick A. Rognon and Elnora M. Rognom, humband and wife,

Harrison County of , Muskingus 155 of the Township and State of Ohio Grantors in consideration of the sum of One Coller (\$1.00) and other valuable considerations, to them pand or

Pleasant L. Drake and Dortha L. Drake.

of Rlus Rock, Ohio,

of the Township of Blue Rock County of huskingus and State of Ohio Granters the receipt whereof is hereby ucknowledged, do hereby grant, bargain, sell and conjugate the said timules. of the Township Blue Rock Nuskingus

Pleasant L. Drake and Dortha L. Drake,

following Roul Estate situated in the Country of Hunkingun Ohio and in the Blue Rock, and Village of Gaysport, und bo Township and bounded and described as follows.

Reginning on the sast side of State Road, ten (10) perches cast 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 Gook 17 at page 430, as "Donated for Public Use". and was formarly used for school purposes.

Being the same premises as conveyed by quit claim deed from Miram S. Stutes Jr., and Clara Haxine Stutes, husband and wife, to Frederick A. Rognon and Elmora K. Rognon dated January 14, 1956, recorded in Deed Record 450 page 446 of the Muskingus County Records.

En have and to hold said premises with all the privileges and appurtenances thereunto belonging to the said Grantee a.
Pleasant L. Drake and Dortha L. Drake. . t .,

And the said Grunter s.

their heirs and assigns forever

Frederick &. Rognon and Elnora M. Rognon,

3 17 190 hereby covenant with the said Granter s.

Pleasant L. Drake and Dortha L. Drake, i

heirs and assigns, that lumbilly serzed of the premises they are afore said; that the said premises are Tree and Clear from all Incumbrances wheleveber except the taxes and assessments due and payable in June, 1957, and thereafter, which the grantese assume and agree to pay:

Book: 456 Page Sequence: 173

and the mineral section is the second

and that they will forever Warrant and Defend the same, with the appure mances, unto the said brantees.	
Pleasant L. Drake and Dortha L. Drake, thoir heirs and assigns against the lumful claims of all persons whomsvever except as aforesaid.	
In Mitness Whereuf the said transfers.	
Frederick A. Rognon and Elnora H. Rognon, husband and wife,	4
nho hereby release their respective eight's of doner in the premises has been done of their hands this 30th done of July in the year of our lord one thousand nine hundred and fifty-six (1956).	1
Signed and acknowledged in presence of	
S. Sullive Modern drederick A. Rognon .	1
Elnota M. Rognon Sinora M. Rognon	1
The State of Ohio Huskingum Countyss	:
Be it Remembered that on this 30th day of July 10 19 56 before me the subscriber.  Notary Public in and for said county personally came the above named	;
Frederick A. Rognon and Elnora M. Rognon.	•
in the foregoing Deed, and acknowledged the signing of the same labe their voluntary act and deed, for the uses and purposes therein mentioned	1
In Costinuty Moreof, that e hereunta subscribed my name and affixed my officeal seal on the day and year lost alonsaid.	
A Simila lipiani	
Tribate MODIFIE Have Dalle	
S. FRANCES REPTUNE, Hotery Public substitute court ents for their set, 13, 1986	
A CONTRACTOR OF THE CONTRACTOR	
This instrument was proposed by! MARY VASHT FUNK, Attempt at Lew 45 North Fourth Street	
25 F S F S F S F S F S F S F S F S F S F	i
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A S S S S S S S S S S S S S S S S S S S	•
Troderick A. Bognon and Elnora M. Bognon and Dortha L. Drake and Language and Language and Language and Language and Macontract Language and Macontract Language as Fundament and Macontract Language as Months of Congression of Congressio	
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Troderick A. Bognon and Elnora L. Bognon and Elnora L. Bognon and Bortha L. Brake Country of March 1978 (1974)  STATE OF OHIO  COUNTY OF MERCHALL  STATE OF OHIO  STATE OF OHIO  STATE OF OHIO  STATE OF OHIO  ALL MOORE FOR RECORD  MILLIAM RECORDED COUNTRY  RECEIVED FOR RECORD  MILLIAM RECORDED COUNTRY  MILLIAM RECORDED COUNTRY  MILLIAM RECORDED COUNTRY  OF HELD FOR RECORDED COUNTRY  MILLIAM RECORDERS FEE S 6 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
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) proceedings and all all all all and the processing of the process of the control of the process of the proces	

### Anony all Henry these Iresents

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

Grantor B , 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 E. Rognon R.F.D.#2 Blue Rock, Ohio

Grantees the receipt whereof is hereby acknowledged do hereby Remist Release and forever Quit-Claim, to the said Grantees, Frederlok 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 Tomenip

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 Gayabort; thence south seventy (70) degrees east eight (8) perches to a point; thence south twenty-three (23) degrees west thirty-four (3h) perches to a point, thence north seventy (70) degrees west two (2) berchas 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 Dead 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 Maxime 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 appurlenances thereinto belonging to the said Granties. Frederick A. Rognon and Elnora A.

Rognon

their heers and assigns forever

VOR 450 MM 447 In Witness Whereuf the said Grantors. Hiram S. Stutes, Jr. and Clara Haxine Stutes, regist refriencerkherperkerkerhu 19 minoritation and in section as day of January 14th hereunto set their hand a this en the year of our Lord one thousand nenchundred and County iss The State of Oato MUSKINGUM 14th day Be it Remembered Mak on this A.D 19 56 before me, the subscriber, January mand for suid county, personally came the Notary Public Hiram S. Stutes, Jr. and Clara Maxine Stutes, the Granter 5. in the foregoing Beed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned In Testimany Aherent, I have becounted subscribed my name and affixed my official seat on the day and year last aforesuld

Book: 450 Page Sequence: 447

Page 1 of 2

QUIT-CLAIM DEED

That Wayne Daw, Clyde Dutro and Kenneth Hoore, Trustees of Blue Bock Township, Muskingum County. Ohio,

Grantors in consideration of the sum of

One Dollar (\$1.00) and other good and valuable considerations many more paid by Firam S. Stutes, Jr., and Clara Mexine Stutes, to them whose mallang address as: Blue Rock Chao,

Grantee 8 , the receipt whereof is hereby

acknowledged, do hereby Rumise, Ruliase and forever Quit-Claim, to the said Grantees. Hiram S. Stutes, Jr. and Clora Faxine Stutes,

their heers and assigns forever, the

following Real Estate schuded in the County of Muskingum

in the State of Ohio

and in the Townshin

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 seld village of Gnysport; thence south seventy (70) degrees east eight (8) percoes to a point: thouse south twenty-three (23) degrees west thirty-four (34) perches to a point; thence north seventy (70) degrees west to (2) perches to a point; thence in a northerly direction to the place of

The property rerein intended to be conveyed is what is designated on the plat of said village "Donated for Public Uge", and has been used for school purposes and is now occurred by the Gaysport School House. The plot of said village is found in Deed Book 1%, page 453 of Muskingum County, Ohio, Deed Records.

Englagor

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

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	In Witness]	Mhereofac	said Granto	re, Mors	e Daw, Cl	de Dutro	าถตั
115	Kenneth Woore, s						,
1	0ř±0,						
	सर्वे याप्रकेत गत के अपने स्थापन		<i>राजपुर्जा</i> नर्थ	emmo restructore	enconstanta	manasm, kor	e, 1
	<i>hereunto set</i> thei	r hand 9, ti	res	29	day of	Mny,	•
	in the year of our Li	ord one thousan	d ninehun	dred ond	firtty-for	r (18	954)
	Signed and acknowle			1.(kg/j=)	Dou.	/ goyne D	) 
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	Blue Rock Townsh	uo, kyekingw	County,	Ohio,			
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A Man of the Company of the American	Toylor Day, Or Thistee or Blue Roll Formand Parks or Principles or Blue Rock Township, Tustees or Blue Rock Township, Tustees or County, O'n's or O	Hiran S. Stutes, Jr., and Olarie Houses, Orice.  Blue Book, Otice.	Imisferral James 1 19 50.	STATE OF OHIO COUNTY OF MAKENTIMES SS	L. diny of Serre 1955.  I. diny of Serre 1955.  II. 2. 2. de hock 1956.  A MRECORDED Serve. 4 [11 34 in	DEED BOOK THUSE	NECORDERS FEE & // 1/2

### EASEMENT FOR HIGHWAY PURPOSES

	Rural School Dist.)
	***************************************
	the Grentor
r and in consideration of the sum of	-
llars (\$) and for other good and valuable conside	erations topaid by the County of
he Grantee, the receipt whereof is hereby acknowledged, do he is successors and assigns forever, a perpetual easement and right of ons which interfere with the improvement and/or maintenance of tuated in	of way for public highway and road purposes, clear of all obstruc- f the highway, in, upon and over the lands hereinafter described,  County, Ohio, Section, and bounded and described as follows: ss, in, and through the property of the Grantor adjacent to and is lying and being between the center line of the present road as
TO HAVE AND TO HOLD said ensement and right-of-wa	ay unto the Grantee, its successors and resigns forever
And the said Grantor, for	nd heirs, executors, and
dministrators, hereby covenant with the said Grantee, its succ	essors and assigns thathe the true and lawful
wner of said premises, and lawfully s	seized of the same in fee simple, and ha good right and full
ower, to grant, bargain, sell, convey and release the same in mann	nor aforesaid, and that the same are free and clear from all liens
and encumbrances whatsoever, and thathe will warrant and	1 defend the same against all claims of all persons whomsoever.
	THE SEA MANUAL THE STREET AS THE SEA SEASON
	ool Dist. Board of Education, H.C. Severle, Cle  ay of June in the year of our Lord
Signed and scaled in the presence of:	•
Geo. Echelberry .	Franklin Rural School Dist.
E. C.Flowers	Board of Education
**************************************	H. C. Seyerle, Clerk
***************************************	
	weakants the two separations and be survived between the two the separation of the s
CATE OF OHIO,	
14 ilaa ( SS:	
Muskingum COUNTY ( ss:	·
MUSEINGUM COUNTY )	or said County and State, personally appeared the phase named
Before me, a Notary Public in and for	or said County and State, personally appeared the above namedDls.u
Before me, a. Notary Public in and for the C. Seyerle, Clerk of Board of said School ing instrument and that the same is this free act and in	Dlstwho acknowledged thathe did sign the fore-deed.
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Before me, a. Notary Public in and for the control of said School ing instrument and that the same is the free act and ing instrument and that the same is the free act and ing instrument and that the same is the free act and in the free act and i	Dist
Before me, a. Notary Public in and for the C. Seyerle, Clerk of Board of said School ing instrument and that the same is this free act and in	Distwho acknowledged thathe did sign the fore-deed.  I TESTIMONY WHEREOF I have hereunto set my hand and official seal atZanesville, A. D. 193 _6.  Robert Wesley Painter.
Before me, a. Notary Public in and for H. C. Seyerle, Clerk of Board of said School ing instrument and that the same is this free act and (Notarial Seal)  (Notarial Seal)	Dist
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Before me, a Notary Public in and for the control of the control o	Dist
Before me, a. Notary Public in and for the country of Board of said School ing instrument and that the same is this free act and country of the country of t	Dist

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, bergain, 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 expediancy of Dower in the above described premises.

IN WITNESS WHEREOF C. C. Harlan has hereunte 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. Chappelear

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. Marlan 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:

Thera/ Recorder

No. 3606

Franklin Rural School District.
To
County of Muskingum

75¢

### 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 wayfor 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 thereor.

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 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 Book: 265 Page Sequence: 39

Vol. 265 Pg. 40

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

And for the consideration eforesaid \_\_\_ 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. Chappelear

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 Segl)

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

Atteat.

No. 3607

I. J. Miller
To
County of Muskingum
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 interfers with the improvement and/or maintenance of the highway, in, upon and over the lands hereinafter described, situated in Blue Rock Township, Muskingum County, Onio,

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.

Section\_\_\_, Township 12, Range\_\_, and bounded and described as follows:

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, pand is 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 liems 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.

Book: 265 Page Sequence: 40

Vol. 265 Pg. 41

Signed and sealed in the presence of:

C. A. Barnes

I. J. Miller

F. B. Chappelear

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 Methers

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 withiths 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 GOVENANTS 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. Chappelear

STATE OF OHIO, Muskingum COUNTY SS:

Book: 265 Page Seguence: 41

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2 2	On the Routh her the	anda of Kennath	1. Powelson	102		
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CO Page	for doing anything neces	sary or causal or con-	renient for the enjoy	ment of the easement	erein granted, also	the priv-
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r right	the rights being grants	my/our belrs or and	igns, the sum of Pi	ty Dollars (\$50.00) for	each tower erected	on said
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11 of 60

Back to Search Results

<u>Summary</u>

Tax

**Transfers** 

<u>History</u>

Payment History

Value History

CAUV Soil Breakdown

<u>Land</u>

**Commercial Buildings** 

<u>Dwellings</u>

**Other Improvements** 

<u>Sketch</u>

**Levy Distribution** 

<u>Tax Estimator</u>

Map this Parcel

Tax Card

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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

r	"f"
Current	Taxec

	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

m County Auditor m County Auditor
St
Ille OH 43701
Hours: Mon-Fri, 8:30AM-4:30PM
Phone: (740) 455-7109
Fax: (740) 455-7182

Email: Email the Auditor

Important Links

Muskingum County Website

Last Updated: 01/05/2024 10:00:10 PM P<u>o</u>wered By: <u>ISSG Inc</u>

### (3-C)**EASEMENTS** Name & Address Type Grantor: Mose M. Coleman Electric Easement Grantee: The Ohio Power Company (Sections 16-21) Volume 378, Page 374 recorded 05/21/1951 Grantor: Franklin Rural School District By: H.C. Seyerle, Clerk of Board of School Dist. Highway Easement - 30 ft Grantee: County of Muskingum Easement Volume 266, Page 140 recorded 02/17/1937 Grantor: Franklin Rural School District Highway Easement - 30ft Grantee: County of Muskingum Easement Volume 265, Page 39 recorded 11/03/1936 (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: Township: Muskingum School District: Franklin LSD Blue Rock Taxes \$904.15 (Unpaid) AUD. PAR. NO(S) Land - 100% Building - 100% Total - 100% \$428.04 (Year) 06-42-02-51-000 \$3,100.00 \$31,500.00 \$34,600.00 \$220.91 (1st 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 c	surrently relevant instruments and proceedings of record			
			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 th	e agent who prepared the Title l	Jpdate				

### **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.

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

Date & Time	(am/pm)		
	Signed		
	Print Name	Jacob Bailey	

Comments from the agent who prepared the Title Update

	·		
			1

# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 1 of 5

PID 115989

DIST 05 CRS MUS-376-5.09 PARCEL 010-WD

	•	unmarried man	Douglas E, Bagley, an	Grantor
			an Charlie N Rodgers	Grantee
Commencing at an iron pin found at the northeast corner of Lot No. 12 in the Village of Gaysport, as recorded in Deed Volunte 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.	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:	Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and bounded and described as follows:	DI OCO DE COSE DE COS	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

Prior Deed Reference; Vol 1136, Pg 153

# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

Page 2 of 5

RE 46-1 REV. 10/2007 DIST

05

CRS MUS-376-5.09

PARCEL 010-WD

PID 115989

		Edgar D. Knox, Deceased 1/(1/2 Interest)			Anna Faith Knox, umnarried	Grantor
		Anna Faith Knox (½ Interest), aka Faith Knox			Douglas E. Bagley	Grantee
Acquired ½ Interest to obtain full interest of property.  Prior Deed Reference: Vol 561, Pg 24	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 1133, Pg 8  03/19/1997   04/09/1992 @ 10:15AM   Vol 1133, Pg 8   N/A   Certificate of Transfer Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and 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.	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:	Vol 1136, Pg 153 \$36.00  Muskingum, Township of Blue Rock, and be	Date Signed Date & Time Recorded Volume/Page Conveyance Fee Type Instrument

RE 46-1 REV. 10/2007

DIST

05

# OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PID 115989

CRS MUS-376-5.09

PARCEL 010-WD

Page 3 of 5

Filor Deed Kelerence: BK 456, Pg 173	Filor Deed Kelerence: BK 456, Pg 173
Grantee Wilbert C. Nabb and Evelyn M. Nabb	Situated in the State of Ohio, County of bounded and described as follows:  Beginning on the east side of State Roac Twelve (12) in said Village of Gaysport, thence south twenty-three (23) degrees west two (2) perches to a point, degrees west two (2) perches to a point, and bounded and described as follows:  Grantor Grantee Date Signed Date & Time Recorded D2/16/1962 (02/16/1962 (0) 4:10PM Situated in the State of Ohio, County of bounded and described as follows:  Beginning on the east side of State Road, Twelve (12) in said Village of Gaysport; thence south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, till the south twenty-three (23) degrees west two (2) perches to a point, the south twenty
M. Nabb, husband Knox   Knox and Faith Knox   Knox   Knox   Experimental Knox	M. Nabb, husband Knox  E Grantor  Grantee  L. Drake and Wilbert C. Nabb and Evelyn M. Nabb  E Grantee  Grantor  Grantee  F Grantee
M. Nabb, husband Knox  Eugar Knox and Faith Knox  Knox  E  Grantor  Grantor  Grantee  L. Drake and Wilbert C. Nabb and Evelyn M. Nabb  Evelyn M. Nabb  Eugar Knox and Faith Knox  Engar Kn	M. Nabb, husband Knox  Edgar knox and Faith Knox  Knox  Edgar knox and Faith Knox  Knox  Edgar knox and Faith Knox and Faith Knox  Edgar knox and Faith Knox and Faith Knox  Edgar knox and Faith Knox and Fait
M. Nabb, husband Knox e  Grantor  Grantee  L. Drake and Drake, husband Evelyn M. Nabb  Evelyn M. Nabb  Grantee  Grantor  Grantee  Jeff	M. Nabb, husband Knox . e  Grantor Grantee  L. Drake and Wilbert C. Nabb and Evelyn M. Nabb
Grantor Grantee  L. Drake and Wilbert C. Nabb and Evelyn M. Nabb	Grantor Grantee I L. Drake and Wilbert C. Nabb and Evelyn M. Nabb
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L. Drake and Wilbert C. Nabb and Evelyn M. Nabb	L. Drake and Wilbert C. Nabb and Evelyn M. Nabb
L. Drake, husband Evelyn M. Nabb	L. Drake, husband Evelyn M. Nabb  Evelyn M. Nabb
Drake, husband Evelyn M. Nabb	Drake, husband Evelyn M. Nabb
Everyn M. Nabb	Evelyn M. Nabb
Prior Deed Reference: Bk 456, Pg 173	Prior Deed Reference: Bk 456, Pg 173
Prior Deed Reference: Bk 456, Pg 173	Prior Deed Reference: Bk 456, Pg 173
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Prior Deed Reference: Bk 456, Pg 173	Prior Deed Reference: Bk 456, Pg 173

RE 46-1 REV. 10/2007

DIST

05

CRS MUS-376-5.09

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

PARCEL 010-WD

Page 4 of 5

PID 115989

			»: Vol 433, Pg 108	Prior Deed Reference: Vol 433, Pg 108		
corner of Lot Number ght (8) perches to a point; nee north seventy (70) of beginning.	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.	ten (10) perch hence South su set thirty-four ( ence in a north	st side of State Road, Village of Gaysport, t three (23) degrees we perches to a point, th	Beginning on the east side of State Road, Twelve (12) in said Village of Gaysport, thence-south-twenty-three (23) degrees west two (2) perches to a point, the degrees west two (2) perches to a point, the second s		
Quit Claim   Village of Gaysport, and	01/14/1956 02/03/1956 @ 3:15PM DR 450, Pg 446 Stamps Unreadable Quit Claim Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and bounded and described as follows:	DR 450, Pg 446 Auskingum, Town	3/1956 @ 3:15PM of Ohio, County of Ned as follows:	01/14/1956 02/03/1956 @ 3:15PM Situated in the State of Ohio, County of bounded and described as follows:	Frederick A. Rognon and Elnora M. Rognon	Hiram S. Stutes, Ir and Clara Maxine Stutes, It husband and wife
			:e: DR 450, Pg 446	Prior Deed Reference: DR 450, Pg 446		
e of record in deed Book xoses.	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.	yed is designe ", and was for	intended to be conve onated for Public Use	The property herein 17 at page 433 as Do		
corner of Lot Number sight (8) perches to a point ence north seventy (70) e of beginning.	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.	, ten (10) percl thence South : 'est thirty-four hence in a non		Beginning on the east side of State Road Twelve (12) in said Village of Gaysport thence south twenty-three (23) degrees vegrees west two (2) perches to a point,		
Warranty Deed d Village of Gaysport, and	Bk 456, Pg 173 \$1.10 Warranty Deed  Muskingum, Township of Blue Rock, and Village of Gaysport, and	Bk 456, Pg 173 Muskingum, Towr	of of	Situated in the State of Ohio, Courbounded and described as follows:	Dortha L. Drake	Elnora M. Rognon, husband and wife
Type Instrument	age Conveyance Fee	Volume/Page	Date Signed Date & Time Recorded	Date Signed Date	Grantee  Dialogant	Grantor Frederick A. Roomon and

7

:

RE 46-1 REV. 10/2007

DIST

05

CRS

MUS-376-5.09

### OHIO DEPARTMENT OF TRANSPORTATION TITLE CHAIN

PARCEL 010-WD

Page 5 of 5

PID 115989

County, Ohio and Kenneth Moore, Township, Muskingum Trustees of Blue Rock Wayne Daw, Clyde Dutro, Hiram S. Stutes, Jr and Grantor Clara Maxine Stutes Grantee degrees west two (2) perches to a point, thence in a northerly direction to the place of beginning. 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) bounded and described as follows: Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, and Village of Gaysport, and Date Signed Date & Time Recorded 05/29/1954 06/01/1954 @ 2:54PM Vol 433, Pg 108 Volume/Page Conveyance Fee N/A Type Instrument Quit Claim

**RE 46** 

Rev. June 2019

TITLE REPORT

C/R/S

PID

MUS-376-

5.09

PARCEL 01

010-WD 115989

INSTRU	
	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) <u>FEE OR OTHER PRIMARY OWNERS</u>

Name

Marital Status (Spouse's Name)

Interest

Charlie N. Rodgers

S

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) <u>BRIEF DESCRIPTION OF SUBJECT PREMISES</u>

(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 No Mortgage Found

Date Filed

Amount & Type of Lien

(3-B) LEASES

Name & Address

No Leases Found

Commercial/Residential

Term

(3-C)	EASEME	<u>ENTS</u>					
Name &							
P.O. Box Newark,	OH 43055 378, Page 3			·			/pe asement – In Sections 1-36
Grantee: County of	f Muskingur	n				Hi	ghway Easement – 30ft
Grantor: Franklin F	Rural Schoo	l District				Ea	sement
Volume 2 Dated 06	66, Page 14 /26/1936	40					
Grantee: County of	· Muskingum	1					ghway Easement - 30ft sement
Grantor: Franklin R	Rural School	l District					
Volume 26 Dated 06/	85, Page 39 23/1936	<b>i</b>					
	JI 5110WS 1118		ar awaare baya ba	an hahimal	and a state of	operty taxes. // Real Estate Ma	After doing research, there anager for more information
(5)	TAXES A	ND SPECIAL ASSES	SSMENTS (List by	auditor's tax p	arcel number	, description, a	amount, etc.)
County;	Muskin	gum	Township:	Blue Rock		School Distric	t: Franklin LSD
AUD. PAR	. NO(S)	Land \$2,100,00	Building		Total		Taxes \$904.15 (Prior)
		\$3,100.00	\$31,500.00		\$34,600.00	_	\$428.04 (Current)
<b>(6)</b>	CAUV (Cu	rrent Agricultural U	se Value)				
	Is the prop Comments	erty under the CAUV ::	Program: Yes:	□ No: ⊠			

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 <sup>a</sup> 7:59AM	(am/pm)	
			Signed
			Print Name <u>Jacob Bailey</u>

	UPDATE TITLE BLOCK	
hereby verifies that this Title Report is relevant instruments and proceedings	od from Click or tap to enter a date_to Click or an abstract of the real estate records for that period of record and those of record matters personally king in the name of Charlie N. Rodgers as the sam	od of time, which reflects all currently
Date & Time	(am/pm)	
	Signed	
	Print Name	Jacob Bailey
Comments from the agent who pre	pared the Title Update	

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DEED (WITHOUT WARRANTY)

BOARD OF EDUCATION OF FRANKLIN

LOCAL SCHOOL DISTRICT

TO ROBERT HUNTER

BOYE ROCK, OHIO

RECEIVED LALES, 1974

AT 9:40 ONCLOCK ALM.

RECORDED LALES, 1974

PAGE

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AUDITOR

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TUTBLANX REGISTED US SATOTICE TUTTO LOW PROT PUDISHETS RIGIONSR

### 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 FOR 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:

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:

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Author H' Authorith Comply ye

BEING IN FRACTIONAL SECTION TWENTY (20), RANGE TWELVE (12), AND TOWNSHIP TWELVE (12), BOUNDED AND DESCRIBED AS FOLLOWS: BEGINVING AT THE NCRTHEAST CORNER OF THE PROPERTY NOW OWNED BY THE SCHOOL; THENCE IN AN EASTERLY DIRECTION 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 LAST 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 FINE 50 FINE 50 ROBERT HOUTER - PAGE 2

FRED W. GREGG, CARRIE GREGG, GEORGE F. ECHELBERRY, AND JESSIE ECHELBERRY BY DEED DATED APRIL 13, 1935, AND RECORDED IN THE DEED RECORDS OF MISKINGUM 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

By Russell & Halskey Russell R. HOUSKEY, PRES.

H. C. SEYERLE, CLERK

STATE OF OHIO
MUSKINGUM COUNTY

ON THIS <u>20</u> DAY OF MAY, A. D. 1954, PERSONALLY APPEARED BEFORE ME, A NOTARY Public, in and for said County, Russell L. Holskey, President, 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 voluntary act and deed on Behalf of Said Board of Education, and the voluntary act and deed of Said Board of Education.

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

NOTARY PUBLIC

DONALD E SEVERLE, NOTATY FIRMING

Vol 256 pg 550

seal on the day and year last aforesaid.

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

(I.R.Stamp- 50/2 Cancelled-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 & Milani

RECORDER

No. 1224

Fred W.Gregg, et al.

90¢

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 northeast-erly 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 369.

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 \_\_\_\_ 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 downty, personally came the above name@o@cores66P.acca@equence: 550

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- 50d- 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 & Olikan

RECORDER

No. 1227

Frank I.Brown, et al.

90¢

Frank Wurster, et ux.

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 Eugust 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 Grantes, 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)

Vitus Mulvey

Signed and acknowledged in presence of

Frank I.Brown

Belle Young

Bessie L.Brown