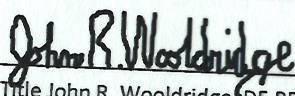
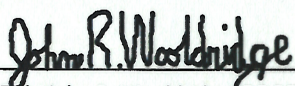


### APPRAISAL SCOPING CHECKLIST

Owners Name		County	MUS
Charlie N. Rogers		Route	SR 376
		Section	5.09
		Parcel No.	10-WD
		Project ID No.	115989
		Appraisal Scope	
Partial or total acquisition			Total
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			Yes
RE 22-1 Apportionment will be required			See Comments
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			N/A
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			N/A
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			See Comments
Significant impact to site improvements (landscaping, vegetation, or screening)			See Comments
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			See Comments
Significant issues due to elevation change, topography, or flood plain			No
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			See Comments
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			LS Before Only
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Total Take of Parcel with a Structure Removed. Offer of Accompaniment is required. Habitability of structure is unknown and needs determined. Parcel purchased by current owner relatively recently. RE-95 Needed. Before only summary report.			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			05/18/2023
	Name and Title John R. Wooldridge, D5 REA		Date
Review Appraiser Signature and Date			Date
	Name Harvey Norton		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date			Date
	Name		Date



## APPRAISAL SCOPING CHECKLIST

Owners Name	County	MUS
Jennifer N. Bunger and Todd A. Bunger, Sr.	Route	SR 376
	Section	5.09
	Parcel No.	11-WD
	Project ID No.	115989
<b>Appraisal Scope</b>		
Partial or total acquisition		Partial
<b>Ownership</b>		
Whole parcel determination is complex		No
RE-95 will be required		Yes
RE 22-1 Apportionment will be required		See Comments
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		N/A
<b>Regulation</b>		
Significant zoning or legal regulations are impacting acquisition		No
Property is not compliant with legal regulations in the before or after		N/A
<b>R/W and Construction Plans</b>		
Significant improvements are in the acquisition area (or impacted)		No
Significant impact to site improvements (landscaping, vegetation, or screening)		No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		See Comments
Significant issues due to elevation change, topography, or flood plain		No
<b>Conclusion</b>		
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)		< \$10,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected		No
Cost-to-Cure should be considered		No
Specialized Report (parking, drainage, circuitry, etc.) should be considered		No
Appraisal Format Conclusion		VA with review
Explanation of appraisal problem. Include discussion of any "Yes" responses above		
Well identified on plans. Recommend determination of well ownership, function, and use. May be part of parcel 10. Scope can be updated after RE-95 for well with determination.		
<b>Signatures</b>		
Agency Approval by Signature, Title, and Date Typed Name		05/18/2023
	Name and Title John R. Wooldridge, D5 REA	Date
Review Appraiser Signature and Date		
	Name Harvey Norton	Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.	
Appraiser Signature and Date		
	Name Jacob Bailey	Date



**TRANSFERRED**  
5/6 20 21  
DEBRA J. NYE  
AUDITOR, MUSKINGUM COUNTY, OHIO

000687

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEES 15.00  
EXEMPT \_\_\_\_\_  
DEBRA J. NYE COUNTY AUDITOR *ijk*



Image ID: 000002385046 Type: OFF  
Kind: DEEDS  
Recorded: 05/06/2021 at 02:03:42 PM  
Fee Amt: \$42.00 Page 1 of 3  
Instr# 202100005101  
Muskingum County  
CINDY RODGERS County Recorder

Warranty Deed

BK **2990** PG **664**

*946*  
**Know all Men by these Presents**

That **Michael Lee Moore and Angie Moore, Husband and Wife**, for valuable consideration paid, grants with general warranty covenants to **Jennifer N. Bunger and Todd A. Bunger, Sr.**, for their joint lives, the remainder to the survivor of them, whose tax mailing address is 6020 Buttermilk Road, Blue Rock, OH 43720 the following real property:

**SEE EXHIBIT "A" ATTACHED HERETO**

Auditor's Parcel Number: 06-42-02-56-000  
Property Address: 6020 Buttermilk Road, Blue Rock, OH 43720  
Prior Instrument Reference: Volume 1112, Page 555 of the Muskingum County Official Records.

Executed this 24<sup>th</sup> day of April 2021.

*Michael Lee Moore*  
\_\_\_\_\_  
Michael Lee Moore

*Angie Moore*  
\_\_\_\_\_  
Angie Moore



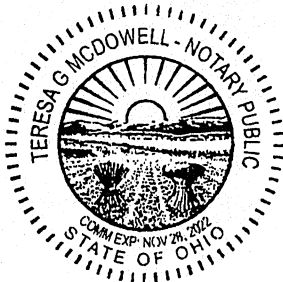
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Kind: DEEDS

Page 2 of 3

BK 2990 PG 665

State of Ohio,  
Muskingum County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Michael Lee Moore, Married**, 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, Ohio, this 24<sup>th</sup> day of April 2021.



*Teresa G. McDowell*

Notary Public

State of Ohio,  
Muskingum County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Angie Moore, spouse of Michael Lee Moore**, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed. In Testimony Whereof, I have hereunto set my hand and official seal at Zanesville, Ohio, this 24<sup>th</sup> day of April 2021.



*Teresa G. McDowell*

Notary Public

This instrument prepared by:  
Ward D. Coffman, III - Attorney at Law  
Coffman Law Offices  
503 Main Street, P.O. Box 159  
Zanesville, Ohio 43702-0159 /jkc  
Deed Preparation Only



DESCRIPTION

APPROVED

By: *[Signature]*



Image ID: 000002385048 Type: OFF  
Kind: DEEDS

Page 3 of 3

BK 2990 PG 666

**Exhibit "A"**

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert Vol. 1064 Pg. 475, being part of Section 20, and more particularly described as follows:

Beginning at an iron pin found at the Northeast Corner of Lot 12 in the Village of Gaysport deed book 17 Pg. 432 & 433; thence South 76 Degrees 53 Minutes 37 Seconds East 297.00 feet to an iron pin set and the place of beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd. 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 Degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easements.

Subject to Old Co. Rd. 226 and State Route 376 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on Vol. 811 Pg. 156 (Bowen Franklin Van Cooney).

This description was written from a survey made September 12, 1995.

Subject to all leases, easements, rights-of-way, and restrictions of record.

Reference: Volume 1112, Page 555

**Auditor's Parcel No.: 06-42-02-56-000**



Vol. 1112 PAGE 555

9935

Muskingum County, Ohio Rec'd 9-20 1995  
Recorded 9-21-95 Vol. 1112 Pg. \_\_\_\_\_  
at 3:30 PM  
Donald Minick Recorder L.H.O. Fee

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RICKY R. TALBERT, unmarried, of Muskingum County, Ohio (Grantor), for the sum of Ten Dollars (\$10.00) and other good and valuable considerations, does hereby grant, with general warranty covenants, to MICHAEL LEE MOORE (Grantee), whose tax-mailing address is 6020 Buttermilk Rd., Blue Rock, Ohio 43720, the following-described real property, situated in Muskingum County, Ohio:

See attached Exhibit "A."

Auditor's parcel no. 06-06-42-02-56-000.

Subject to all leases, easements, rights-of-way, and restrictions of record.

Prior instrument reference: Volume 1064, Page 475.

Witness my hand this 20<sup>th</sup> day of September, 1995.

Ricky R. Talbert  
Ricky R. Talbert

Signed and acknowledged in the presence of:

Bobby L. Babin

Garry B. Wilmore

State of Ohio )  
County of Muskingum ) ss.

Before me, a notary public in and for said County and State, personally appeared before me the above-named Ricky R. Talbert, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

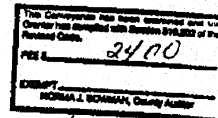
In testimony whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio this 20<sup>th</sup> day of September, 1995.



GARRY B. WILMORE  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_

Garry B. Wilmore  
Notary Public

1375



Transferred 9/20/95  
Norman J. Schuman  
Musk Co Auditor

This instrument prepared by GARRY B. WILMORE, Attorney at Law



VOL. 1112 PAGE 556  
Exhibit "A"

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock, T-12, R-12, being a resurvey of Ricky R. Talbert Vol. 1064 Pg. 475, being part of Section 20, and more particularly described as follows:

Beginning at an iron pin found at the Northeast Corner of Lot 12 in the Village of Gaysport deed book 17 Pg. 432 & 433; thence South 76 Degrees 53 Minutes 37 Seconds East 297.00 feet to an iron pin set and the place of beginning; thence South 78 Degrees 38 Minutes 43 Seconds East 375.00 feet to an iron pin set in the centerline of Old Co. Rd. 226, passing the centerline of State Route 376 at 30.62 feet; thence leaving said Co. Rd. South 12 degrees 34 Minutes 54 Seconds West 375.00 feet to an iron pin set; thence North 78 Degrees 26 Minutes 56 Seconds West 400.00 feet to an iron pin set, passing the centerline of State Route 376 at 336.02 feet; thence North 16 Degrees 24 Minutes 27 Seconds East 375.00 feet to the place of beginning, containing 3.33 acres, more or less, subject to all legal highways and easements.

See plat attached.



Subject to Old Co. Rd. 226 & State Route 376 R/W.

Iron pins set are 5/8 inch rebar with plastic identification caps.

Bearings are based on Vol. 811 Pg. 156 (Bowen Franklin Van Cooney).

This description was written from a survey made September 12, 1995.

Parcel # All of 06-42-02-56-000.

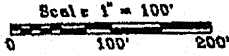
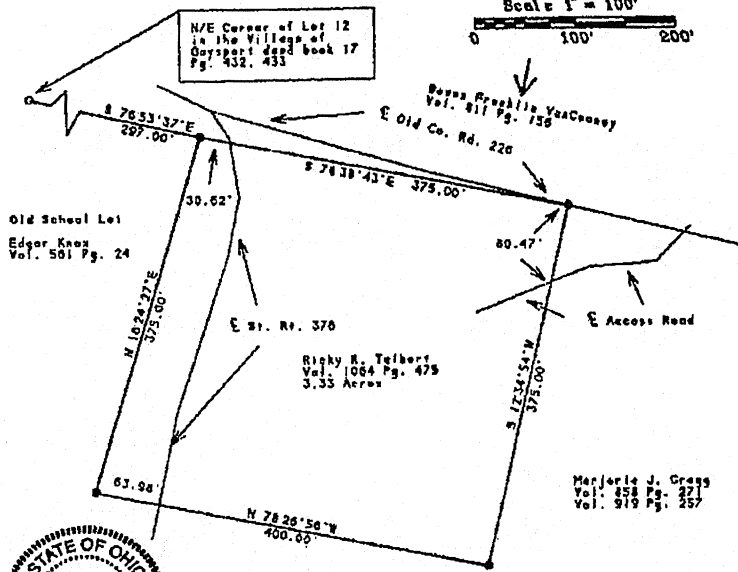
1112 page 557

# Cannon Land Surveying

7045 Twp. Rd. 114 NE  
New Lexington, Ohio 43764  
(814) 342-2835

Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote Angles Only.  
Date References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and Existing Monumentation.

This Survey is Subject to any Facts That May be Disclosed by a Full and Accurate Title Search.



Kevin Cannon  
Reg. # 7224

9/12/85  
Date

Survey For: Rick Talbert  
State: Ohio  
County: Muskingum  
Township: Blue Rock  
T-12 R-12 Lot: N/A  
Section: 20  
City or Village: N/A  
Subdivision: N/A  
Parcel #: 06-42-02-56-000

## Legend

- Iron Pin Set
- 5/8" Rubber W/Cap
- Iron Pin Found
- Post
- ▲ R.R. Spike Set
- △ R.R. Spike Found
- ⊙ Drilled Hole 5/8"
- Stone Found
- ⊙ PK Nail Set
- ⊙ PK Nail Found
- Fence
- Basis Of Bearings



18-93 NON 16731

Vol. 1112 PAGE 558

3422853

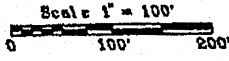
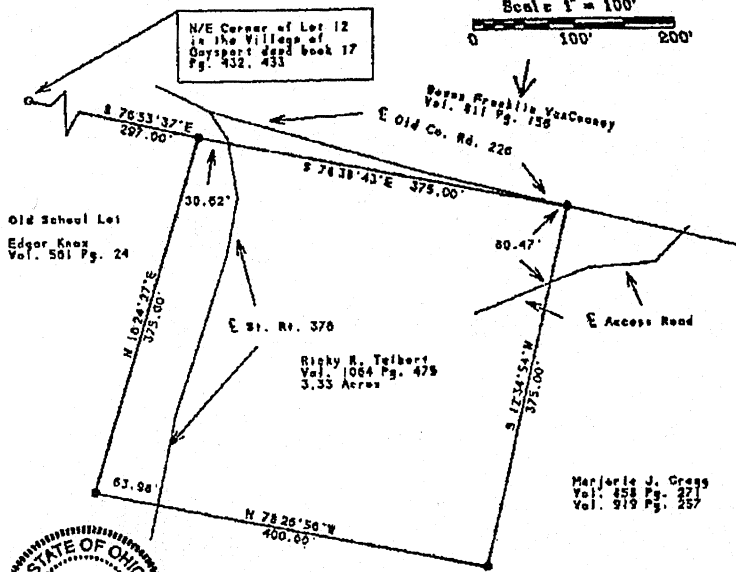
P. 02

# Cannon Land Surveying

7045 Twp. Rd. 114 NE  
New Lexington, Ohio 43764  
(614) 342-2825

Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote Angles Only.  
Date References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and Existing Monumentation.

This Survey is Subject to any Facts That May be Disclosed by a Full and Accurate Title Search.



Kevin Cannon  
Reg. # 7224

9/12/25  
Date

Survey For: Rick Talbert  
State: Ohio  
County: Muskingum  
Township: Blue Rock  
T-12 R-12 Lot N/A  
Section: 20  
City or Village: N/A  
Subdivision: N/A  
Parcel #: 06-42-02-56-000

### Legend

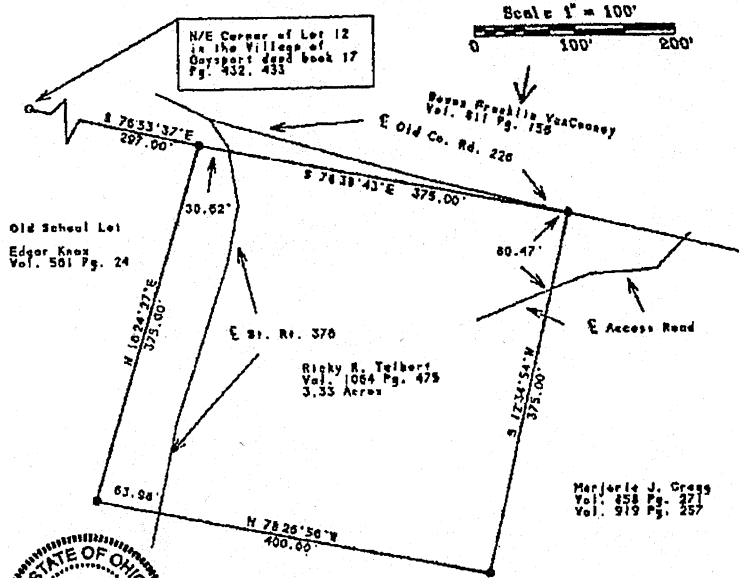
- Iron Pin Set / 5/8" Rebar W/ Cap
- Iron Pin Found
- Post
- ▲ R.R. Spike Set
- △ R.R. Spike Found
- ⊙ Drilled Hole 5/8"
- Stone Found
- PK Nail Set
- ⊙ PK Nail Found
- Fence
- Basis Of Bearings

# Cannon Land Surveying

7045 Twp. Rd. 114 NE  
New Lexington, Ohio 43764  
(814) 342-2835

Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote Angles Only.  
Date References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and Existing Monumentation.

This Survey is Subject to any Facts That May be Disclosed by a Full and Accurate Title Search.



Kevin Cannon  
Kevin Cannon  
Reg. # 7224

9/12/25  
Date

Survey For: Rick Talbert  
State: Ohio  
County: Muskingum  
Township: Blue Rock  
T-12 R-12 Lot: N/A  
Section: 20  
City or Village: N/A  
Subdivision: N/A  
Parcel #: 08-42-02-68-000

## Legend

- Iron Pin Set
- 5/8" Rebar W/ Cap
- Iron Pin Found
- Post
- ▲ R.R. Spike Set
- ▲ R.R. Spike Found
- ⊙ Drilled Hole 5/8"
- Stone Found
- PK Nail Set
- PK Nail Found
- Fence
- Basis Of Bearings



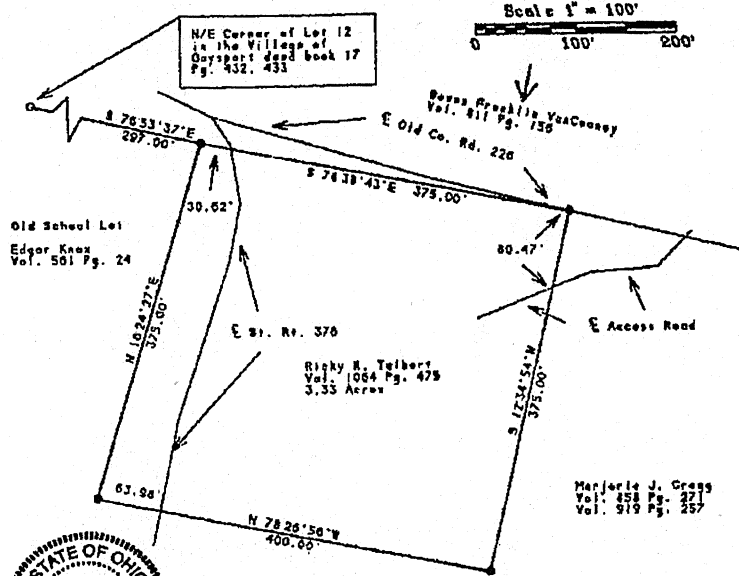
Vol. 1112 PAGE 558

# Cannon Land Surveying

7945 Twp. Rd. 114 NE  
New Lexington, Ohio 43764  
(814) 342-2835

Bearings Shown Hereon are to an Assumed Meridian and Are Used to Denote Angles Only.  
Date References: U.S.G.S. Maps, Tax Maps, Deed Descriptions, and Existing Monumentation

This Survey is Subject to any Facts That May be Disclosed by a Full and Accurate Title Search.



Kevin Cannon  
Kevin Cannon  
Reg. # 7224

9/12/25  
Date

Survey For: Risky Talbert  
State: Ohio  
County: Muskingum  
Township: Blue Rock  
T-12 R-12 Lot: N/A  
Section: 20  
City or Village: N/A  
Subdivision: N/A  
Parcel #: 08-42-02-58-000

## Legend

- Iron Pin Set
- 5/8" Rebar W/Cap
- Iron Pin Found
- Post
- ▲ R.R. Spike Set
- △ R.R. Spike Found
- ⊙ Drilled Hole 5/8"
- Stone Found
- PK Nail Set
- PK Nail Found
- Fence
- Basis Of Bearings

VOL. 1064 PAGE 475

5013

STATE OF OHIO, MUSKINGUM COUNTY  
RECEIVED FOR RECORD  
June 5 1992 3:54 P.  
RECORDED June 8 1992  
in Deed Book 1064 Page

WARRANTY DEED

STATE OF OHIO  
COUNTY OF MUSKINGUM

Donald Minick 1202  
Recorder

KNOW ALL MEN BY THESE PRESENTS that we, RICKY R. TALBERT of Muskingum County, State of Ohio and ROCHELLE ANN TALBERT of Elmore County, State of Alabama, formerly Husband and Wife (hereinafter referred to as GRANTORS) for valuable consideration paid do hereby GRANT, with general warranty covenants to RICKY R. TALBERT, (hereinafter referred to as GRANTEE) the following described real property, situated in the County of Muskingum and the State of Ohio, and in the Township of Blue Rock, and bounded and described as follows:

Being in Fractional Section Twenty (20), Range Twelve (12), and Township Twelve (12), bounded and described as follows: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-five (375) feet to a corner; thence south Three Hundred Seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

Said description being taken from that certain conveyance from RICHARD F. HARROP, JR. and HETTA T. HARROP, Husband and Wife and recorded in Deed Book 796 at page 149, Muskingum County, Ohio on NOVEMBER 3, 1978.

Prior instrument Reference: Volume 796, Page 56.

Wife/Husband of the Grantors,  
releases all rights of dower  
therein.

WITNESS their hands,

Ricky R. Talbert  
RICKY R. TALBERT

6/3/92  
DATE

Rochelle Ann Talbert  
ROCHELLE ANN TALBERT

5/4/92  
DATE

553-6  
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code  
EXEMPT  
MORDEcai J. DOWMAN, County Auditor

Witnessed  
June 5, 1992  
Glenn J. Bowman  
JB

NEW DESCRIPTION NECESSARY  
FOR FUTURE AUDITOR'S TRANSFER.

BY J.L. Nambh  
6-05-92



VOL. 1064 PAGE 476

STATE OF OHIO  
COUNTY OF HUSKINGUM

I, the undersigned authority in and for said county and State, hereby certify that RICKY R. TALBERT whose name is known to me and whose name is signed to the foregoing conveyance, being duly informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of June, 1992.

Ricky R. Talbert  
RICKY R. TALBERT

Rita M. Cooper witness  
X Shirley (A) [unclear] witness

Donita P. B. DeCaso  
Notary Public  
E. W. JAMES, JR., CLERK  
Notary Public - District No. 10  
STATE OF ALABAMA 19, 1992  
COUNTY OF ELMORE

Before me the undersigned authority, in and for the County and State, personally appeared ROCHELLE ANN TALBERT, who is known to me, and after being duly sworn doth depose and say upon oath that she has read the foregoing document and Being aware of the contents thereof has executed the same voluntarily.

DONE THIS 4 day of May, 1992.

Rochelle Ann Talbert  
ROCHELLE ANN TALBERT

James E. Glavin  
NOTARY PUBLIC  
My commission expires 1-3-94

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ZANESVILLE, OHIO, this

\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION AND NO WARRANTY IS MADE BY THE DRAFTER OF THIS DOCUMENT AS TO THE QUALITY OF TITLE CONVEYED.

This instrument prepared by:  
The Law Office of Blake A. Green  
100 Court Street  
Wetumpka, AL 36093  
(205)567-0040  
FAX (205)567-0150

MAIL ORIGINAL TO: RICKY R. TALBERT  
6020 BUTTERMILK ROAD  
BLUE ROCK, OHIO 43720

58

# Know all Men by these Presents

That Richard F. Harrop, Jr. and Metta T. Harrop, Husband and Wife,  
of Muskingum County, State of Ohio, for valuable consideration paid, grant  
with general warranty covenants, to Ricky R. Talbert and Rochelle Ann Talbert

whose tax mailing address is

the following real property:

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

Being in Fractional Section Twenty (20), Range Twelve (12), and Township Twelve (12), bounded and described as follows: Beginning at the Northeast corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-five (375) feet to a corner; thence south Three Hundred Seventy-five (375) feet to a corner; thence in a westerly direction Four Hundred (400) feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

This Conveyance has been examined and the Grantor has complied with Section 519202 of the Revised Code.  
WILLIAM H. WHEELER, County Auditor

NEW DESCRIPTION NECESSARY FOR  
FUTURE TAX MAP TRANSFER  
LOREN C. CAMP

MUSKINGUM COUNTY ENGINEER  
DEPUTY *[Signature]* DATE 11/3/78

Prior Instrument Reference: Volume 728, Page 56

wife/husband of the grantor, releases all rights of dower therein.

Witness their hands this 2nd day of November

19 78.

Signed and acknowledged in presence of

*[Signature]*

*[Signature]*  
Richard F. Harrop, Jr.

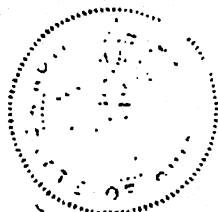
*[Signature]*

*[Signature]*  
Metta T. Harrop

State of Ohio, } ss. Before me, a Notary Public,  
Muskingum County, } in and for said County and State, personally appeared the above named  
Richard F. Harrop, Jr. and Metta T. Harrop, Husband and Wife,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio, this 2nd day of November, A. D. 1978



*[Signature]*  
JOSEPH H. GARNER, Notary Public  
My Commission Expires Sept. 14, 1979

This instrument prepared by ZELLAR, ZELLAR, HOOPER AND LEWIS/lf



8107 /  
**Warrant Deed**

Richard F. Harrop, Jr.  
and  
Metta T. Harrop

**TO**

Ricky R. Talbert  
and  
Rochelle Ann Talbert

1st Natl

Transfnd - Mar. 3 1978

*William H. ...*  
COUNTY AUDITOR

STATE OF MISSISSIPPI  
RECEIVED FOR RECORD  
MAY 3 1978  
RECORDED 711 k 172  
IN Quid Book 26 Page  
Donald Minick Recorder 55

# Know all Men by these Presents

That Richard F. Harrop, Sr. and Ilene Harrop, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to Richard F. Harrop, Jr. and Motta T. Harrop

whose tax mailing address is Route # 4, McConnelsville, Ohio 43756.

the following real property

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 North-easterly 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.

Prior Instrument Reference Volume 675 . Page 51  
wife/husband of the grantor, releases all rights of dower therein

Witness their hands this 3rd day of May

19 76

Signed and acknowledged in presence of

Margaret J. Drake  
Janice S. Hayes

Richard F. Harrop, Sr.  
Richard F. Harrop Sr.  
Ilene Harrop  
Ilene Harrop

State of Ohio, } ss. Before me, a notary public  
Muskingum County, } in and for said County and State, personally appeared the above named

Richard F. Harrop, Sr. and Ilene Harrop

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

738

In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio this 3rd day of May A.D. 1976

Prepayment has been acknowledged  
- J the Grantor has complied with  
Section 19.202 of the Revised Code.  
FEE \$ .....  
EXEMPT .....  
WILBER H WHEELER, County Auditor

MARGARET J. DRAKE  
Notary Public Muskingum Co., Ohio  
My Commission Expires Aug. 29, 1980

Margaret J. Drake

This instrument prepared by Don Alan Dal Ponte, Attorney at Law  
309 Citizens National Bank Bldg.  
Zanesville, Ohio 43701

RECEIVED  
MAY 15 1976  
COUNTY CLERK  
MUSKINGHAM COUNTY, OHIO

2861  
**Warranty Deed**

Richard F. Harrop, Sr. and  
Ilene Harrop  
**TO**  
Richard F. Harrop, Jr.

Metta T. Harrop  
Box 209 R.R. 4 McConelville O

Transferred May 3 1976  
Lester J. Williams  
COUNTY AUDITOR

STATE OF OHIO, MUSKINGHAM COUNTY  
RECEIVED FOR RECORD  
May 3 1976 at 11:20 A.M.  
RECORDED May 5 1976  
in Ord. Book 728, Page  
Donald Sprick Recorder



Form 662 Warranty Deed Ohio  
Statutory Form

675 P. 51

TITLELANK REGISTERED U.S. PAT. OFFICE  
TITLELANK REGISTERED U.S. PAT. OFFICE

# Know all Men by these Presents

**That** ROBERT HUNTER and RUTH HUNTER, husband and wife,

of MUSKINGUM County, State of Ohio for valuable consideration paid, grant with general warranty covenants, to RICHARD F. HARROP, SR. and ILENE HARROP, husband and wife,

whose tax mailing address is Route Four (4), P.O. Box 209-A, McConnelville, Ohio 43756

the following real property 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 North-east corner of the property now owned by the school; thence in an easterly direction Three Hundred Seventy-Five (375) feet to a corner; thence south Three Hundred Seventy-Five (375) Feet to a corner; thence in a westerly direction Four Hundred (400) Feet, more or less, to a point on the east boundary line of the present school property; thence in a Northeasterly direction and along the East boundary line of the present school property to the place of beginning, containing approximately Three and Two Tenths (3.2) acres.

580

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Ohio Code  
FEE \$ 1.00  
EXEMPT  
WILBER H WHEELER, Count, ss

Prior Instrument Reference Volume \_\_\_\_\_ Page \_\_\_\_\_  
~~which is a part of the public records of this county for record~~

Witness our hands this 5th day of April,

19 74

Signed and acknowledged in presence of  
James Carpenter

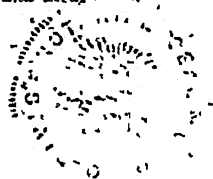
Robert C. Hunter  
Robert Hunter

Don Alan Dal Ponte

Ruth F. Hunter  
Ruth Hunter

State of Ohio, } ss. Before me, a notary public  
MUSKINGUM County, } in and for said County and State, personally appeared the above named  
ROBERT HUNTER and RUTH HUNTER

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



In Testimony Whereof, I have hereunto set my hand and official seal, at Zanesville, Ohio 43701  
this Fifth (5th) day of April A. D. 19 74.

Don Alan Dal Ponte  
DON ALAN DAL PONTE, Notary Public  
My Commission Expires No Expiration Date

This instrument prepared by Don Alan Dal Ponte, Attorney at Law

ENCL 675 PAGE 52

STATE OF OHIO DEPARTMENT OF REVENUE

2326 /

# Warranty Deed

ROBERT HUNTER and  
RUTH HUNTER, husband and  
wife.

TO  
RICHARD P. HARROP, SR. and  
ILENE HARROP, husband and wife.  
Ret. 4 Box 208d.  
Smo Cornville

Transferred April 8 1974

*Arthur H. Oltch*  
COUNTY AUDITOR

STATE OF OHIO, WYOMING COUNTY  
RECEIVED FOR RECORD

Filed 1974 at 9:57  
Recorded April 8, 1974  
Book Sec. 675 Page  
Kenneth Mandy

Recorder

3 60

2325

DEED (WITHOUT WARRANTY)

BOARD OF EDUCATION OF FRANKLIN LOCAL SCHOOL DISTRICT

To  
ROBERT HUNTER  
801 E. ROCK, OHIO

RECEIVED *at the County Seat*  
APR 5 1954

AT 9:40 O'CLOCK A.M.

RECORDED *Feb 8 1974*

IN MUSKINGUM COUNTY, OHIO

RECORD OF DEEDS, VOL. 675

PAGE

*Howard Moody*  
RECORDER

RECORDER'S FEE \$ 4.00

TRANSFERRED

1974  
APR 5

*William H. Ober*  
AUDITOR

FORM 801

TUTTBLANK REGISTERED U.S. PAT. OFFICE  
Tuttle Law Print Publishers Rulenz R

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)<sup>+</sup> DOLLARS, HIS BEING THE HIGHEST AND BEST BID THEREFOR.

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

675  
49

BEING REAL ESTATE SITUATED IN THE COUNTY OF MUSKINGUM, IN THE STATE OF OHIO, AND IN THE TOWNSHIP OF BLUE ROCK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

320

WILHELM H. WIEHLER, County Auditor  
MUSKINGUM COUNTY, OHIO

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

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



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

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

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

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

SIGNED AND ACKNOWLEDGED IN  
THE PRESENCE OF:

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

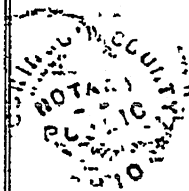
Donald E. Seyerle  
Myron J. Seyerle

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

STATE OF OHIO  
MUSKINGUM COUNTY, SS:

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

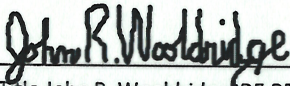
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME THE DAY  
AND YEAR LAST ABOVE MENTIONED.



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

Binger  
property

APPRAISAL SCOPING CHECKLIST

Owners Name		County	MUS
Peter Cherevas		Route	SR 376
		Section	5.09
		Parcel No.	12-T
		Project ID No.	115989
<b>Appraisal Scope</b>			
Partial or total acquisition			Partial
<b>Ownership</b>			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			N/A
<b>Regulation</b>			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			N/A
<b>R/W and Construction Plans</b>			
Significant improvements are in the acquisition area (or impacted)			No
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
<b>Conclusion</b>			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			< \$10,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			VA with review
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
N/A			
<b>Signatures</b>			
Agency Approval by Signature, Title, and Date Typed Name			05/18/2023
	Name and Title John R. Wooldridge, D5 REA		Date
Review Appraiser Signature and Date			
	Name Harvey Norton		Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date			
	Name Jacob Bailey		Date





	Appraised	Assessed
<b>Total</b>	47,300	16,560
<b>CAUV (N)</b>	0	0
<b>Homestead (N)</b>	0	0
<b>Owner Occupancy (N)</b>	0	0
<b>Taxable</b>	47,300	16,560

	Prior	First	Second	Total
<b>Special</b>	7.03	3.30	3.00	13.33
<b>Total</b>	622.55	297.67	273.31	1,193.53
<b>Paid</b>	622.55	297.67	273.31	1,193.53
<b>Due</b>	0.00	0.00	0.00	0.00

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

Muskingum County Auditor  
401 Main St  
Zanesville OH 43701  
**Hours:** Mon-Fri, 8:30AM-4:30PM  
**Phone:** [\(740\) 455-7109](tel:740-455-7109)  
**Fax:** [\(740\) 455-7182](tel:740-455-7182)  
**Email:** [Email the Auditor](mailto:auditor@muskingumcounty.gov)

**Important Links**  
[Muskingum County Website](#)

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parcel, owner, or address

- [Tax](#)
- [Transfers](#) 2
- [History](#) 2
- [Payment History](#) 52
- [Value History](#)
- [CAUV Soil Breakdown](#)
- [Land](#) 2
- [Commercial Buildings](#)
- [Dwellings](#) 1
- [Other Improvements](#) 3
- [Sketch](#) 1
- [Levy Distribution](#)
- [Tax Estimator](#)
- [Map this Parcel](#)
- [Tax Card](#)



**Parcel Number**  
08-70-08-12-006

**Legal Description**  
R 13 TP 10 SEC 8  
NEN  
SIDE 7.00A #13

**Location**  
9147 CENTER RD  
BLUE ROCK OH  
43720

**Acres**  
7.0000

**Owner**  
RHOADES RONALD L JR & MANDY E

Levies

[More Information](#)

### 2023 Election Ballot on 11/07/2023

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
MUSKINGUM COUNTY	MUSKINGUM COUNTY - CENTER FOR SENIORS	5 years (Tax years 2023 - 2027)	0.5000 mils	Additional	CENTER FOR SENIORS OPERATING EXPENSES	0.00	17.50 <span style="border: 1px solid black; padding: 2px;">↑ 17.50</span>

Property

**Tax District**  
08-BRUSH CREEK TWP FRANKLIN SD

**School District**  
FRANKLIN LSD

**Neighborhood**  
70800-BRUSH CREEK TWP

**Subdivision**

**Map Number**                      **Routing Number**

Owner

**Contact**  
RHOADES RONALD L JR & MANDY E  
9147 CENTER RD  
BLUE ROCK OH 43720

**Owner Name**  
RONALD L RHOADES JR & MANDY E RHOADES

Deed

**Legal Description**                      **Acres**  
R 13 TP 10 SEC 8 NEN                      7.0000  
SIDE 7.00A #13

**Date Sold**                                      **Sales Amount**  
10/26/1999                                      18,000.00

**Volume / Page**  
1819 / 0565

Taxpayer

**Contact**  
RHOADES RONALD L JR & MANDY E  
9147 CENTER RD  
BLUE ROCK OH 43720

Values

**Land Use**  
561-HOUSE TRAILERS OR MOBILE HOMES AFFIXED TO REAL ESTATE - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
<b>Land</b>	30,300	10,610
<b>Improvement</b>	69,700	24,400

Current Charges

**Full Rate** ?                      **Effective Rate**                      **Qualifying Rate**  
53.500000                      ? 35.863980                      ? 35.457760

Pay Online: [Add to cart](#)

	Prior	First	Second	Total
<b>Tax</b>	0.00	553.82	553.82	1,107.64





	Appraised	Assessed
<b>Total</b>	100,000	35,010
<b>CAUV (N)</b>	0	0
<b>Homestead (N)</b>	0	0
<b>Owner Occupancy (Y)</b>	76,900	26,920
<b>Taxable</b>	100,000	35,010

	Prior	First	Second	Total
<b>Special</b>	0.00	3.00	3.00	6.00
<b>Total</b>	0.00	556.82	556.82	1,113.64
<b>Paid</b>	0.00	556.82	556.82	1,113.64
<b>Due</b>	0.00	0.00	0.00	0.00

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

Muskingum County Auditor  
401 Main St  
Zanesville OH 43701  
**Hours:** Mon-Fri, 8:30AM-4:30PM  
**Phone:** [\(740\) 455-7109](tel:7404557109)  
**Fax:** [\(740\) 455-7182](tel:7404557182)  
**Email:** [Email the Auditor](mailto:auditor@muskingumcountyohio.gov)

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parcel, owner, or address

- [Tax](#)
- [Transfers](#) 3
- [History](#) 3
- [Payment History](#) 51
- [Value History](#)
- [CAUV Soil Breakdown](#)
- [Land](#) 2
- [Commercial Buildings](#)
- [Dwellings](#) 1
- [Other Improvements](#) 2
- [Sketch](#) 1
- [Levy Distribution](#)
- [Tax Estimator](#)
- [Map this Parcel](#)
- [Tax Card](#)



**Parcel Number**  
08-70-08-12-005

**Legal Description**  
R 13 TP 10 SEC 8  
NEN  
SIDE 6.27A #12

**Location**  
9145 CENTER RD  
BLUE ROCK OH  
43720

**Acres**  
6.2700

**Owner**  
MADINGER JEREMY J & BARBARA J LESTER

Levies

[More information](#)

### 2023 Election Ballot on 11/07/2023

This levy information is specific to this particular property only. These cost estimates should be considered neither an endorsement nor an opposition to any particular proposed tax levy. Hopefully this information will prove beneficial and help you make an informed decision come Election Day.

Political Subdivision	Name	Timeline	Millage	Type	Purpose	Current	Proposed
MUSKINGUM COUNTY	MUSKINGUM COUNTY - CENTER FOR SENIORS	5 years (Tax years 2023 - 2027)	0.5000 mils	Additional	CENTER FOR SENIORS OPERATING EXPENSES	0.00	18.38 <span style="border: 1px solid black; padding: 2px;">↑ 18.38</span>

Property

**Tax District**  
08-BRUSH CREEK TWP FRANKLIN SD

**School District**  
FRANKLIN LSD

**Neighborhood**  
70800-BRUSH CREEK TWP

**Subdivision**

**Map Number**                      **Routing Number**

Owner

**Contact**  
MADINGER JEREMY J & BARBARA J LESTER  
9145 CENTER RD  
BLUE ROCK OH 43720

**Owner Name**  
JEREMY J MADINGER & BARBARA J LESTER

Deed

**Legal Description**  
R 13 TP 10 SEC 8 NEN  
SIDE 6.27A #12

**Acres**  
6.2700

**Date Sold**  
11/15/2005

**Sales Amount**  
56,000.00

**Volume / Page**  
1990 / 0669

Taxpayer

**Contact**  
MADINGER JEREMY J &  
BARBARA J LESTER  
9145 CENTER RD  
BLUE ROCK OH 43720

Values

**Land Use**  
561-HOUSE TRAILERS OR MOBILE HOMES AFFIXED TO  
REAL ESTATE - UNPLATTED 0 - 9.99 ACRES

	Appraised	Assessed
<b>Land</b>	27,500	9,630
<b>Improvement</b>	77,500	27,130

Current Charges

**Full Rate** ? 53.500000      **Effective Rate** ? 35.863980      **Qualifying Rate** ? 35.457760

Pay Online: [Add to cart](#)

	Prior	First	Second	Total
<b>Tax</b>	0.00	594.01	594.01	1,188.02



	Appraised	Assessed
<b>Total</b>	105,000	36,760
<b>CAUV (N)</b>	0	0
<b>Homestead (N)</b>	0	0
<b>Owner Occupancy (N)</b>	0	0
<b>Taxable</b>	105,000	36,760

	Prior	First	Second	Total
<b>Special</b>	0.00	3.00	3.00	6.00
<b>Total</b>	0.00	597.01	597.01	1,194.02
<b>Paid</b>	0.00	597.01	597.01	1,194.02
<b>Due</b>	0.00	0.00	0.00	0.00

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

Muskingum County Auditor  
401 Main St  
Zanesville OH 43701  
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Last Updated: 09/26/2023 10:00:10 PM  
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This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 566.00  
FEE  
EXEMPT  
DEBRA J. NYE, COUNTY AUDITOR

000797

Image ID: 00001866714 Type: OFF  
Kind: DEEDS  
Recorded: 07/10/2013 at 04:15:44 PM  
Fee Amt: \$132.00 Page 1 of 15  
Instr# 201300007807  
Muskingum County  
CINDY RODGERS County Recorder  
BK 2479 PG 869

**TRANSFERRED**  
July 10 20 13  
DEBRA J. NYE  
AUDITOR, MUSKINGUM COUNTY, OHIO

Image ID: 00001873426 Type: OFF  
Kind: DEEDS  
Recorded: 08/14/2013 at 10:10:46 AM  
Fee Amt: \$144.00 Page 1 of 16  
Instr# 201300009270  
Muskingum County  
CINDY RODGERS County Recorder  
BK 2486 PG 728

GENERAL WARRANTY DEED

Otsego Company, Ltd, and Ohio limited liability company, for valuable consideration paid, GRANT(S), with general warranty covenants, to Bruner Land Company, Inc., an Ohio corporation, whose tax-mailing address is:

the following **REAL PROPERTY**:

See Exhibit "A" attached hereto and incorporated herein.

Tax Parcel Numbers: 06-50-21-13-000, 06-50-21-14-000, 06-42-01-18-000,  
06-42-02-58-000

Prior Instrument Reference: Vol. 2377, Page 114 Official Records Muskingum County, Ohio.

EXCEPTING AND RESERVING TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL OF THE OIL AND GAS IN AND UNDER, AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED REAL ESTATE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF MINING, DRILLING, EXPLORING, OPERATING AND DEVELOPING THE SAID LANDS FOR OIL AND GAS AND STORING, HANDLING, TRANSPORTING, AND MARKETING THE SAME THEREFROM.

SIGNED AND ACKNOWLEDGED this 2nd day of July, 2013

OTSEGO COMPANY, LTD.  
David Hersberger  
By: David Hersberger, Managing Member

STATE OF OHIO COUNTY OF TUSCARAWAS ss.

BE IT REMEMBERED, That on this 2nd day of July, 2013

before me, the subscriber, a Notary Public in and for said state, personally came the GRANTOR(S)

Otsego Company Ltd., an Ohio limited liability company, by David Hersberger, Managing Member, on behalf of the company,

who under penalty of perjury in violation of Section 2921.11 of the Revised Code represented to me to be said person(s), who acknowledged the signing of this DEED and that the signing was his voluntary act and deed for the uses and purposes therein mentioned.

Deed is being re-recorded to correct legal description.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEES  
EXEMPT  
DEBRA J. NYE, COUNTY AUDITOR

E-927

**TRANSFERRED**  
8/14 20 13  
DEBRA J. NYE  
AUDITOR, MUSKINGUM COUNTY, OHIO



Image ID: 000001873427 Type: OFF  
Kind: DEEDS

Page 2 of 16

BK 2486 PG 729

Image ID: 000001866715 Type: OFF  
Kind: DEEDS

Page 2 of 15

BK 2479 PG 870

*IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal  
on this day and year aforesaid.*

*Tammy Eggerton*

Notary Public in and for the State of

Ohio

My Commission

Expires: 2/28/2015

*This instrument was prepared by: Michael A. Cochran, Attorney at Law, Gnadenhutten, Ohio*



**TAMMY EGGERTON**  
Notary Public, State of Ohio  
My Commission Expires  
February 28, 2015





Image ID: 00001873428 Type: OFF  
Kind: DEEDS

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BK 2486 PG 730

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## DEED DESCRIPTION

Parcel 1 { split }

32.534 ACRES

**OTSEGO COMPANY** PROPERTY {part}

AUDITOR'S PARCEL #06-42-01-18-000 {entire}

AUDITOR'S PARCEL #06-50-21-14-000 {part}

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION #17 AND A PART OF THE NORTHEAST QUARTER OF SECTION #20, BOTH IN TOWNSHIP 12 NORTH, RANGE 12 WEST, BLUE ROCK TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE **OTSEGO COMPANY** PROPERTY OF OFFICIAL RECORD BOOK 2377, PAGE 114 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN IRON PIN SET MARKING THE NORTHEAST CORNER OF SECTION #20 [ALSO BEING THE SOUTHWEST CORNER OF SECTION #16, THE SOUTHEAST CORNER OF SECTION #17 AND THE NORTHWEST CORNER OF SECTION #21];

THENCE, FROM SAID "**PLACE OF BEGINNING**", S 2° 41' 45" W 495.87 FEET, IN THE EAST LINE OF SECTION #20 AND IN THE WEST BOUNDARY OF THE **DAVID J. and KATHERINE A. IMLAY** PROPERTY OF OFFICIAL RECORD BOOK 1669, PAGE 403, TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, WITH NO IDENTIFICATION];

THENCE, **LEAVING** THE EAST LINE OF SECTION #20 AND THE AFORESAID "**IMLAY**" PROPERTY, N 87° 57' 35" W 1154.72 FEET TO A POINT IN THE EXISTING PAVEMENT OF, ASPHALT SURFACED, **STATE ROUTE #60**, **PASSING** AN IRON PIN SET AT 1114.72 FEET;

THENCE N 0° 59' 26" E 516.61 FEET, IN "**STATE ROUTE #60**" AND IN THE EAST BOUNDARY OF THE **NEW NORTH STAR ANNEX SUB-DIVISION** OF PLAT BOOK 10, PAGE 48, TO A POINT MARKING THE SOUTHWEST CORNER OF THE **BRYANT A. and KRYSTAL D. TORRES** PROPERTY OF OFFICIAL RECORD BOOK 2382, PAGE 386, **PASSING THROUGH** THE NORTH LINE OF SECTION #20 AND ENTERING INTO SECTION #17 AT 500.10 FEET;

THENCE, **LEAVING** "**STATE ROUTE #60**" AND THE "**NEW NORTH STAR ANNEX SUB-DIVISION**", S 85° 17' 11" E 362.65 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, NO IDENTIFICATION] MARKING THE SOUTHEAST CORNER OF THE AFORESAID "**TORRES**" PROPERTY, **PASSING** AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, WITH NO IDENTIFICATION] AT 29.71 FEET;

THENCE N 1° 05' 36" E 140.00 FEET TO AN EXISTING IRON PIN [5/8 INCH STEEL REBAR, NO IDENTIFICATION] MARKING THE NORTHEAST CORNER OF THE AFORESAID "**TORRES**" PROPERTY [ALSO BEING THE SOUTHEAST CORNER OF THE **VALLEY ASSEMBLY OF GOD** PROPERTY OF DEED BOOK 504, PAGE 321];

THENCE, **LEAVING** THE AFORESAID "**TORRES**" PROPERTY, N 8° 56' 42" E 742.65 FEET, IN THE EAST BOUNDARY OF THE AFORESAID "**VALLEY ASSEMBLY OF GOD**" PROPERTY, TO AN IRON PIN SET;

THENCE N 15° 44' 06" E 225.66 FEET TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE "**VALLEY ASSEMBLY OF GOD**" PROPERTY AND IN THE SOUTH BOUNDARY OF THE **KENNETH R. and SARAH J. DILLON** PROPERTY OF OFFICIAL RECORD BOOK 1789, PAGE 314 { SAID IRON PIN SET BEARS S 87° 12' 55" E 479.88 FEET FROM AN EXISTING, REFERENCE, IRON PIN = 1/2" STEEL ROD, WITH NO IDENTIFICATION } ;

THENCE, **LEAVING** THE AFORESAID "**VALLEY ASSEMBLY OF GOD**" PROPERTY,