

DESCRIPTION APPROVED

By: *A.L. Swindhart*
10-10-2014 CLS



Image ID: 000001846021 Type: OFF
Kind: DEEDS
Recorded: 10/22/2014 at 01:50:40 PM
Fee Amt: \$64.00 Page 1 of 4
Instr# 201400010047
Muskingum County
CINDY RODGERS County Recorder
BK **2559** Pg **40**

TRANSFERRED
10-22 20 14
DEBRA J. NYE *KF*
AUDITOR, MUSKINGUM COUNTY, OHIO

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.
FEES: 125.00
EXEMPT: _____
DEBRA J. NYE COUNTY AUDITOR
Fiduciary Deeds

1259

DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE
GUARDIAN, RECEIVER OR COMMISSIONER

Know all Men by These Presents

That ^{*Perry*} John A. Shepard and Martha A. Graham, Co-Trustees, of Fairfield County, State of Ohio, for valuable consideration paid, grant with fiduciary covenants, an undivided one-half interest, to Jeffery S. Krofft, the following real property:

See Exhibit "A" hereto attached and made a part hereof by reference.

Parcel No. 25-77-18-20-000
Address: 12330 Palmer Road, Mt. Perry, Ohio 43760

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 2429, Page 927, Official Records, Muskingum County, Ohio.

DESCRIPTION
APPROVED

By: A. L. Swinehart
10-10-2014 CLS



Image ID: 000001948022 Type: OFF
Kind: DEEDS

BK 2559 PG 41

Executed this 21st day of October, 2014.

By: [Signature]
John A. Shepard, Co-Trustee

By: [Signature]
Martha A. Graham, Co-Trustee

State of Ohio
County of Fairfield, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named John A. Shepard, Co-Trustee, the individual who executed the foregoing instrument and acknowledged that he did examine and read the same and 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 Lancaster, Ohio this 21st day of October, A.D., 2014.

[Signature]
Notary Public - State of Ohio



Traci S. Fox
NOTARY PUBLIC
STATE OF OHIO
My commission expires
September 14 2019

DESCRIPTION APPROVED

By: A. C. Swinehart
10-10-2014 CLS



Image ID: 000001948023 Type: OFF
Kind: DEEDS

Page 3 of 4

BK 2559 PG 42

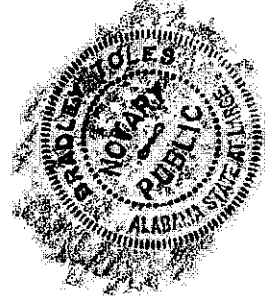
State of Alabama
County of Jefferson, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named Martha A. Graham, Co-Trustee, the individual who executed the foregoing instrument and acknowledged that she did examine and read the same and 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 Prichard, Alabama this 20th day of October, A.D., 2014.

Bradley T. Lewis
Notary Public - State of Alabama

BRADLEY
T. LEWIS 10/15/14



This instrument prepared by: CARRIE SNOKE LOTT, ATTORNEY AT LAW
HOCKING VALLEY TITLE AGENCY, INC.
136 EAST MAIN STREET, LANCASTER OHIO 43130

*See Section 5302.09 Ohio Revised Code

DESCRIPTION
APPROVEDBy: *A. C. Swinehart*
10-10-2014 CLSImage ID: 000001948024 Type: OFF
Kind: DEEDS

Page 4 of 4

BK 2559 PG 43

EXHIBIT "A"TRACT ONE:

Situated in the Northeast Quarter of Section 18, Township 18, Range 15, Congress Lands East of the Scioto River, Hopewell Township, Muskingum County, State of Ohio, and being all of the Martha A. Graham & John A. Shepard, Trustees, Parcel as recorded in Volume 2277, Page 565 (1/2 interest) and Volume 2429, Page 927 (1/2 interest) of the Deed Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Beginning at a 5/8" diameter iron pin found at the northeast corner of Section 18, said point being at the southwest corner of the John P. Smith 5.027 acre parcel as recorded in Volume 1111, Page 277 of the Deed Records, said point also being at the northwest corner of the Richard L. & Elizabeth H. Mellon, 155 acre parcel as recorded in Volume 1046, Page 116 of the Deed Records, said point being the True Point of Beginning for the parcel herein described;

Thence, South 02° 55' 32" West, 2664.27 feet, along the west line of said Mellon parcel and east line of Section 18, to a stone found, said point being at the northwest corner of Tract 13 of the Harden Farm subdivision as recorded in Plat Book 17, Page 140 of the Plat Records, said point also being at the northeast corner of the Kenneth Robert Stamer & Carrie T. Stamer 92.6 acre parcel as recorded in Volume 2180, Page 803 of the Deed Records;

Thence, North 85° 53' 18" West, 1260.18 feet, along said Stamer parcel, to a 5/8" diameter iron pin found, said point being at the northeast corner of the Michael A. & Mary Ann Fritz 9.000 acre parcel as recorded in Volume 1086, Page 372 of the Deed Records;

Thence, North 86° 32' 27" West, along the north line of said Fritz and said Stamer parcels, 617.51 feet, to a 5/8" diameter iron pin found, passing a 5/8" diameter iron pin found at 431.86 feet, said point being at the southeast corner of the David L. & Lori A. Junk, 5.000 acre parcel as recorded in Volume 1129, Page 202 of the Deed Records;

Thence, North 02° 56' 22" East, 325.61 feet, along the east line of said Junk parcel, to a 5/8" diameter iron pin found;

Thence, North 86° 30' 17" West, 668.01 feet, along the north line of Junk parcel to the centerline of Mount Perry Road, aka, County Road 30, passing a 5/8" diameter iron pin found at 648.01 feet;

Thence, North 02° 53' 37" East, 2361.71 feet, along the centerline of Mount Perry Road, to a point, said point being on the north line of Section 18, said point also being southwest corner of the Arthur T. Handle, Jr. & Judith Handel, 3.029 acre parcel as recorded in Volume 2331, Page 285 of the Deed Records;

Thence, South 85° 41' 26" East, 2547.36 feet, along the north line of Section 18, to the True Point of Beginning.

Containing 151.191 acres, more or less.*

Bearings are based on State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" dia rebar x 30" long with Orange ID cap stamped "Willis S7998".

PN 25-77-18-20-000

This Description is based on a survey made by Todd D. Willis in September, 2014, Reg. Surveyor No. 7998.

Phone No. 740-739-4030, Willis Engineering & Surveying, New Legal Description being prepared by surveyor. *SUBJECT TO ALL LOCAL HIGHWAYS, REGULATIONS OF PUBLIC ACCESS TO HIGHWAYS,

LEGISLATION, ZONING REGULATIONS, EASEMENTS OF RECORD AND RESTRICTIVE COVENANTS. MAR

TRACT TWO:

All of the minerals in and under said premises described as follows:

Situated in the County of Muskingum, in the State of Ohio, and in the Township of Hopewell, and bounded and described as follows: Being a part of Quarter Township 2, Township 18, Range 15 and the Northeast Quarter of Section 18 bounded and described as follows: Beginning at an iron pin at the Southwest corner of the Northeast Quarter of Section 18; thence along the West line of said quarter North 0 degrees 36 minutes West 326.34 feet to a point; thence East 668 feet to an iron pin; thence South 0 degrees 36 minutes East 326.34 feet to an iron pin on the South line of said quarter section; thence along said south line of the Northeast Quarter of Section 18 West 668 feet to the place of beginning, containing five (5) acres, more or less. This description written from a survey made by L. Peter Dinan, Registered Surveyor No. 5451, September 12, 1975.

DESCRIPTION

APPROVED

By: *A.L. Spinehart*
10-10-2014 CLS

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEES: 125.00

EXEMPT

DEBRA J. NYE, COUNTY AUDITOR

TRANSFERRED

10-22-2014

DEBRA J. NYE *KF*

AUDITOR, MUSKINGUM COUNTY, OHIO

Image ID: 000001948018 Type: OFF
 Kind: DEEDS
 Recorded: 10/22/2014 at 01:29:13 PM
 Fee Amt: \$72.00 Page 1 of 5
 Instr# 201400010048
 Muskingum County
 CINDY RODGERS County Recorder
BK 2559 Pg 35

1258

Fiduciary Deed:

DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE
GUARDIAN, RECEIVER OR COMMISSIONER*

Know all Men by These Presents

That John A. Shepard and Martha Shepard Frankel, nka Martha A. Graham, Co-Trustees of the Bruce A. Shepard Trust aka the Bruce A. Shepard Revocable Trust dated May 3, 1994, as amended October 28, 1994, of Fairfield County, State of Ohio, for valuable consideration paid, grant with fiduciary covenants, an undivided one-half interest, to Jeffery S. Krofft, the following real property:

See Exhibit "A" hereto attached and made a part hereof by reference.

Parcel No. 25-77-18-20-000
Address: 12330 Palmer Road, Mt. Perry, Ohio 43760

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 2429, Page 927, Official Records, Muskingum County, Ohio.

DESCRIPTION
APPROVED
By: A.L. Swinchart
10-10-2014 CLS

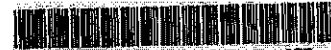


Image ID: 000001946017 Type: OFF
Kind: DEEDS

Book 2559 Page 36

Executed this 21st day of October, 2014.

The Bruce A. Shepard Trust aka the Bruce A. Shepard Revocable Trust dated May 3, 1994, as amended October 28, 1994

By: [Signature]
John A. Shepard, Co-Trustee

By: [Signature]
Martha Shepard Frankel, nka. Martha A. Graham, Co-Trustee

State of Ohio
County of Fairfield, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named John A. Shepard, Co-Trustee of the Bruce A. Shepard Trust aka the Bruce A. Shepard Revocable Trust dated May 3, 1994, as amended October 28, 1994, the individual who executed the foregoing instrument and acknowledged that he did examine and read the same and 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 Lancaster, Ohio this 21st day of October, A.D., 2014.



Traci S. Fox
NOTARY PUBLIC
STATE OF OHIO
My commission expires
September 14, 2019

[Signature]
Notary Public - State of Ohio

DESCRIPTION
APPROVED

By: A.L. Swinehart
10-10-2014 als



Image ID: Q00001946016 Type: OFF
Kind: DEEDS

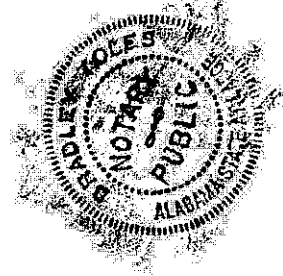
BK 2559 PG 37

State of Alabama
County of Jefferson, ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named Martha Shepard Frankel, nka Martha A. Graham, Co-Trustee of the Bruce A. Shepard Trust aka the Bruce A. Shepard Revocable Trust dated May 3, 1994, as amended October 28, 1994, the individual who executed the foregoing instrument and acknowledged that she did examine and read the same and 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 Birmingham, Alabama this 10th day of October, A.D., 2014.

Brendley Toles
Notary Public - State of Alabama
Brendley Toles 07/15/17



This instrument prepared by

CARRIE SNOKE LOTT, ATTORNEY AT LAW
HOCKING VALLEY TITLE AGENCY, INC.
136 EAST MAIN STREET, LANCASTER OHIO 43130

See Section 5302.09 Ohio Revised Code

**DESCRIPTION
APPROVED**

By: *A.C. Swinehart*
10-10-2014 CCL



Image ID: 000001046019 Type: OFF
Kind: DEEDS

Page 4 of 5

BK 2559 PG 38

EXHIBIT "A"

TRACT ONE:

Situated in the Northeast Quarter of Section 18, Township 18, Range 15, Congress Lands East of the Scioto River, Hopewell Township, Muskingum County, State of Ohio, and being all of the Martha A. Graham & John A. Shepard, Trustees, Parcel as recorded in Volume 2277, Page 565 (1/2 interest) and Volume 2429, Page 927 (1/2 interest) of the Deed Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Beginning at a 5/8" diameter iron pin found at the northeast corner of Section 18; said point being at the southwest corner of the John P. Smith 5.027 acre parcel as recorded in Volume 1111, Page 277 of the Deed Records; said point also being at the northwest corner of the Richard L. & Elizabeth H. Mellon, 155 acre parcel as recorded in Volume 1046, Page 116 of the Deed Records, said point being the True Point of Beginning for the parcel herein described;

Thence, South 02° 55' 32" West, 2664.27 feet, along the west line of said Mellon parcel and east line of Section 18, to a stone found, said point being at the northwest corner of Tract 13 of the Harden Farm subdivision as recorded in Plat Book 17, Page 140 of the Plat Records, said point also being at the northeast corner of the Kenneth Robert Stamer & Carrie T. Stamer 92.6 acre parcel as recorded in Volume 2180, Page 603 of the Deed Records;

Thence, North 85° 53' 18" West, 1260.18 feet, along said Stamer parcel, to a 5/8" diameter iron pin found, said point being at the northeast corner of the Michael A. & Mary Ann Fritz 9.000 acre parcel as recorded in Volume 1086, Page 372 of the Deed Records;

Thence, North 86° 32' 27" West, along the north line of said Fritz and said Stamer parcels, 617.51 feet, to a 5/8" diameter iron pin found, passing a 5/8" diameter iron pin found at 431.86 feet, said point being at the southeast corner of the David L. & Lon A. Junk, 5.000 acre parcel as recorded in Volume 1129, Page 202 of the Deed Records;

Thence, North 02° 56' 22" East, 325.61 feet, along the east line of said Junk parcel, to a 5/8" diameter iron pin found;

Thence, North 86° 30' 17" West, 668.01 feet, along the north line of Junk parcel to the centerline of Mount Perry Road, aka, County Road 30, passing a 5/8" diameter iron pin found at 648.01 feet;

Thence, North 02° 53' 37" East, 2361.71 feet, along the centerline of Mount Perry Road, to a point, said point being on the north line of Section 18, said point also being southwest corner of the Arthur T. Handle, Jr. & Judith Handel, 3.029 acre parcel as recorded in Volume 2331, Page 285 of the Deed Records;

Thence, South 85° 41' 26" East, 2547.36 feet, along the north line of Section 18, to the True Point of Beginning.

Containing 151.191 acres, more or less.

Bearings are based on State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" dia rebar x 30" long with Orange ID cap stamped "Willis S7996".

PN 25-77-18-20-000

This Description is based on a survey made by Todd D. Willis in September, 2014, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying. New Legal Description being prepared by surveyor.

SUBJECT TO ALL LEGAL HIGHWAYS, ALL LIMITATIONS OF PUBLIC ACCESS TO HIGHWAYS, LEASES, ZONING REGULATIONS, EASEMENTS OF RECORD AND RESTRICTIVE COVENANTS.

TRACT TWO:

All of the minerals in and under said premises described as follows:

Situated in the County of Muskingum, in the State of Ohio, and in the Township of Hopewell, and bounded and described as follows: Being a part of Quarter Township 2, Township 18, Range 15 and the Northeast Quarter of Section 18 bounded and described as follows: Beginning at an iron pin at the Southwest corner of the Northeast Quarter of Section 18; thence along the West line of said quarter North 0 degrees 36 minutes West 326.34 feet to a point; thence East 668 feet to an iron pin; thence South 0 degrees 36 minutes East 326.34 feet to an iron pin on the South line of said quarter section; thence along said south line of the Northeast Quarter of Section 18 West 668 feet to the place of beginning, containing five (5) acres, more or less. This description written from a survey made by L. Peter Dinan, Registered Surveyor No. 5451, September 12, 1975.

PERTINENT DOCUMENTS USED
Muskingum Co. Recorder's Office
Deed Books as shown.

PLAT OF SURVEY GRAHAM & SHEPARD-TRUSTEES

SITUATED IN THE NE QTR., SEC. 18, TWP. 18, RNG. 15,
CONGRESS LANDS EAST OF THE SCIOTO RIVER
HOPEWELL TWP., MUSKINGUM CO., OHIO

DESCRIPTION
APPROVED

By: *[Signature]*

GRAPHIC SCALE



(IN FEET)

1 inch = 500 ft.

Arthur T. Handel, Jr &
Judith Handel
V 2331, P 285
PN 25-77-07-07-000
Parcel One 3.029 AC

Arthur T. Handel, Jr &
Judith Handel
V 2331, P 285
PN 25-77-07-08-000
Parcel Two 90.474 AC

John P. Smith
V 1111, P 277
PN 25-80-08-12-000
3.029 AC

NE CORNER
SECTION 18
POB

2547.36'
S85°41'28"E (SEC. 7)
(SEC. 18)

230.47'
(SEC. 8)
(SEC. 17)

MT. PERRY RD, aka COUNTY RD. 30
2361.71'
N2°33'37"E

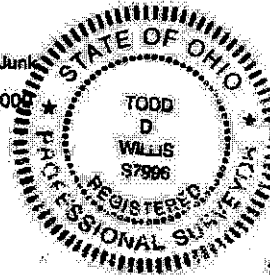
Martha A. Graham &
John A. Shepard-
CoTrustees, V 2277, P
565 (1/2 int.) & V
2429, P 927, (1/2 int.)
PN 25-77-18-20-000

151.191 AC

PALMER RD, aka TWP RD 285

Richard L. & Elizabeth H.
Mellon
V 1046 P 116
PN 25-80-17-02-000
155 AC

David L. & Lori A. Junk
V 1129, P 202
PN 25-77-18-19-000
5.000 AC



568.38'
(20.00')
N86°30'17"W
668.01'

325.61'
N2°36'22"E

N86°32'27"W
617.51'

(185.65') (431.88')

N85°53'18"W
1260.18'

2664.27'
S2°35'32"W
(SEC. 18)
(SEC. 17)

Michael A. & Mary Ann
Fritz
V 1086, P 372
PN 25-77-18-17-000
9.000 AC

Kenneth Robert & Carrie
T. Starnor
V 2189, P 603
PN 25-77-18-16-000
92.6 AC

HARDEN FARM
PB-17, P 140 TRACT 14
TRACT 13
TRACT 12

LEGEND

- 5/8" Iron Pin Found
- Stone Found

BASIS OF BEARINGS

Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 14238

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.

[Signature] 10/10/2014

Todd D. Willis, PS
Reg. No. S-7996
Willis Engineering & Surveying
740-739-4030