

DESCRIPTION

APPROVED

By: A.L. Swinehart

8-4-2016 CLL

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-961



Image ID: 00002062567 Type: OFF
 Kind: DEEDS
 Recorded: 08/11/2016 at 10:59:18 AM
 Fee Amt: \$52.00 Page 1 of 5
 Instr# 201600008056
 Muskingum County
 CINDY RODGERS County Recorder
 BK 2675 PG 943

TRANSFERRED

8/11 2016

DEBRA J. NYE
 AUDITOR, MUSKINGUM COUNTY, OHIO

Art

General Warranty Deed

(Per O.R.C. 5302.05)

Jeffery S. Krofft, single, of Perry County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to Jeffery S. Krofft, Trustee or his Successor(s) as Trustees of The Jeffery S. Krofft Family Trust, dated October 21, 2014, whose tax-mailing address is:

6292 Krofft Road
 Mt. Perry, Ohio 43760

The following Real Property: Situated in the Township of Hopewell, in the County of Muskingum, in the State of Ohio and being more particularly bounded and described in Exhibit "1", herein incorporated by reference. Subject however to all easements, covenants and restrictions of record.

Parcel No: 25-60-05-07-000 25-60-05-04-000 25-80-16-10-000
 25-80-17-07-000 25-80-16-14-000 25-80-16-13-000
 25-80-16-08-000 ~~25-80-17-07-000~~

Prior Instrument Reference: Vol. 2514 Page 550 and Vol. 2514 Page 556 of the Official Records of Muskingum County, Ohio.

Signed and acknowledged this 21st day of October 2014.

Jeffery S. Krofft
 Jeffery S. Krofft

State of Ohio)
)ss.
 County of Knox)

BE IT REMEMBERED, that on this 21st day of October 2014, before me, the subscriber, a notary public in and for said county, personally came Jeffery S. Krofft, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed, for the purposes herein mentioned.

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

Angela Hall
 Notary Public, State of Ohio

Prepared By:
 Cooper, Adel & Associates
 A Legal Professional Association
 Thom L. Cooper
 1-800-798-5297



ANGELA HALL
 Notary Public, State of Ohio
 My Comm. Expires Sept. 16, 2017

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Page 2 of 5

BK 2675 PG 944

Exhibit "1"

Parcel No. 25-60-05-07-000

Situated in the Southwest Quarter of Section 6, Township 18, Range 15, Congress Lands East of the Scioto River, Hopewell Township, Muskingum County, Ohio.

Beginning at a found iron pin marking the Southwest corner of the Southwest Quarter of Section 6;

Thence, N 00° 06' 33" W. a distance of 1717.67 feet along the West line of Section 6 to a point in the center of U.S. Route 40, located at centerline Station 716+75.00 as reflected in the Limited Access Right of Way Plan Mus-40-0.00, passing a set rebar at 1,646.33';

Thence, N 78° 48' 51" E. a distance of 2,672.31 feet along the center line of U.S. 40 to a point, located at Station 743+47.31;

Thence S 51° 22' 59" E. a distance of 45.18 feet to a point located at centerline Station 22+14.20 of Mt. Perry Road (C.R. 30);

Thence, S 00° 16' 45" E. a distance of 220.26 feet along the original center line of said road to a point;

Thence, S 02° 36' 11" E. a distance of 280.04 feet along the original center line of said road to a point;

Thence, S 06° 27' 37" E. a distance of 204.64 feet along the original center line of said road to a point, located 17.41' right of centerline Station 15+10.10 of County Road 30, also located at I-70 centerline Station 1607+62.25;

Thence, S 58° 25' 12" W. a distance of 2,878.71 feet along the centerline of I-70 to a point on the South line of Section 6 at centerline Station 1578+83.54;

Thence, N 89° 16' 20" W. a distance of 238.01 feet along said section line to the point of beginning.

The above described parcel contains 79.89 acres, more or less, of which 13.62 acres is encumbered by Limited Access Right of Way, leaving 66.27 acres. Subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S. #7135, March 26, 2009.

Prior Instrument Reference: Volume 2514 Page 550 of the Official Records of Muskingum County, Ohio.

Commonly known as: 145 Mount Perry Road, Mount Perry, OH 43760

Parcel No. 25-60-05-04-000

Situated in the Southwest Quarter of Section 6, Township 18, Range 15, Congress Lands East of the Scioto River, Hopewell Township, Muskingum County, Ohio.

Commencing at a found iron pin marking the Southwest corner of the Southwest Quarter of Section 6; Thence, S. 89° 16' 20" E. a distance of 238.01 feet along the South line of Section 6 to a point on the centerline of I-70, located at Station 1578+83.54, being the point of beginning;

Thence, N. 58° ^{25'} 12" E. a distance of 2,878.71 feet along the centerline of I-70 to a point on the old centerline of Mt. Perry Road (C.R. 30), located at Station 1607+62.25 of I-70, and 17.41' right of Station 15+10.10 of Mt. Perry Road as presently located;

Thence, S. 00° 23' 04" E. a distance of 370.25 feet along the former center line of Mt. Perry Road to a point, located 10.00' right of Station 11+40.00;

Thence, S. 00° 02' 31" E. a distance of 541.89 feet along said centerline to a point on the Northeast corner of the lands, now or formerly, owned by B. Harkness (851/059)

Thence, N. 89° 40' 02" W. a distance of 489.31 feet along the North line of B. Harkness lands

BB

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APPROVEDBy: *A.C. Swinehart*
8-4-2016 CCFImage ID: 000002062688 Type: OFF
Kind: DEEDS

Page 3 of 5

BK 2675 PG 945

(851/059 & 1826/037) to a found iron pin, passing a found iron pin at 48.00';

Thence, S. 00° 32' 32" W. a distance of 484.49 feet along said Harkness lands to a found iron pin;

Thence, S. 89° 16' 47" E. a distance of 450.90 feet along said Harkness lands to a point in the center of Mt. Perry Road (C.R. 30), passing a found iron pin at 426.02'

Thence, S. 12° 34' 00" W. a distance of 141.77 feet along the existing centerline of Mt. Perry Road to a point on the South line of Section 6;

Thence, N. 89° 16' 20" W. a distance of 2381.60 feet along said section line to the point of beginning.

The above described parcel contains 37.73 acres, more or less, of which 9.45 acres is encumbered by Limited Access Right of Way, leaving 28.28 acres. Subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon and assumed meridian.

Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S. #7135, March 26, 2009.

Excepting from Parcel One and Parcel Two all oil, gas, and other minerals previously conveyed to Kroff Minerals LLC.

Prior Instrument Reference: Volume 2514 Page 550 of the Official Records of Muskingum County, Ohio.

Commonly known as: Mount Perry Road, Mount Perry, OH 43760

Parcel No. 25-80-16-10-000

Situated in Hopewell Township, Muskingum County, Ohio, and bounded and described as follows:

Being a part of the Southwest quarter of Section 16, Township 18, Range 15, beginning for reference at an iron pin set on the Northeast corner of said Southwest quarter; thence along the North line of said Southwest quarter (the basis of bearings herein described) South 89° 16' 54" West 59.40 feet to an iron pin set and the principal place of beginning, thence continuing long said North line South 89° 16' 54" West 659.77 feet to a point in the center of Coopermill Road (CR-71), passing an iron pin set at 619.77 feet; thence along the center of Coopermill Road the following five courses: (1) South 29° 27' 04" West 732.99 feet; (2) South 26° 26' 31" West 337.95 feet; (3) South 30° 38' 55" West 154.88 feet; (4) South 40° 35' 14" West 87.30 feet; (5) South 42° 42' 01" West 1072.89 feet; thence leaving said road South 36° 57' 13" East 786.27 feet to an iron pin set, passing an iron pin set at 40.00 feet; thence North 88° 55' 06" East 1523.69 feet to an iron pin set; thence North 0° 51' 17" East 2537.01 feet to the principal place of beginning, containing 80.17 acres, more or less, subject to all legal highways and easements.

Subject to all the restrictions, reservations, conditions, covenants, rights of way, easements and leases of record.

Prior Instrument Reference: Volume 2514 Page 556 of the Official Records of Muskingum County, Ohio.

Commonly known as: Coopermill Road, Muskingum County, Ohio

Parcel No. 25-80-17-07-000

Situated in Hopewell Township, Muskingum County, Ohio, and bounded and described as follows:

Being a part of the Southeast quarter of Section 17, Township 18, Range 15, beginning at an iron pin set on the Northeast corner of said Southeast quarter; thence along the North line of said Southeast quarter (the basis of bearings herein described) South 89° 20' 17" West 1050.35 feet to an iron pin set; thence South 1° 32' 04" East 603.44 feet to an iron pin set; thence North 89° 17' 11" East 66.00 feet to an iron pin set; thence South 1° 32' 04" East 41.97 feet to an iron pin set; thence North 89° 17' 11" East 971.37 feet to an iron pin set on the East line of said Southeast quarter, thence along said East line North 0° 22' 51" West 644.41 feet to the place of beginning containing 15.39 acres, more or less, subject to all legal highways and easements.

Prior Instrument Reference: Volume 2514 Page 556 of the Official Records of Muskingum County,

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By: A. L. Swinehart
8-4-2016 CLImage ID: 000002082590 Type: OFF
Kind: DEEDS

Page 4 of 5

BK 2675 PG 946

Ohio.

Commonly known as: Coopermill Road, Muskingum County, Ohio

Parcel No. 25-80-16-14-000

Situated in Hopewell Township, Muskingum County, Ohio and bounded and described as follows:

Being a part of the Southeast quarter of Section ¹⁶16, Township 18, Range 15, beginning at an iron pin East on the Northwest corner of said Southeast quarter; thence along the West line of said Southeast quarter South 0 degrees 42' 29" East 2661.09 feet to an iron pin set on the South line of said Southeast quarter; thence along said South line North 89 degrees 20' 30" East 612.87 feet to a point, thence North 0 degrees 58' 14" East 2662.88 feet to a point on the North line of said Southeast quarter; thence along said North line (the basis of bearings herein described) South 89 degrees 16' 54" West 690.88 feet to place of beginning, containing 39.83 acres, more or less, subject to all legal highways and easements.

Subject to all the restrictions, reservations, conditions, covenants, rights of way, easements and leases of record.

Prior Instrument Reference: Volume 2514 Page 556 of the Official Records of Muskingum County, Ohio.

Commonly known as: 6292 Kroft Road, Mount Perry, OH 43760

BB

Parcel No. 25-80-16-13-000

Situated in Hopewell Township, Muskingum County, Ohio and bounded and described as follows:

Being a part of the Southwest quarter of Section 16, Township 18, Range 15, beginning at an iron pin set on the Northeast corner of said Southwest quarter; thence along the East line of said Southwest quarter South 0° 42' 29" East 2661.09 feet to an iron pin set on the South line of said Southwest quarter; thence along said South line South 89° 20' 30" West 132.00 feet to an iron pin set; thence North 0° 51' 17" East 2661.96 feet to an iron pin set on the North line of said Southwest quarter, passing an iron pin set at 124.95 feet; thence along said North line (the basis of bearing herein described) North 89° 16' 54" East 59.40 feet to the place of beginning, containing 5.85 acres more or less, subject to all legal highways and easements.

Prior Instrument Reference: Volume 2514 Page 556 of the Official Records of Muskingum County, Ohio.

Commonly known as: 6292 Kroft Road, Mount Perry, OH 43760

Parcel No. 25-80-16-08-000

Situated in Hopewell Township, Muskingum County, Ohio and bounded and described as follows:

Being a part of the Southwest quarter of Section 16, Township 18, Range 15, beginning at an iron pin set on the Northwest corner of said Southwest quarter, thence along the North line of said Southwest quarter (the basis of bearings herein described) North 89° 16' 54" East 1805.33 feet to a point in the center of Coopermill Road (CR-71), passing an iron pin set at 1765.33 feet; thence along the center of Coopermill Road the following five courses:

- 1) South 29° 27' 04" West 732.99 feet;
- 2) South 26° 26' 31" West 337.95 feet;
- 3) South 30° 38' 55" West 154.88 feet;
- 4) South 40° 35' 14" West 87.30 feet;
- 5) South 42° 42' 01" West 1685.27 feet;

Thence along the West line of Section 16 North 00° 22' 51" West 1711.94 feet to an iron pin set, passing an iron pin set at 40.00 feet; thence continuing North 00° 22' 51" West 644.41 feet to the place of beginning, containing 54.77 acres, more or less, subject to all legal highways and easements.

The above described tract is subject to a certain private RIGHT OF WAY leading in from the

DESCRIPTION
APPROVED

By: A.C. Swinehart
8-4-2016 *cd*



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Page 5 of 5

BK 2675 pg 947

Coopermill Road in a Westerly direction to the North part of said premises to the East boundary lines of certain lands now owned by Richard Straker.

LESS AND EXCEPTING THE FOLLOWING: Situated in the State of Ohio, County of Muskingum, Township of Hopewell and bounded and described as follows;

Being a part of the Southwest quarter of Section 16, Township 18, Range 15 beginning for reference at an iron pin set on the Northeast corner of said Southwest quarter; thence along the North line of said Southwest quarter South 89° 16' 54" West 719.17 feet to a point in Coopermill Road; thence along Coopermill Road South 29° 27' 04" West 732.99 feet to a point and the true place of beginning of the premises herein intended to be described; thence continuing along said road the following three (3) courses and distances;

- 1) South 26° 25' 31" West 337.95 feet to a point;
- 2) Thence South 30° 38' 55" West 154.88 feet to a point;
- 3) Thence South 40° 35' 14" West 87.3 feet to a point;

Thence leaving said road North 53° 22' 36" West 282.64 feet to an iron pin; Thence North 6° 25' 26" West 261.08 feet to an iron pin; Thence North 4° 48' 26" West 273.62 feet to an iron pin; Thence North 73° 48' 44" seconds East 117.24 feet to an iron pin; Thence South 32° 47' 34" East 261.24 feet to an iron pin; Thence South 87° 51' 31" East 311.45 feet to the true place of beginning, containing five and seven hundredths (5.07) acres, more or less.

Subject to the easements of Coopermill Road. This exception description was written based on a survey made by L. Peter Dinan, Registered Surveyor #6451, October 7, 1978.

Leaving 49.70 acres, more or less.

68

Prior Instrument Reference: Volume 2514 Page 556 of the Official Records of Muskingum County, Ohio.

Commonly known as: 6292 Kroft Road, Mount Perry, OH 43760