

**DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER**

BY *Janet F. Rowland*
1/10/18/18

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS

That Roger L. Rowland and Janet F. Rowland, husband and wife, of Morgan County, Ohio in consideration of One Dollar (\$1.00) and other good and valuable consideration

to them in hand paid by Roger L. Rowland and Janet F. Rowland,

whose mailing address is 8504 N. State Route 60, McConnelsville, OH 43756

do hereby **Grant, Bargain, Sell, and Convey** to Roger L. Rowland and Janet F. Rowland, husband and wife, for their joint lives, remainder to the survivor of them, the following described real estate:

Being 8.837 acres, more or less, located in Section 17, Range 12, Township 11, Bloom Township, Morgan County, Ohio, and being 0.484 of an acre, more or less, located in Section 16, Range 12, Township 11, Bloom Township, Morgan County, Ohio and being more particularly bounded and described in Exhibit A attached hereto. A plat of said premises is attached hereto as Exhibit B.

LAST TRANSFER: Records of Deeds, Volume 188, Page 409

PERMANENT PARCEL NOS.: 010-000-720-0
010-000-720-1
010-000-730-0
010-000-740-0
010-000-750-0
010-000-760-0
010-000-770-0

} **SEE EXHIBIT "A"**

The premises are conveyed and accepted subject to all easements of record, leases of record, restrictions of record, and established rights-of-ways.

The purpose of this deed is to place on record the description attached hereto as Exhibit A, being the same premises acquired by Roger L. Rowland and Janet F. Rowland, husband and wife, for their joint lives, remainder to the survivor of them, by virtue of a deed from The Peoples Bank & Trust Company dated December 4, 1987, filed for record December 8, 1987 and recorded in Records of Deeds, Morgan County, Ohio, Volume 188, Page 409.

and all the **Estate, Right, Title and Interest** of the said grantors Roger L. Rowland and Janet F. Rowland in and to the said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said Roger L. Rowland and Janet F. Rowland, their heirs and assigns forever.

EXHIBIT A

ROWLAND

BEING A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION NO. 17, AND THE WEST HALF OF SECTION NO. 16, RANGE NO. 12, TOWNSHIP NO. 11, BLOOM TOWNSHIP MORGAN COUNTY, OHIO. (BEING ALL TO SUBDIVISION 19, 34, 41, 60, 65, 80 AND 83).

BEGINNING AT A POINT IN THE EAST LINE OF SECTION NO. 17, SAID POINT BEING SOUTH 3° 34' 39" WEST 2025.27' FROM THE NORTHEAST CORNER OF SAID SECTION NO. 17;
THENCE FROM THIS POINT OF BEGINNING SOUTH 52° 55' 09" EAST 212.14' TO AN IRON PIN (FOUND) AT THE NORTHWEST CORNER OF SUBDIVISION NO. 35 (OR-207, PAGE-2420);
THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NO. 35 SOUTH 59° 11' 06" WEST 296.77' TO AN AXLE (FOUND) AT THE NORTHEAST CORNER OF SUBDIVISION NO. 57;
THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 85° 26' 41" WEST 124.00' TO AN IRON PIN (FOUND) AT THE NORTHWEST CORNER OF SAID SUBDIVISION NO. 57;
THENCE ALONG THE WEST LINE OF SAID SUBDIVISION SOUTH 35° 04' 26" WEST 418.66' TO THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE NO. 60;
NOTE: NEXT THREE (3) COURSES ALONG THE SOUTH LINE OF SAID STATE ROUTE;

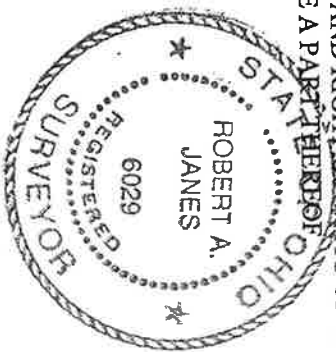
NORTH 57° 52' 35" WEST 105.65';
NORTH 58° 42' 15" WEST 115.93';
NORTH 59° 44' 00" WEST 116.97' TO THE SOUTHEAST CORNER OF SUBDIVISION NO. 79 (D.V.-190, PAGE-772);
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SUBDIVISION NO. 79 THE FOLLOWING THREE (3) COURSES:

THENCE NORTH 38° 15' 57" EAST 470.43' TO AN IRON PIN (FOUND) (REFERENCE: PASSING AN IRON PIN (FOUND) AT 84.54');
THENCE NORTH 38° 11' 41" WEST 238.94' TO AN IRON PIN (FOUND);
THENCE NORTH 00° 59' 27" WEST 398.42' TO AN IRON PIN (FOUND) IN THE SOUTH LINE OF SUBDIVISION NO. 2 (D.V.-190, PAGE-772);
THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION NO. 2 THE FOLLOWING FOUR (4) COURSES:

SOUTH 69° 49' 53" EAST 175.19' TO AN IRON PIN (FOUND);
THENCE SOUTH 11° 02' 00" EAST 182.89' TO AN IRON PIN (FOUND);
THENCE SOUTH 58° 35' 58" EAST 362.83' TO AN IRON PIN (FOUND);
THENCE SOUTH 52° 55' 09" EAST 115.66' TO THE POINT OF BEGINNING, CONTAINING 9.321 ACRES IN ALL, BEING 8.837 ACRES IN SECTION NO. 17 AND 0.484 OF AN ACRE IN SECTION NO. 16. *
REFERENCE: OR-4, PAGE-628.

NOTE:
THIS SURVEY DONE TO CORRECT THE ERROR IN THE LOCATION OF THE EAST LINE OF SECTION NO. 17 AND BASED ON A SURVEY FOR RICHARD McELHINEY, SURVEYED MAY 2018 BY HARKNESS SURVEYING AND MAPPING.
REFERENCE BEARING: BEARINGS ON THIS PLAT ARE BASED ON STATE COORDINATE GRID (OHIO SOUTH 1983) DERIVED FROM GPS OBSERVATIONS.
(OHIO SOUTH 1983) DERIVED FROM GPS OBSERVATIONS.
IRON PINS (SET) ARE 5/8" REBAR WITH I.D. CAPS (JANES 6029).
THE ABOVE PARCEL SUBJECT TO ALL LEASES, EASEMENTS AND RIGHT OF WAYS OF RECORD.
PLAT OF SAID SURVEY IS ATTACHED HERewith AND MADE A PART HEREOF.
THIS DESCRIPTION WAS WRITTEN FROM A SURVEY MADE

BY ROBERT A. JANES
REGISTERED SURVEYOR NO. 6029
DATE OF SURVEY: JULY 2018

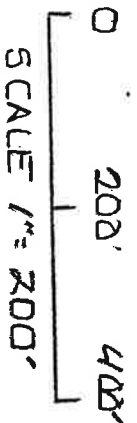


* SECTION 16 - BY NEW SURVEY - BEING SD. 34-0.484 ACRES - # 010-000-76D-0,

SECTION 17 - BY NEW SURVEY - BEING ALL OF SUBDS. -
19, 41, 60, 65, 80 & 83 COMBINED INTO JUST SD. 60-8.837
ACRES - # 010-000-73D-0,

SURVEY FOR ROGER ROWLAND

BEING A PARCEL OF LAND LOCATED IN THE EAST HALF OF SEC. 17 AND THE WEST HALF OF SEC. 16, R-12-T-11, BLOOM TWP., MORGAN CO. OHIO BEING ALL OF SD'S 19, 41, 60, 65, 80 + 83.



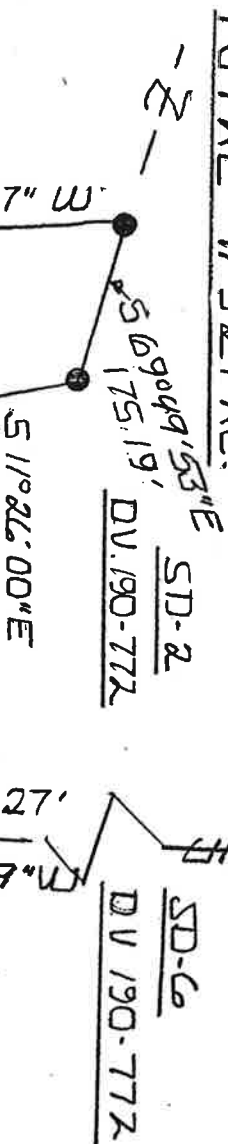
NOTE:

THIS SURVEY DONE TO CORRECT THE ERROR IN THE LOCATION OF THE EAST LINE OF SECTION 17, BASED ON A SURVEY FOR RICHARD McELHINEY SURVEYED MAY 20/8, BY HARKNESS SURVEYING & MAPPING.

ACREAGE

SEC. 17 = 8.837 AC.
SEC. 16 = 0.484 AC.
TOTAL 9.321 AC.

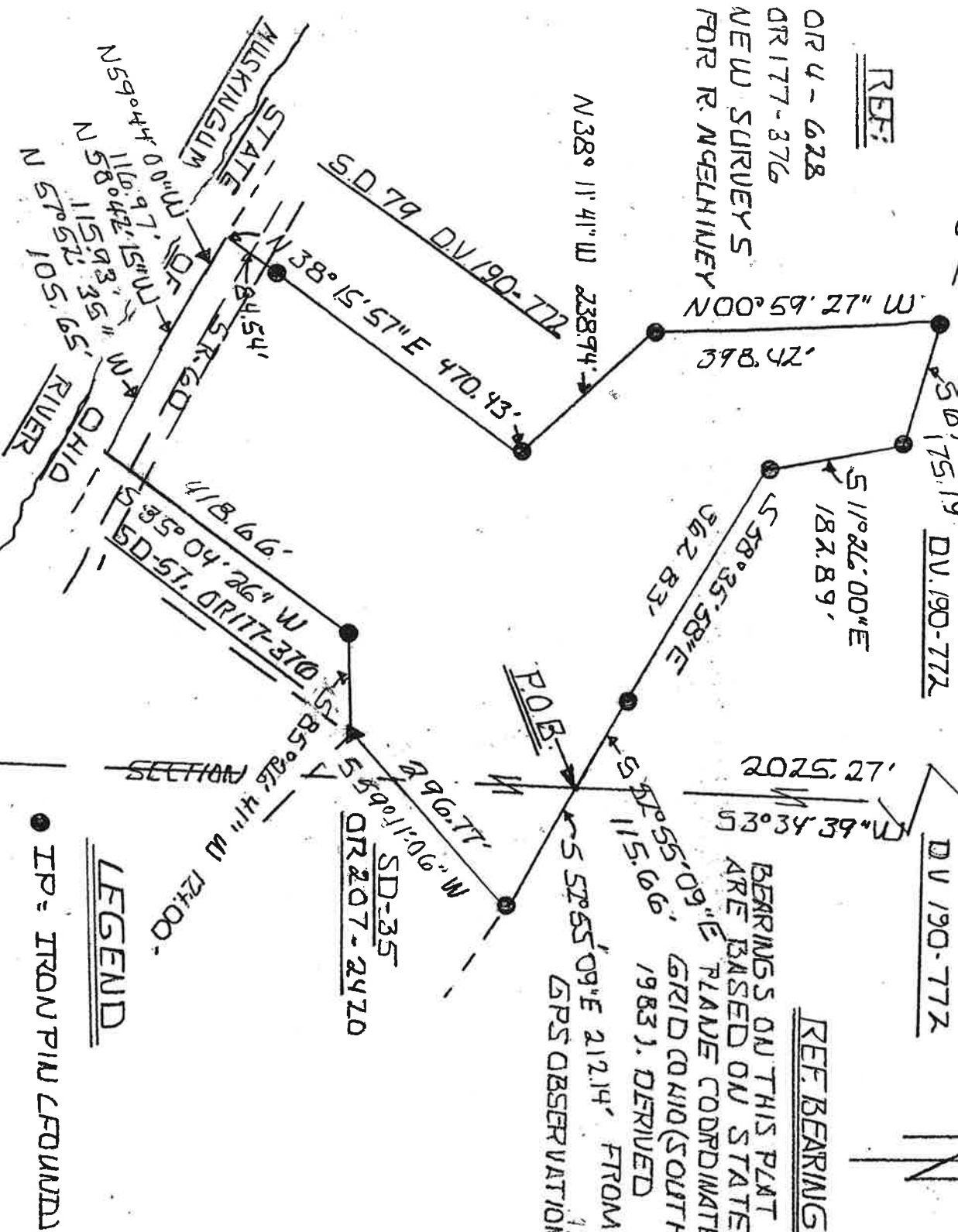
N.E. COR. OF SEC. 17
SEC-17
SEC-16



REF BEARING

OR 4 - 628
OR 177-376
NEW SURVEY S
FOR R. McELHINEY

BEARINGS ON THIS PLAT
ARE BASED ON THE STATE
GRID COORDINATE
SYSTEM DERIVED
FROM
GPS OBSERVATION



LEGEND

- IRON PILE FOUND
- ▲ ALLECFOUND

SURVEYED JULY 17TH 2018
BY JAMES GURVEYING
Robert A. James
ROBERT A. JAMES RS 006029
EPLS+ B

