



Warranty Deed - OHIO Statutory Form

# General Warranty Deed

**ELMER O. HOLBEIN and VIRGINIA HOLBEIN, Husband and Wife,**

*of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to*

**ROBERT PRINTZ and BARBARA PRINTZ**

*whose tax mailing address is*

3756 Jackson Drive  
Crooksville, Ohio 43324

*the following real property:*

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS, AND BEING IN QUARTER TOWNSHIP 2, TOWNSHIP 1N, RANGE 8W IN THE UNITED STATES MILITARY LANDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A SURVEY OF A PART OF A PARCEL CONVEYED TO ELMER O. AND VIRGINIA HOLBEIN, AS RECORDED IN DEED VOLUME 727, PAGE 212, IN THE MUSKINGUM COUNTY DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF HOLBEIN DRIVE (TOWNSHIP ROAD NO. 691) MARKING THE NORTHEAST CORNER OF LOT 10 OF HOMECROFT ACRES SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 18, BEING ON THE NORTH LINE OF A PARCEL CONVEYED TO CHARLES W. AND DORIS M. WILSON, AS RECORDED IN DEED VOLUME 370, PAGE 109, AND BEING ON THE SOUTH LINE OF SAID PARCEL CONVEYED TO HOLBEIN OF WHICH THIS DESCRIPTION IS A PART;

THENCE, S 65°00'00" E 229.80 FEET WITH THE SOUTH LINE OF SAID PARCEL CONVEYED TO HOLBEIN, THE SAME BEING THE NORTH LINE OF SAID PARCEL CONVEYED TO WILSON, TO A NAIL SET IN THE CENTERLINE OF HOLBEIN DRIVE, BEING THE NORTHWEST CORNER OF A 5.64 ACRE PARCEL CONVEYED TO CLARENCE W. AND JUANITA L. HOLBEIN, AS RECORDED IN DEED VOLUME 664, PAGE 296, AND PASSING OVER A NAIL FOUND AT AN ANGLE POINT AT 110.99 FEET;

THENCE, S 87°05'00" E 112.45 FEET WITH THE CENTERLINE OF HOLBEIN DRIVE, THE SAME BEING THE NORTH LINE OF SAID 5.64 ACRE PARCEL CONVEYED TO HOLBEIN, TO A NAIL SET AT AN ANGLE POINT;

THENCE, N 82°49'00" E 84.74 FEET WITH THE CENTERLINE OF HOLBEIN DRIVE, THE SAME BEING THE SOUTH LINE OF SAID PARCEL CONVEYED TO HOLBEIN AND THE NORTH LINE OF SAID 5.64 ACRE PARCEL CONVEYED TO CLARENCE AND JUANITA HOLBEIN, TO A NAIL SET, AND BEING THE SOUTHWEST CORNER AND PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE, N 08°42'00" W 513.08 FEET LEAVING SAID CENTERLINE WITH A LINE ACROSS SAID PARCEL CONVEYED TO HOLBEIN OF WHICH THIS DESCRIPTION IS A PART, TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 146, AS RECORDED IN PLAN NO. MUS-146-8.13, AT THE OHIO DEPARTMENT OF TRANSPORTATION DISTRICT 5 OFFICE, BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND PASSING OVER IRON PINS SET AT 20.00 FEET AND 250.00 FEET;

THENCE, S 61°01'23" E 228.63 FEET WITH SAID RIGHT OF WAY LINE OF STATE ROUTE 146, TO AN IRON PIN SET AT AN ANGLE POINT;

THENCE, S 54°10'43" E 259.46 FEET CONTINUING WITH SAID RIGHT OF WAY LINE TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF A 0.70 ACRE PARCEL CONVEYED TO GREGORY D. AND CHERYL L. SHAFER, AS RECORDED IN DEED VOLUME 842, PAGE 111;

THENCE, S 83°30'00" W 186.19 FEET LEAVING SAID RIGHT OF WAY LINE WITH THE NORTH LINE OF SAID 0.70 ACRE PARCEL CONVEYED TO SHAFER, TO AN IRON PIN FOUND MARKING THE NORTHWEST CORNER THEREOF, AND BEING ON THE EAST LINE OF A 0.76 ACRE PARCEL CONVEYED TO CLARENCE K. AND SHERYL ROSS, AS RECORDED IN DEED VOLUME 787, PAGE 330;

THENCE, N 08°42'00" W 20.00 FEET WITH THE EAST LINE OF SAID 0.76 ACRE PARCEL CONVEYED TO ROSS TO AN IRON PIN FOUND MARKING THE NORTHEAST CORNER THEREOF;

THENCE, S 81°20'38" W 149.95 FEET WITH THE NORTH LINE OF SAID PARCEL CONVEYED TO ROSS TO AN AXLE FOUND MARKING THE NORTHWEST CORNER THEREOF;

THENCE, S 08°42'00" E 219.47 FEET WITH THE EAST LINE OF SAID PARCEL CONVEYED TO ROSS, TO A NAIL SET IN THE CENTERLINE OF HOLBEIN DRIVE, BEING ON THE SOUTH LINE OF SAID PARCEL CONVEYED TO HOLBEIN OF WHICH THIS DESCRIPTION IS A PART, ALSO BEING ON THE NORTH LINE OF SAID 5.64 ACRE PARCEL CONVEYED TO CLARENCE AND JUANITA HOLBEIN, AND PASSING OVER AN AXLE FOUND AT 199.47 FEET;

THENCE, S 82°49'00" W 29.96 FEET WITH THE CENTERLINE OF HOLBEIN DRIVE TO THE PLACE OF BEGINNING, AND CONTAINING 1.4553 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORD.

TOGETHER WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET ON THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 146 MARKING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 1.4553 ACRE PARCEL, AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE EASEMENT HEREIN TO BE DESCRIBED;

THENCE, N 61°01'23" W 166.98 FEET WITH SAID RIGHT OF WAY LINE TO AN IRON PIN SET, AND BEING THE NORTHWEST CORNER OF THE EASEMENT HEREIN DESCRIBED;

THENCE, S 05°04'28" W 32.81 FEET;

THENCE, S 61°01'23" E 176.85 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED 1.4553 ACRE PARCEL;

THENCE, N 08°42'00" W 37.91 FEET WITH THE WEST LINE OF SAID 1.4553 ACRE PARCEL, TO THE PLACE OF BEGINNING, AND CONTAINING 5157.3864 SQUARE FEET, MORE OR LESS.

SUBJECT TO A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND FOR THE PURPOSES OF INSTALLING AND MAINTAINING A WATER LINE FROM THE CENTERLINE OF HOLBEIN DRIVE, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET MARKING THE SOUTHWEST CORNER OF SAID 1.4553 ACRE PARCEL AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE EASEMENT HEREIN TO BE DESCRIBED;

THENCE, N 08°42'00" W 289.16 FEET WITH THE WEST LINE OF SAID 1.4553 ACRE PARCEL, AND PASSING OVER REFERENCE IRON PINS SET AT 20.00 FEET, AND 250.00 FEET;

THENCE, S 58°42'00" E 39.08 FEET WITH A LINE ACROSS SAID 1.4553 ACRE PARCEL;

THENCE, S 08°42'00" E 264.84 FEET TO A NAIL SET IN THE CENTERLINE OF HOLBEIN DRIVE MARKING THE SOUTHEAST CORNER OF SAID 1.4553 ACRE PARCEL, AND PASSING OVER AXLES FOUND AT 45.37 FEET AND 244.84 FEET;

THENCE, S 82°49'00" W 29.95 FEET WITH THE CENTERLINE OF HOLBEIN DRIVE TO THE PLACE OF BEGINNING, AND CONTAINING 8293.52 SQUARE FEET, MORE OR LESS.

THE BEARINGS OF THE ABOVE DESCRIPTION ARE BASED ON THE PLAT OF HOMECROFT ACRES SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 18, IN THE MUSKINGUM COUNTY PLAT RECORDS.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN #6917".

THE ABOVE DESCRIPTION WAS BASED ON AN AERIAL FIELD SURVEY BY D.P.H. SURVEYING, INC., UNDER THE SUPERVISION OF DENNIS P. HAGAN, OHIO REGISTERED SURVEYOR #6917, ON NOVEMBER 18, 1991.

Parcel No. 17-17-12-02-22-000 (Part)

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER

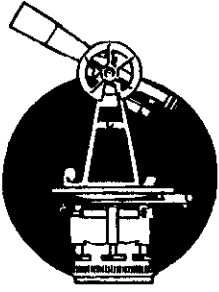
BY

K. Buckley

7-12-96

SNR

Phone and Fax: 740-453-8448



SURVEYING & MAPPING

## L. Peter Dinan & Associates

27 South Sixth Street

P.O. Box 55, Zanesville, Ohio 43702-0055

Elmer O. Holbein  
Description of Conveyance  
Part of Parcel #17-12-02-22-000

Situated in the State of Ohio, County of Muskingum, Township of Falls.

Being a part of Quarter Township 2, Township 1, Range 8 bounded and described as follows:

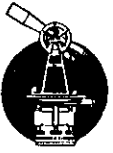
Commencing at an iron pin (axle) found at the most northerly corner of Lot 2 in Homecroft Acres Subdivision as recorded in Plat Book 8, Page 18; thence north 24 degrees 54 minutes 14 seconds west 988.51 feet to a nail in the center of the Old Newark Road and the true place of beginning of the premises herein intended to be described; thence along the center of the Old Newark Road the following three (3) courses and distances north 3 degrees 11 minutes 48 seconds west 89.0 feet to a point; thence north 1 degree 31 minutes 39 seconds east 75.41 feet to a point; thence north 10 degrees 13 minutes 35 seconds east 73.86 feet to a nail in the center of said road; thence leaving said road north 85 degrees 23 minutes 06 seconds east 179.87 feet to an iron pin; thence south 2 degrees 29 minutes 36 seconds west 88.57 feet to an iron pin; thence south 36 degrees 26 minutes 59 seconds west 49.77 feet to an iron pin; thence south 1 degree 17 minutes 46 seconds west 39.89 feet to an iron pin; thence south 17 degrees 28 minutes 58 seconds east 60.31 feet to an iron pin; thence south 72 degrees 12 minutes 32 seconds west 119.36 feet to an iron pin; thence north 21 degrees 35 minutes 17 seconds west 27.13 feet to an iron pin; thence south 73 degrees 58 minutes 32 seconds west 51.61 feet to the true place of beginning, containing ninety-four hundredths (0.94) of an acre more or less.

Subject to the easements of the Old Newark Road.

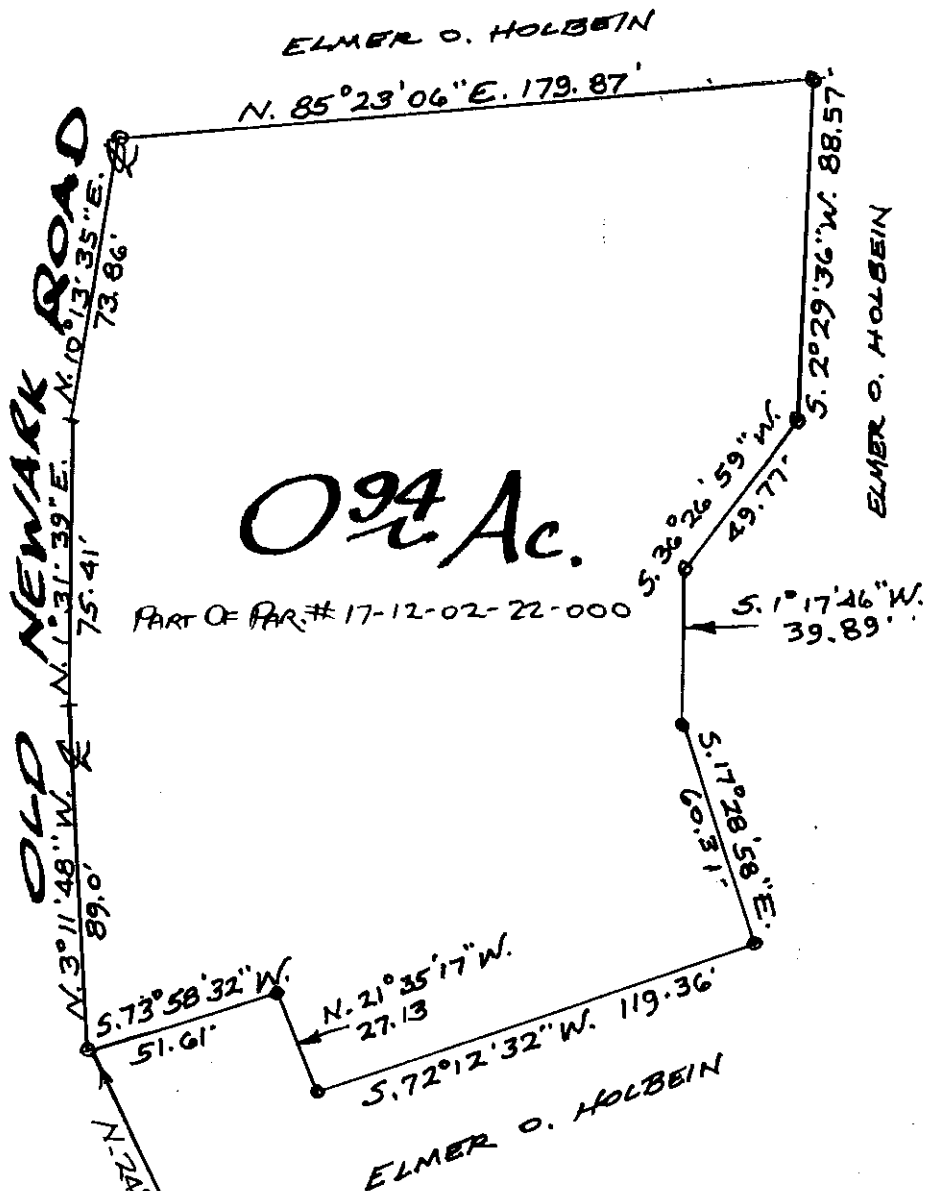
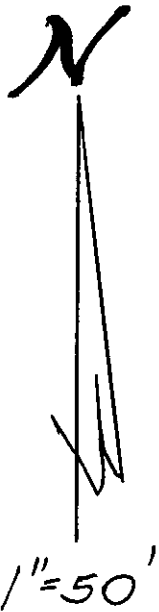
This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, October 24, 2000.

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NOT RECORDABLE  
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY 2220

10-27-2000

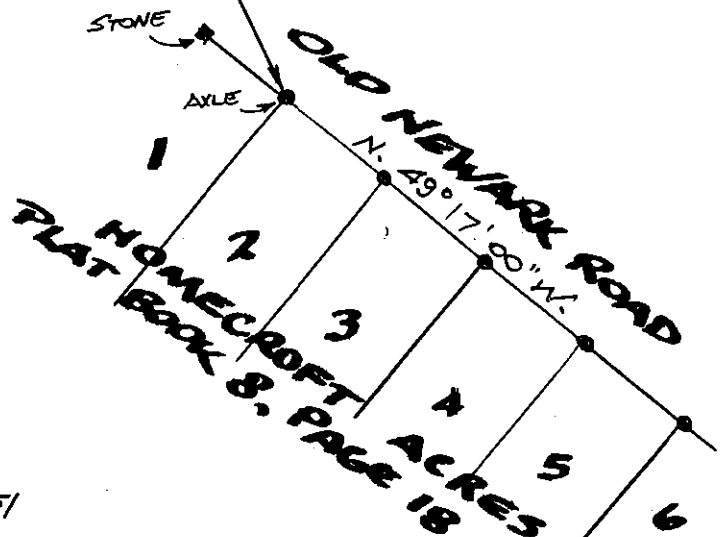


**L. PETER DINAN & ASSOCIATES**  
**27 SOUTH SIXTH STREET**  
**ZANESVILLE, OHIO**



**PART OF**  
**QTR. TWP. 2, TWP. 1, R. 8**  
**FALLS TOWNSHIP**  
**MUSKINGUM CO. OHIO**  
**OCT. 15, 2000**

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY W.S.D.  
 10-27-2000



**OFFICE COPY**  
**NOT RECORDABLE**

PETER DINAN  
 REGISTERED SURVEYOR # 5451