



Know all Men by these Presents

That L. PETER DINAN AND BRENDA KAY DINAN, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to David R. Beitzel and Nancy L. Beitzel,
husband and wife

whose tax mailing address is 2729 Martin Road
Zanesville, Ohio

the following real property: Part of parcel #17-17-29-01-40-000

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

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

Commencing at an iron pin found at the point designated as Point "C"
on the recorded plat Dedicating Greenbriar Drive and Rosewood Drive
as recorded in Plat Book 16, Pages 118 and 119; thence along the west
line of Rosewood Drive north 5 degrees 51 minutes 30 seconds east
177.33 feet to an iron pin; thence continuing along said Rosewood
Drive on a curve to the right having a radius of 104.18 feet an arc
length of 30.0 feet (the chord of which bears north 14 degrees 06
minutes 38 seconds east 29.90 feet) to an iron pin and the true place
of beginning of the premises herein intended to be described; thence
north 50 degrees 45 minutes 53 seconds west 181.36 feet to an iron
pin; thence north 35 degrees 45 minutes 13 seconds east 38.24 feet to

Description continued on next page.

Prior Instrument Reference: Volume 892, Page 12

~~This instrument and the grantor release all rights of the grantor in~~

Witness our hands this day of June

19 95 .

Signed and acknowledged in presence of

L. PETER DINAN

BRENDA KAY DINAN

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

L. PETER DINAN and BRENDA KAY DINAN, 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 day of June A. D. 19 95

NOTARY PUBLIC

This instrument prepared by L. Peter Dinan

Warranty Deed

L. Peter and Brenda K. Dinan

TO

David R. and Nancy L. Beitzel

Transferred _____ 19__

COUNTY AUDITOR

Description continued from front page.

an iron pin; thence north 51 degrees 48 minutes 15 seconds east 81.18 feet to an iron pin; thence north 68 degrees 44 minutes 23 seconds east 55.0 feet to an iron pin; thence south 21 degrees 15 minutes 37 seconds east 170.0 feet to an iron pin on the north line of Rosewood Drive; thence along said Rosewood Drive on a curve to the left having a radius of 104.18 feet an arc length of 84.33 feet (the chord of which bears south 45 degrees 33 minutes 01 seconds west 82.05 feet) to the true place of beginning, containing fifty-two hundredths (0.52) of an acre more or less.

See plat recorded with this deed for easements and building line restrictions affecting this property.

Subject to setback lines and easements for drainage and utilities as shown on the accompanying plat and to all the restrictions that are recorded with Greenbriar Estates II in Plat Book 15, pages 143 and 144. It is also understood that where the restrictions refer to a Lot in Greenbriar II it means also the accompanying plat with this deed.

There is also one added restriction and that is that there may be no exposed concrete block above grade (must be faced with brick) and this refers to foundation, walls and any exposed area and also that all surface water, drain lines and downspouts must be directed and maintained on each lot as to not impose a problem with abutting properties.

This description written from a survey made by L. Peter Dinan
Registered Surveyor #5451, June 3, 1995

OFFICE COPY
NOT RECORDABLE
DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY PLD
6-5-95

0.52 Ac.

PART OF PARCEL # 17-17-29-01-40-000
3665 ROSEWOOD DRIVE

PROPERTY IS SERVED BY
EAST MUSKINGUM WATER AUTH.
& MUSKINGUM COUNTY SEWER

PART OF
QTR. TWP. 1, TWP. 1, R. 8
FALLS TOWNSHIP
MUSKINGUM COUNTY, OHIO
MAY 18 1995

ROSEWOOD DRIVE
PLAT BOOK 16, PAGES 118 & 119
50' RIGHT OF WAY

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
6-5-95