



1270 NEWARK RD

General Warranty Deed*

Margaret J. Yerman, Widowed
and not Remarried, of Muskingum County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

Franklin H. Fisher, Jr. and Pamela E. Fisher, whose tax-mailing address is
1270 Newark Road, Zanesville, Ohio 43701

the following **REAL PROPERTY**: Situated in the County of Muskingum in the State
of Ohio and in the Township of Falls

Being a part of the 6.80 acre tract deeded to Julius B. Bussemer and Emma L. Bussemer by deed as recorded in Vol. 168, page 590 of the Deed Records of said County.

Situated in Section 8, Range 8, Township 1, United States Military Tract. The parcel herein conveyed being more particularly described as follows:

Commencing two hundred fifty three feet (253 ft.) West of the North-east corner of said 6.80 tract in the center of the Newark Road, South 26 deg. 30' W. 50 feet to the true place of beginning; thence South 26 deg. 30' West One Hundred Fifty Feet (150 ft.); thence North 66 deg. 0' West Fifty Feet (50); thence North 26 deg. 30' 150 ft. East; thence South 66 deg. 0' East Fifty Feet (50 ft.) to the place of beginning, containing seventeen hundredths (17/100) of an acre.

It is agreed by and between said grantors and grantees that no building shall be built upon said lot that will cost less than \$3,000.00.

It is further agreed and stipulated that the buildings shall be 50 feet back from the South line of the Newark Road.

SUBJECT to all valid and existing zoning laws, ordinances and regulations, to all valid and existing building and other restrictions and conditions of record and to all valid and existing easements of record and to all legal highways and rights-of-way.

EXCEPTING taxes and assessments, if any, prorated to the date hereof, which taxes and assessments, if any, after the date hereof, the Grantee herein assumes and agrees to pay as part of the consideration hereof.

NOTE: The above description has been amended to correct the above lot size by Richard E. Kohn, Registered Surveyor No. 4626. SEE REVERSE SIDE
FOR NEW LEGAL DESCRIPTION
Prior Instrument Reference: Volume 516 Page 942 of the Deed Records of Muskingum

County, Ohio. Margaret J. Yerman

Grantor, releases all rights ~~therein~~ therein. Witness
of December, 1990

her hand(s) this 28th day
PC# 17-78-04-05-000

Signed and acknowledged in presence of:

Richard E. Kohn
Richard E. Kohn

Margaret J. Yerman
Margaret J. Yerman

State of Ohio

County of Licking ss.

BE IT REMEMBERED, That on this 28th day of December, 1990, before me, the subscriber, a Notary Public in and for said state, personally came, Margaret J. Yerman, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be her voluntary act and deed.

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

RICHARD L. MANN
Notary Public, State of Ohio
My commission expires March 15, 1993

Richard L. Mann

This instrument was prepared by JAMES G. TOSI CO. L.P.A., P.O. Box 658,
117 E. Main St., Hebron, OH 43025

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Mann
2-08-91

The above Real Estate is also described by a new legal description prepared by Richard E. Kohn, Registered Surveyor 4626, dated January 14, 1991, as follows:

Beginning at a point marked by an iron pin, said point being the northwest corner of Lot No. 15 and the Northeast corner of Lot No. 14 in the Terrace View Addition as recorded in Plat Book 7, Page 51 of the Muskingum County Plat Records; Thence North $66^{\circ}00'00''$ West 49.90 feet, along the north line of said Lot No. 14, to a point marked by an iron pin, said point being the Northwest corner of said Lot No. 14; Thence North $26^{\circ}23'30''$ East 149.80 to a point in the South right of way line of State Route No. 146, said point being marked by an iron pin; Thence South $66^{\circ}08'01''$ East 50.00 feet, along said South right of way line of State Route No. 146, to a point; Thence South $26^{\circ}25'39''$ West 149.92 feet to the place of beginning, containing 0.172 acres, more or less.

W
Gen

SURVEY OF
1270 NEWARK RD.
CITY OF ZANESVILLE
MUSKINGUM CO., OHIO

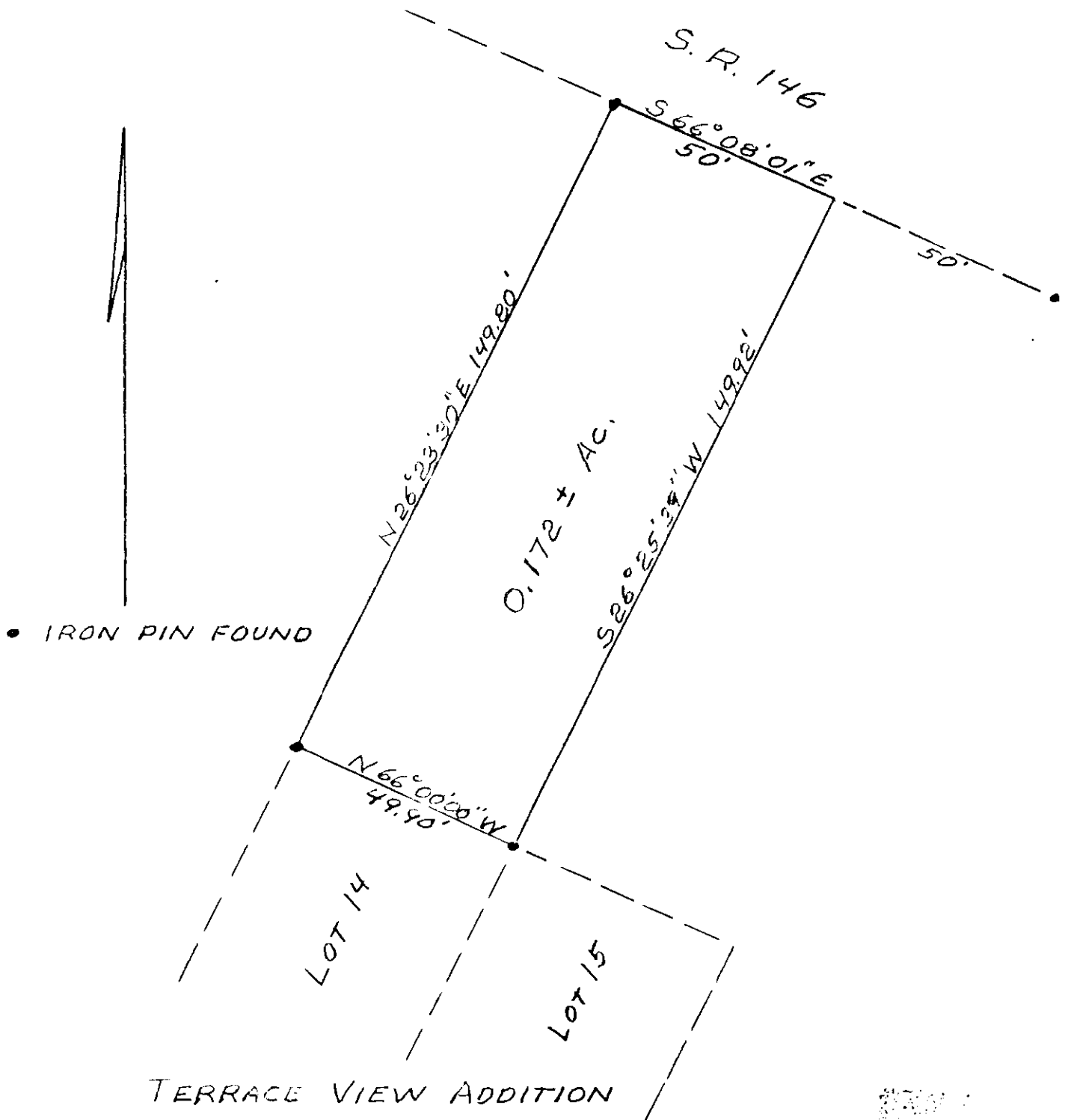
CERTIFIED TO OHIO TITLE CORP.

SCALE 1" = 30'
DATE JAN. 30, 1991

LICKING COUNTY RECORDER'S OFFICE

PLAT BOOK 7 PAGE 51

DEED BOOK 544 PAGE 301



KOHN and ASSOCIATES
73 Sunset Drive
Granville, Ohio

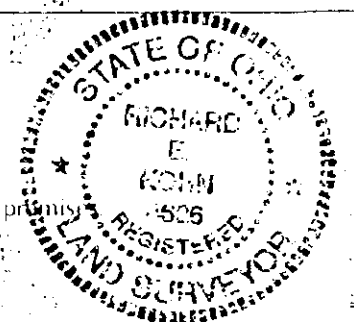
We hereby certify that the foregoing plat was prepared from an actual survey of the premises.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Namb
2-08-91

CASE NO.

OWNER Fisher, Franklin H. and Pamela E.



Richard E. Kohn
RICHARD E. KOHN
REGISTERED SURVEYOR NO. 4626