

35-30-61-29-002

10976 HEWITT RD

General Warranty Deed*

Mary Jane Hollar, Widowed
and not remarried, of Licking County, Ohio

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

William E. Lowery, whose tax-mailing address is

2524 Gratiot Road, Newark, Ohio 43055

the following REAL PROPERTY: Situated in the County of Muskingum in the State

of Ohio and in the Township of Licking

Being a part of Lot 5 in the south half of the 3rd Quarter, Licking Township, T-2-N, R-9-W, United States Military Lands, Muskingum County, Ohio. Also being a part of the property of Mary J. Hollar as recorded in Deed Book 950, page 52 of the Deed Records of Muskingum County, Ohio (said property being marked as Tract #63 on the Tax Maps of Muskingum County) and being more particularly described as follows:

Beginning for reference, at an existing iron pin in the line between Lot 5 and Lot 4, said iron pin is in the east line of said Hollar property, marks the northwest corner of a 38.42 acre tract presently owned by Thomas J. & Emily Koon (Deed Book 882, Page 289), and also bears 1320 feet east along the north line of said Lot 5 from the Licking County-Muskingum County line; thence, South 0°23'51" West, along the line between said Hollar and said Koon tracts, passing an existing iron pin at 1024.57 feet, a total distance of 1088.96 feet to a point where said property line intersects the existing centerline of Township Road #9 (also known as Hewitt Road) and the true place of beginning of the tract herein to be described; thence, South 0°23'51" West, along the east line of said Hollar property, passing an iron pin set (5/8" rebar) at 236.22 feet, a total distance of 414.87 feet to an iron pin set (5/8" rebar); thence, North 75°58'46" West, along the south line of said Hollar property, a distance of 730.60 feet to an existing iron pin marking the southeast corner of the George N. Watkins property (Deed Book 963, Page 73); thence, along the line between said Watkins property and said Hollar property, North 0°13'04" West, passing an existing iron pin at 349.91 feet, a total distance of 382.48 feet to a point in the centerline of Township Road #9; thence, along said centerline, the following bearings and distances; North 68°21'57" East,

SEE REVERSE SIDE OF DOCUMENT FOR CONTINUATION OF LEGAL DESCRIPTION:

Prior Instrument Reference: Volume 950 Page 52 of the Deed Records of Muskingum

County, Ohio. Mary Jane Hollar ^{Wife of Thomas J. Koon}

Grantor, releases all rights of dower therein. Witness her hand(s) this 25th day of February, 19 87

Signed and acknowledged in presence of:

[Signature]

Mary Jane Hollar
Mary Jane Hollar

State of Ohio

County of Licking ss.

BE IT REMEMBERED, That on this 25th day of February, 19 87, before me, the subscriber, a Notary Public, in and for said state, personally came, Mary Jane Hollar, 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 Notary seal on the day and year last aforesaid.

RICHARD L. MANN
Notary Public, State of Ohio
My Commission Expires March 15, 1989

Richard L. Mann

This instrument was prepared by Terry L. Leffler, Attorney at Law

- (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.

Mansfield, March 19, 1987
Thomas J. Koon
Mrs. C. Audita

Auditor's and Recorder's Stamp

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

CONTINUATION OF LEGAL DESCRIPTION FROM FRONT OF DOCUMENT:

172.43 feet to a point marked by a P.K. nail; thence, North 63°25' 54" East, 114.14 feet to a point; thence, 180.56 feet along the arc of a curve to the right with a radius of 168.866 feet, along a chord which bears, South 85°55'57" East, a distance of 172.08 feet to a point; thence, South 55°17'47" East, 241.83 feet to a point; thence, 138.20 feet along a curve to the right with a radius of 208.430 feet, along a chord which bears South 36°18'04" East, a distance of 135.68 feet to the true place of beginning.

Containing 8.5211 acres, more or less of which 0.6221 acres is contained within the right-of-way line of Township Road #9, leaving a residual of 7.899 acres, more or less. *PT. PAR. # 3535-2041-29*

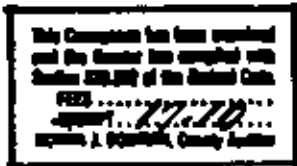
SUBJECT to all valid and existing zoning laws, ordinances and regulations, to all valid and existing building and other restrictions and conditions of record and to all valid and existing easements of record and to all legal highways and rights of way.

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.

Lawrence E. Bail, Ohio Registered Surveyor #6878
Parcel No. TBD

DESCRIPTION APPROVED
for Auditor's transfer

By *J. T. Hamble*
3-19-87



603

OFFICE COPY
NOT RECORDABLE

General
Warranty
Deed

FROM

TO

TRACT J. HOLLAR
DB. 950, PG. 52
(41.50 ACRES)

TRACT No. 63

GEORGE U. WATKINS
DEED BK 363, PG. 73
(2.000 ACRES)

N 0° 13' 04" W
352.48' TOTAL

CONTAINING: 8.5211 ACRES TOTAL
RIGHT-OF-WAY = 0.6221 ACRES
RESIDUAL = 7.899 ACRES

CLARICE B. VARNER
DB. 811- PG. 53

1380' TO
MUSKINGUM COUNTY LINE

CHORD
S 85° 55' 57" E
172.00'
ARC = 180.56'
RADIUS = 168.866'
Δ = 6° 16' 00"
TAU = 100.00'

CHORD
S 36° 10' 04" E
135.68'
ARC = 138.00'
RADIUS = 208.43
Δ = 46° 00' 00"
TAU = 88.47'

S 0° 23' 51" W
414.87' (TOTAL)

SUBLEY FLAT

BEING A PART OF LOT 5,
IN THE SOUTH HALF OF THE 3RD.
QUARTER, T-2-N, R-3-W, USML,
LICKING TOWNSHIP, MUSKINGUM CO., OHIO.
ALSO BEING
A PART OF A 41.50 ACRE
TRACT DEEDED TO MARY HOLLAR,
RECORDED IN DEED BOOK 950,
PAGE 52 OF THE DEED RECORDS
OF MUSKINGUM COUNTY.

DESCRIPTION APPROVED
for Auditor's transfer
By *J. F. Harold*
3-19-87

SCALE 1"=100'

- LEGEND -

- - IRON PIN FOUND
- - IRON PIN SET (30" V 30" BEARING)

OFFICE COPY
NOT RECORDABLE
PREPARED BY *J. F. Harold*
LAWRENCE E. BALL
OHIO REGISTERED SURVEYOR #6870
DATE: FEB. 13, 1987

THOMAS J. & EMILY MOON
DB. 882, PG. 289
(39.42 ACRES)

EXISTING FENCE LINE

TELE. PLANE OF BEGINNING
CENTERLINE TOWARD #9
(HEWITT ROAD)

EXISTING FENCE LINE

LOT 5

1024.57'

236.22'

170.65'

47'

S 55° 17' 47" E
241.03'

S 0° 23' 51" W
1024.96'

N 75° 53' 46" W
730.60'

EXISTING FENCE LINE