



56-70-17

# Know all Men by these Presents

THAT FLORENCE HAHN and GLEN HAHN, her husband, of Perry County, Ohio, for valuable consideration to them in hand paid by GARY L. HIPPI, SUE HIPPI, GERALD HIPPI and NANCY HIPPI, whose address is

do hereby GRANT, BARGAIN, SELL AND CONVEY to the said GARY L. HIPPI, SUE HIPPI, GERALD HIPPI and NANCY HIPPI, their heirs and assigns forever, the following described REAL ESTATE, situate in the Township of Salem, County of Muskingum, and State of Ohio.

Being a tract of land in Sections 14 and 17, Range 6W, Township 2N, Salem Township, Muskingum County, State of Ohio which is further described as follows:

NOTE: The angular variation between lines in the following description is based upon a bearing from a U.S.G.S. Seven and a half (7.5) minute Quadrangle Sheet. All pins called out as set are 3/4" x 30" steel rebars with aluminum caps.

Beginning at a recovered stone at the northeast corner of Section 17 on the east side of County Road Number 82, said stone also marks the northwest corner of the lands of R. Knipe, Vol. 563, Page 308;

thence, with the east line of said Section 17 and the west line of the said lands of R. Knipe along the said east side of County Road Number 82, South 2° 13' 21" West, a distance of six hundred forty-five and four hundredths (645.04) feet to a point which marks the northeast corner of the land of L. Echelberry, Vol. 793, Page 242;

thence, with the north and west lines of the said lands of L. Echelberry and running through said Section 17 with the following five courses:

1. North 88° 12' 52" West crossing said County Road Number 82, a distance of forty-nine and ninety-five hundredths (49.95) feet to a set steel pin;
2. continuing North 88° 12' 52" West, a distance of one thousand three hundred thirty-six and sixty-seven hundredths (1336.67) feet to a set steel pin;
3. South 1° 55' 37" West, a distance of one thousand three hundred forty and sixty-seven hundredths (1340.67) feet to a set steel pin;
4. South 88° 53' 50" West, a distance of one thousand three hundred twenty-one and seventeen hundredths (1321.17) feet to a steel pin set on the west line of the northeast quarter of said Section 17;
5. with the said west line of the northeast quarter of Section 17, South 0° 26' 38" West, a distance of six hundred forty-five and fifty-two hundredths (645.52) feet to a recovered stone at the southwest corner of the said northeast quarter of Section 17, said point also marking the southeast corner of the northwest quarter of said Section 17;

thence, with the south line of the said northwest quarter of Section 17 with the following two courses:

1. with the north line of the lands of E. C. Porter, Vol. 727, Page 62, South 89° 01' 24" West, a distance of two thousand five hundred forty and fifty-two hundredths (2540.52) feet to a recovered steel pin at the northeast corner of the lands of R. L. White, Vol. 812, Page 24;
2. with the said north line of the lands of R. L. White continuing South 89° 01' 24" West, a distance of ninety-nine and no hundredths (99.00) feet to a steel pin set at the southwest corner of the said northwest quarter of Section 17, said point also marking the southeast corner of the lands of O. L. Palmer, Vol. 546, Page 380;

DESCRIPTION APPROVED  
for Auditor's transfer  
By W. H. Dainoff  
4-26-84

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56-70-17-02

thence, with the west line of the said northwest quarter of Section 17 and the east line of the said lands of O. L. Palmer and the east line of the lands of H. J. Madden, Vol. 663, Page 158, North 0° 27' 05" East, a distance of two thousand nine hundred twelve and fourteen hundredths (2912.14) feet to a steel pin set at the northwest corner of the said northwest quarter of Section 17 said pin also marks the southwest corner of the southwest quarter of Section 14 and the southwest corner of the lands of R. Williams, Vol. 867, Page 332 and the southeast corner of the lands of Muskingum Mining Company, Vol. 797, Page 162;

thence, along the south line of the said southwest quarter of Section 14, South 87° 17' 49" East, a distance of two thousand six hundred forty and thirty-eight hundredths (2640.38) feet to a steel pin at the southwest corner of the said southeast quarter of Section 17;

thence, with the west line of said southeast quarter of Section 17, North 3° 58' 05" East, a distance of two thousand six hundred forty and fifty-three (2640.53) feet to a steel pin set at the northwest corner of the said southeast quarter of said Section 14;

thence, with the north line of the said southeast quarter of Section 14, said line being the south line of the lands of M. & N. McNeish, Vol. 753, Page 15 and E. French, Vol. 550, Page 680, South 87° 25' 00" East, a distance of two thousand six hundred sixty-four and ninety-seven hundredths (2664.97) feet to a steel pin set at the northeast corner of the said southeast quarter of said Section 14 said pin being witnessed by a recovered concrete monument at the southwest corner of the lands of G. W. Caldwell, Vol. 316, Page 365 and being South 87° 25' 00" East, a distance of twenty-nine and seventy hundredths (29.70) feet, said steel pin also marks the northwest corner of the lands of J. R. Holt, Vol. 850, Page 328;

thence, with the east line of the said southeast quarter of Section 14 and running in and along said County Road Number 82, South 1° 49' 31" West, a distance of two thousand six hundred forty-five and seventy-seven hundredths (2645.77) feet to the point of beginning.

This tract contains four hundred twenty and two hundred ninety-six thousandths (420.296) acres more or less of which one hundred sixty-four and six hundred seventy-four thousandths (164.674) acres are in the southeast quarter of Section 14, eighty-four and three hundred sixty-two thousandths (84.362) acres are in the northeast quarter of Section 17 and one hundred seventy-one and two hundred sixty thousandths (171.260) acres are in the northwest quarter of Section 17 as surveyed by George W. Stewart, Registered Surveyor #6357, March 30, 1984.

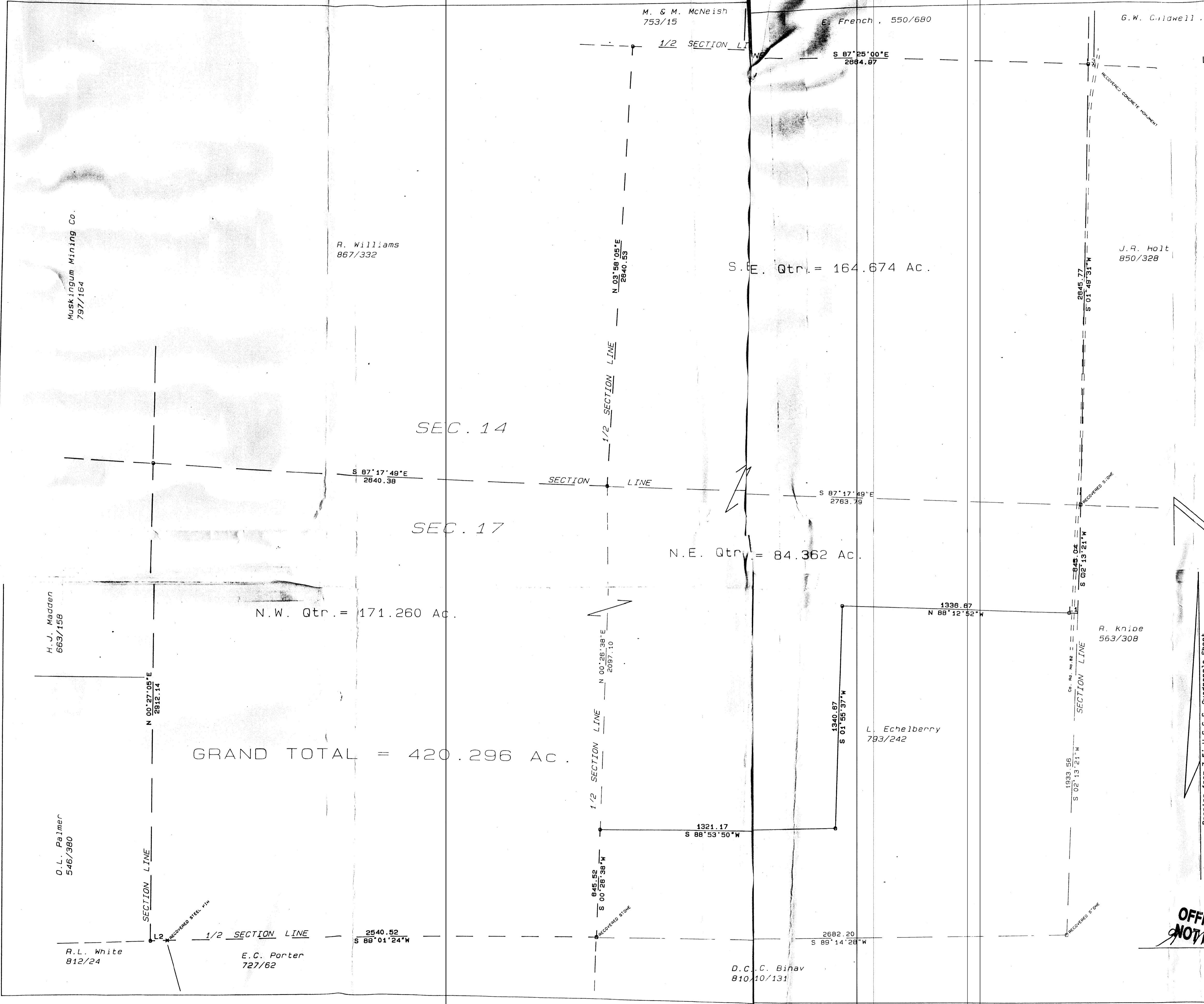
The above described tract is intended to convey all of the lands previously transferred from Richard & Ruth Williams to Florence Hahn, Vol. 867, Page 334.

LAST TRANSFER: Volume 867, Page 334, Deed Records, Muskingum County, Ohio.

and all the ESTATE, RIGHT, TITLE AND INTEREST of the said grantors in and to said premises; TO HAVE AND TO HOLD the same, with all the privileges and appurtenances thereunto belonging, to said grantees, their heirs and assigns forever.

And the said FLORENCE HAHN and GLEN HAHN, her husband, do hereby COVENANT AND WARRANT that the title so conveyed is CLEAR, FREE AND UNINCUMBERED, and that they will DEFEND the same against all lawful claims of all persons whomsoever, EXCEPT for taxes and assessments, now and hereafter due and payable, all of which the grantees herein assume and agree to pay as part of the consideration of this conveyance, and except restrictions, reservations, conditions, easements, and rights of way, if any, contained in prior instruments of record affecting the above described premises.

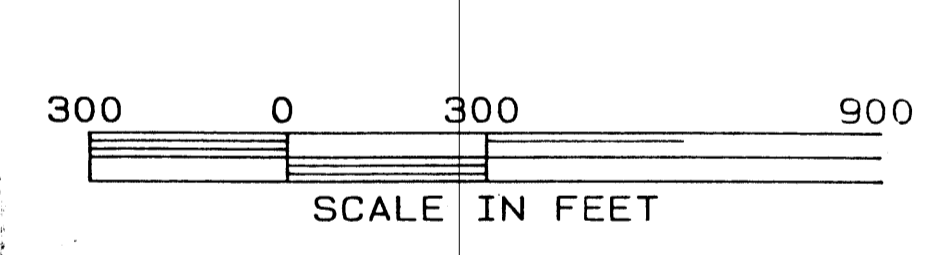
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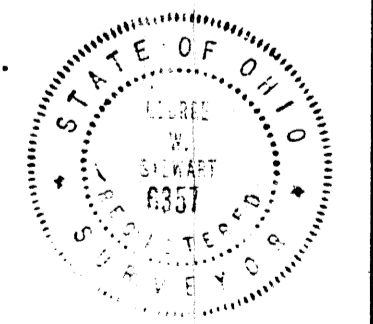
LINE	BEARING	DISTANCE
1	N 88°12'52"W	49.95
2	S 89°01'24"W	99.00
3	S 87°25'00"E	29.70

o = Set 3/4"x30" Steel Pin @ Alum. Ca

DOCUMENTS RESEARCHED:  
 316/365 550/680 753/15  
 867/332 663/158 546/380  
 812/24 727/62 810/131  
 793/242 563/308 850/328  
 797/62



BOUNDARY SURVEY  
 FOR  
 GERALD HIPP et al  
 IN  
 SECTIONS 14 & 17 R-6W T-2N  
 SALEM Twp. MUSKINGUM Co.  
 OHIO  
 March 30, 1984



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DESCRIPTION APPROVED  
 for Auditor's transfer  
 By *W.A. Damsel*  
 4-26-84

Reg. Surveyor No. 6357

Produced By  
 G. A. STEWART INC.  
 450 South Fourth St. (614) 622-2783  
 COSHOCTON, OHIO 43812