

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Kathryn L. Pyle, 1/2 interest, married

Carolyn Dieterly, 1/2 interest, single

hereinafter referred to as the Grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of _____

Two Thousand Four Hundred Fifty and 00/100 Dollars (2,450.00)

to him paid by the State of Ohio, in the name, and for the use, of _____

the City of Zanesville, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

PARCEL 15WV

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being the west part of Lot One, of Miller and Klemm's Subdivision to the City of Zanesville, Ohio, being Auditor's Parcel No. 8084-260531-000, as described and conveyed to Carolyn Dieterly in Deed Book 431, page 244 and to Kathryn L. Pyle in Deed Book 658, Page 231, Muskingum County Recorder's Office, and being more particularly described as follows;

Beginning at the intersection of the east right-of-way line of Underwood Street and the north right-of-way line of Fountain Square, said point being 22.40 feet right of Station 13+65.90, as shown in the Centerline Survey Plat MUS-22-12.28, of record in Recorder's Office, Muskingum County, Ohio, the **true point of beginning** of the parcel being described; thence, North 0° 45' 46" West, with the west line of the above referenced Lot, and the east right-of-way line of said Underwood Street, a distance of 52.45 feet to a point at the northwest corner of the said Lot, said point being 22.53 feet right of Station 14+18.35, said Centerline Survey Plat; thence, North 89° 14' 14" East, with the north line of said Lot, and leaving the said right-of-way line, a distance of 12.60 feet to a iron pin to be set upon completion of construction at a point 35.13 feet right of Station 14+18.32, said Centerline Survey Plat; thence, South 0° 53' 56" East, leaving the said north line of the said Lot, a distance of 40.95 feet to an iron pin to be set upon completion of construction at a point 35.13 feet right of Station 13+77.86, said Centerline Survey Plat; thence, South 65° 58' 43" East, a distance of 27.43 feet to an iron pin to be set upon completion of construction, in the south line of the said Lot and the north right-of-way line of Fountain Square, said point being 60.00 feet right of Station 13+65.81, said Centerline Survey Plat; thence, South 89° 14' 14" West, with the south line of said Lot and the north right-of-way line of Fountain Square, a distance of 37.60 feet to the **true point of beginning** of the parcel being described.

The parcel, as described above, contains 0.019 acres or 807 square feet, more or less, of which the present road occupies 0.000 acres, subject to all other legal highways, and other easements of record. The above bearings are based on the centerline of Underwood Street as bearing North 0° 53' 56" West. Iron pins to be set will be in compliance with Ohio Revised Code Chapter 4733-37-03, Monumentation. 0.019 acres are to be deleted from Auditor's Parcel No. 8084-260531-000

OFFICE COPY
NOT RECORDABLE
Clayton



ROGER M. SMITH
Ohio Registered Surveyor
S-6899

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *R.M.S.*
5-15-96
84-26-05-31 (PT)

Grantor claims title by instrument(s) of record in D.B. 658/431/377 Page 231/244/95
County Recorder's Office.

Grantor, for himself and his heirs, executors, administrators and assigns, reserves _____

the right of ingress and egress to and from the residue
TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever

And the said Grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever,