

Know all Men by these Presents

70-60-01-21-002

That VALERIA M. AKENS and ROBERT L. AKENS, her husband,

3305 ROGERS RD

of Muskingum

County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to

BONITA L. TRACEY

whose tax mailing address is 2870 Maysville Pike
Zanesville, Ohio 43701

**OFFICE COPY
NOT RECORDABLE**

the following real property:

Being a part of the 2.106 more or less acre tract conveyed to R. and V. Akens by Deed recorded in Volume 979, Page 401 of the Muskingum County Deed Records situated in the 4th quarter of Township 1, Range 7, of the United States Military Lands, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at the northeast corner of the southeast quarter of the northwest quarter of the said fourth quarter of Township 1, which bears west 40 feet from the northwest corner of Lot Number 1 of Rolling Hills Subdivision as recorded in Plat Book 9, Page 19 of the Muskingum County Plat Records; thence south 01 degrees 38 minutes 00 seconds west 401.00' (deed) along the west line of Township Road 851 to a point at the northeast corner of Robert D. and Julia E. Dunlop property as recorded in Volume 428, Page 427 of County Deed Records; thence south 88 degrees 09 minutes 48 seconds west 358.00 feet (deed) to a point at the northwest corner of a one acre tract now or previously owned by said Robert D. and Julia E. Dunlop; thence south 86 degrees 51 minutes 35 seconds west 195.08 feet along the north line of a 1.187 more or less acre tract conveyed to G. and C. Smock by Deed recorded in Volume 709, Page 282 of the County Records to an existing iron pin (5.8 inch rebar) at the northwest corner of said Smock tract; thence continuing south 86 degrees 51 minutes 35 seconds west 143.09 feet, along the north line of the above said R. Akens 2.106 more or less acre tract, to an iron pin set, said point being the place of beginning of the tract herein intended to be described; thence south 04 degrees 09 minutes 45 seconds east 267.01 feet to an iron pin set on the south line of said 2.106 more or less acre tract; thence with the said south line south 86 degrees 27 minutes 08 seconds west 150.00 feet to an iron pin set; thence north 02 degrees 41 minutes 06 seconds west 268.04 feet to an iron pin set on the said north line of said 2.106 more or less acre tract; thence with the said north line north 86 degrees 51 minutes 35 seconds east 143.08 feet to the place of beginning.

Containing 0.900 more or less acres, subject to all applicable easements and rights-of ways.

Part of Parcel # 71-70-60-01-21-000

All iron pine set are 5/8 inch X 30 inch rebar with plastic identification caps.

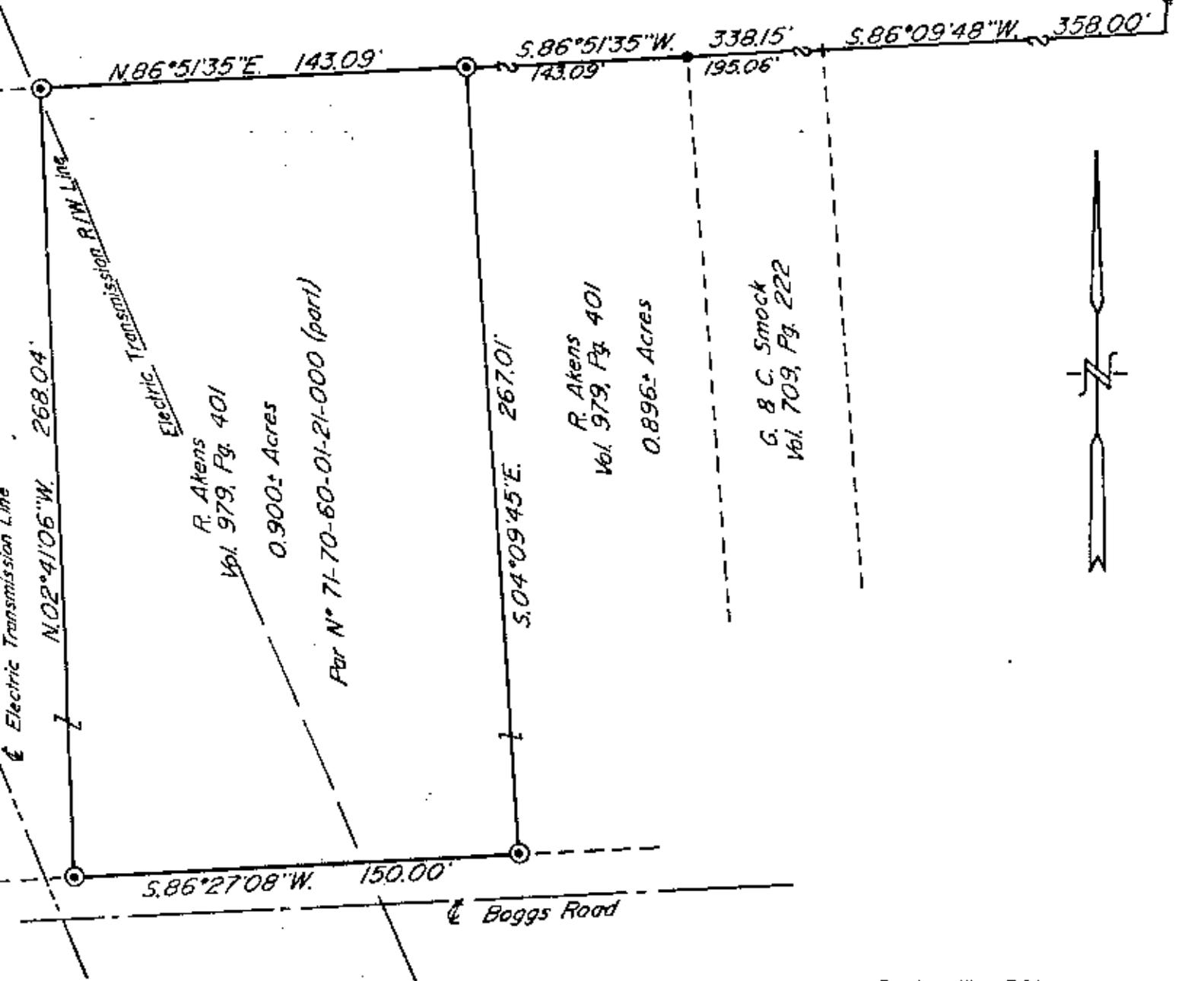
Bearings are based on the previous survey of the 2.106 more or less acre tract conveyed to R. Akens by Deed recorded in Volume 979, Page 401.

This description written from a survey of the premises by W. J. Biedenbeck, Registered surveyor #5718, dated the 24th day of March, 1992.

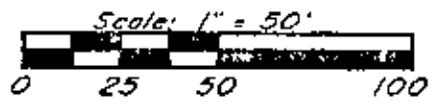
(There is retained by the Grantors herein, not included in the foregoing description, a strip of land approximately 30 feet wide adjacent to the entire westerly side of the parcel herein conveyed, and being a part of the 2.106 acres conveyed to Valeria M. Akens, one of the Grantors herein, by the deed now of record in Deed Volume 979, at Page 401, of the Deed Records of Muskingum County, Ohio, to be used by the Grantors herein for ingress and egress to other lands now owned by the Grantors, or for such other purpose as Grantors may desire.)

Northeast Corner
 Southeast Quarter
 Northwest Quarter
 4th Quarter Twp. 1

E. Walker
 Vol. 525, Pg. 155



Bearings are based on the previous survey of 2106± Acres as surveyed by W.J. Biedenbach, Reg. Surveyor #5718 and dated July 8, 1975.



- Existing Iron Pin ($\frac{5}{8}$ " rebar)
- ⊙ Iron Pin Set ($\frac{5}{8}$ " x 30" rebar w/ plastic id. cap)

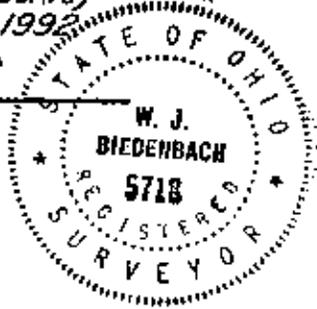
Being a part of Quarter Township 4, Township 1, Range 7, of the United States Military Lands, Washington Township, Muskingum County, Ohio.

Research

I hereby certify to the best of my knowledge, information, and belief, the above plat and survey to be correct as prepared by me, this 20th day of March 1992, from an actual field survey completed on the 18th day of March 1992.

- Vol. 979 Pg. 401
- Vol. 709 Pg. 222
- Vol. 525 Pg. 155
- Muskingum County Tax Map

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W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (614) 453-4850	
Drawn by: SDD	Date: 3-20-92
Scale: 1" = 50'	Checked by: <i>[Signature]</i>
Job N°: 3445	R. Atkins

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER

[Signature]