



54-7

7192-02-19

Know all Men by these Presents

2200 LAWFHEAD LN

That George Sims, Jr. and Norma Jean Sims,
husband and wife

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

with general warranty covenants, to Dennis S. Bertke

whose tax mailing address is

2340 Wayne Ridge Road
Zanesville, Ohio 43701

the following real property:

Being a part of the Southwest quarter of Section 12, Township 12,
Range 13, Wayne Township, Muskingum County, Ohio and being further
described as follows:

Commencing at a point marked by an existing iron pin at the north
west corner of the Southwest quarter of Section 12; thence south
00 degrees 18 minutes 52 seconds east 892.28 feet to a point in the
center of Township Road number 238, said point being the place of
beginning of this tract; thence following the centerline of said
Township Road number 238 the next six courses and distances:

- 1) North 64 degrees 24 minutes 30 seconds East 133.63 feet to a point;
 - 2) North 70 degrees 17 minutes 29 seconds East 107.84 feet to a point;
 - 3) North 74 degrees 29 minutes 45 seconds East 70.32 feet to a point;
 - 4) North 75 degrees 09 minutes 11 seconds East 98.77 feet to a point;
marked by a rail road spike;
 - 5) North 74 degrees 37 minutes 57 seconds East 111.75 feet to a point;
 - 6) South 85 degrees 51 minutes 21 seconds East 62.33 feet to a point;
- said point being the Northwest Corner of a 1.002 more or less acre
tract as recorded in deed book 727 at page 140 of the Muskingum County
Deed Records; thence South 17 degrees 29 minutes 38 seconds East
230.00 feet along the West Line of the said 1.002 more or less acre
tract to a point marked by an existing iron pin, passing a point marked
by an iron pin at 25.00 feet; thence North 85 degrees 16 minutes 49
seconds East 181.63 feet along the South Line of the said 1.002 more
or less acre tract to a point marked by an existing iron pin; thence
South 11 degrees 14 minutes 42 seconds East 223.21 feet to a point
marked by an iron pin; thence South 89 degrees 59 minutes 54 seconds
West 847.44 feet to a point marked by an iron pin; thence North 00
degrees 18 minutes 52 seconds West 260.06 feet to the place of be-
ginning, passing a point marked by an iron pin at 244.37 feet.

Containing 6.104 more or less acres, subject to all legal road right-
of-ways.

Northwest Corner of
the Southwest Qtr. of
Section 12

892.28'

3.25 Acres

260.46'

N 00° 18' 53" W 244.37'

George, Jr. & Norma J. Sims
614-175

DESCRIPTION APPROVED
for Auditor's transfer

By W.H. Metcalf

