

CENTRAL WARRANTY DEED

Donald V. Tufto and Velma L. Tufto,
husband and wife (1), of Franklin County, Ohio

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

Donald F. and H. Louise Bradford, Jr., whose tax-mailing address is

3170 Flint Ridge Road, Hopewell, Ohio 43746

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

of Ohio and in the Township of Hopewell : (2) being situated in the southeast quarter of Section six (6), Township one (1), Range nine (9), of the United States Military Lands, Hopewell Township, Muskingum County, State of Ohio and being part of that land deeded to Donald V. and Velma L. Tufto of record in Deed Volume 805 Page 312 in the Muskingum County Recorder's Office and being more particularly described as follows: beginning at an iron pin at the southeast corner of Section 6; thence North 86°18'39" West along the south line of Section 6 a distance of 1841.74 feet to an iron pin in the centerline of Flint Ridge Road (County Road 8); thence North 2°05'47" East along the centerline of Flint Ridge Road a distance of 134.91 feet to an iron pin also being the true place of beginning of the herein described tract; thence from the true place of beginning along the centerline of Flint Ridge Road along the arc of a curve to the right having a radius of 363.40 feet and whose chord bears North 10°26'38" East a chord distance of 75.58 feet to an iron pin; thence North 86°18'39" West a distance of 351.01 feet (passing over an iron pin at 30.70 feet) to an iron pin; thence North 72°11'43" West a distance of 158.63 feet to an iron pin; thence North 20°05'29" West a distance of 177.74 feet to an iron pin; thence North 3°41'21" East a distance of 108.00 feet to an iron pin; thence South 86°18'39" East a distance of 648.13 feet (passing over an iron pin at 628.13 feet) to an iron pin in the centerline of Flint Ridge Road; thence along the centerline of Flint Ridge Road along the arc of a curve to the right having a radius of 382.09 feet and whose chord bears South 22°29'50" West a chord distance of 192.18 feet to an iron pin; thence South 62°29'58" East (CONTINUED ON REVERSE SIDE.....)

Prior Instrument Reference: Vol. 805 Page 312 of the Deed Records of Muskingum

Donald V. Tufto and Velma L. Tufto, husband and wife

(3) ~~WITNESSES~~ the

Grantor releases all rights of dower therein. Witness their hand(s) this 14th day of August, 1979.

Signed and acknowledged in the presence of:

**OFFICE COPY
NOT RECORDABLE**

Linda C. Knorr

Donald V. Tufto

Kenneth D. Johnson

Velma L. Tufto

WITNESSES

Velma L. Tufto

State of Ohio

County of Franklin

ss.

BE IT REMEMBERED, That on this 14th day of August, 1979, before me, the subscriber, a notary public in and for said county, personally came,

Donald V. Tufto and Velma L. Tufto the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

and year aforesaid. *Linda C. Knorr*

NOTARY PUBLIC

This instrument was prepared by Donald V. Tufto

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Dates whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamp

DESCRIPTION APPROVED
Go / Auditor's Signature

MAIL TO GENERAL WARRANT DEED
SIDE MOUNT ESTATE FID
NATIONAL

GENERAL WARRANT DEED

TO

FROM

(DESCRIPTION CONTINUED FROM REVERSE SIDE)

a distance of 349.91 feet (passing over an iron pin at 20.28 feet) to an iron pin; thence South $2^{\circ}05'47''$ West a distance of 178.27 feet to an iron pin; thence North $86^{\circ}18'39''$ West a distance of 467.01 feet (passing over an iron pin at 442.01 feet) to the place of beginning, containing 7.536 acres, more or less.

Subject to all legal right-of-way of previous record.

The above described tract of land was surveyed by Charles J. Nestorani, Registered Surveyor No. 5666 in August, 1979.

This conveyance is subject to all existing leases and easements of record.

This conveyance is also subject to a mortgage in favor of First National Bank of Zanesville, Ohio as recorded in the Muskingum County Recorder's Office, Mortgage volume 696, page 12, recorded April 6, 1979.

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NOT RECORDABLE

RECORDED
MAY 10 1979
MUSKINGUM COUNTY, OHIO

25-05-06-24
3017 FLINTRIDGE RD

15
19
N 10° 26' 38" E
75.58

N 86° 18' 39" W 1841.76

52°
178.27' W

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