

25-57-05-32
640 TIMBER RUN RD

Know All Men by These Presents:

That¹ Edward C. Rodgers and Juanita P. Rodgers, husband and wife,

in consideration of one dollar (\$1.00)

to them paid by Donald E. Starkey and Cathy L. Starkey

DESCRIPTION APPROVED
for Auditor's transfer

whose address is

By [Signature] 6-30-80

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said Donald E. Starkey and Cathy L. Starkey

their heirs and assigns forever,

the following described **Real Estate**², Situated in the State of Ohio, County of Muskingum, Township of Hopewell.

Being a part of Section 21, Quarter Township 4, Township 1, Range 9 bounded and described as follows:

Commencing at a stone at the northwest corner of the Northeast Quarter of Section 21; thence south 84 degrees 32 minutes east 110.28 feet to an iron pin; thence south 0 degrees 40 minutes west 374.08 feet to an iron pin and the true place of beginning of the premises herein intended to be conveyed; thence south 0 degrees 40 minutes west 120 feet to an iron pin; thence north 89 degrees 20 minutes west 170 feet to an iron pin in the center of Township Road #288; thence along said road north 0 degrees 40 minutes east 120 feet to an iron pin; thence south 89 degrees 20 minutes east 170 feet to the true place of beginning, containing forty-seven hundredths (0.47) of an acre more or less.

Subject to all legal highways and the following condition, covenants and restrictions:

1. Said premises shall be used solely and exclusively for residence only excepting therefrom such part of any lot which is being used for other purpose at the time of the creation of these conditions.
2. No building or part of said building shall be erected within 30 feet of front line of the lot and not less than 8 feet from the side lines thereof, except that no building or part of said building on corner lots shall be erected within 30 feet of the line abutting on any street and not less than 8 feet from the remaining lines of such corner lot.
3. Said premises shall not be subdivided; no trailer, capped basement, tent, shack, garage or other structure erected on said premises at any time shall be used as a temporary or permanent residence; nor shall any structure of a temporary character be used as a residence.
4. All buildings erected or constructed on said lots shall consist of new materials, and, if exterior of such buildings are of frame construction, must be painted; and concrete and/or masonry constructed buildings shall be stucco or covered with similar materials; all buildings are to be roofed with asphalt shingles or better class of roofing materials. No roll roofing shall be permitted. The ground floor of such building shall have not less than 1000 square feet of floor space.

5. Said premises shall not be used for me-chantile business or manufacturing purposes of any nature; nor shall said premises be used for any offensive trade or activity which may become any annoyance or nuisance to the owners of other adjoining lots; and said premises shall not be used to store, or maintain thereon, junk, wrecked automobiles or parts of automobiles.
6. The said premises shall not be used for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of any tract adjoining said premises. No advertising sign, billboard or any other advertising device shall be erected on said premises.
7. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain anywhere on said premises.
8. Goats, swine, cattle or other animals shall not be permitted on said premises excepting small house pets.
9. No building or other structure shall be erected on said premises unless plans and specifications for the same with the location of structures is exhibited and approved by grantor, his heirs and assigns.
10. These restrictions shall run with the land and shall be binding upon grantees, assigns and heirs for a period of thirty (30) years.

This description written from a survey made by L. Peter Dinan registered surveyor #5451, March 25, 1974.

**OFFICE COPY
NOT RECORDABLE**

and all the **Estate, Title and Interest** of the said Edward C. Rodgers and Juanita P. Rodgers

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said Donald E. Starkey and Cathy L. Starkey

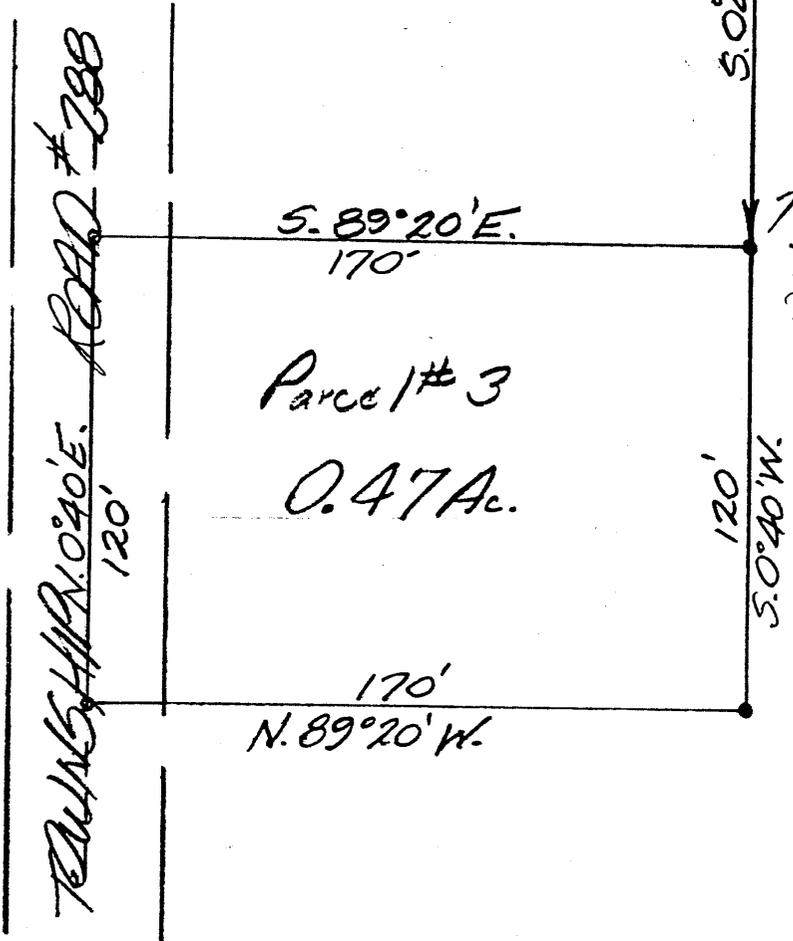
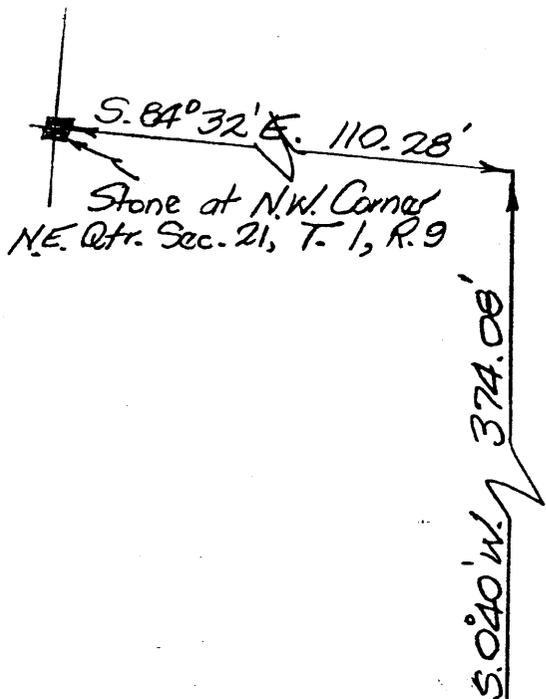
their heirs and assigns forever.

And the said Edward C. Rodgers and Juanita P. Rodgers

for themselves and their heirs, executors and administrators, do hereby **Covenant** with the said Donald E. Starkey and Cathy L. Starkey

that they are their heirs and assigns, the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That they do Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever; excepting taxes and assessments due hereafter.

L. PETER DINAN & ASSOCIATES
14 SOUTH FIFTH STREET
ZANESVILLE OHIO



1" = 50'
This plat is approved
for a sewage disposal
system 3-26-74
Dana F. Kinsey
Director

Zanesville - Muskingum County
General Health District
932 Maple Avenue
Zanesville, Ohio 43701

Approved for transfer
Apr 3, 1974
MUSKINGUM COUNTY COMMISSIONERS
E. W. Shook
Matt Patton
Joe J. Jamin

PART OF SEC. 21
QTR. TWP. 4, TWP. 1, R. 9
HOPEWELL TWP.
MUSKINGUM COUNTY, OHIO
March 22, 1974

DESCRIPTION APPROVED
for Auditor's transfer
BY [Signature] 6-30-74

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