

1 TYPD 02  
DEED  
DA 4-30-2003

# Know All By These Presents

84-08-01-01

948 ADAIR

That Raymond E. Polchow and Elnyr M. Polchow fka Elnyr R. Ray, husband and wife, the Grantors, for valuable consideration paid, grants with General Warranty Covenants to Barbara Kaseman, the Grantee, the following real property:

Situated in the State of Ohio, County of Muskingum, City of Zanesville, being a part of Lot 30, McIntire Terrace No. 1 as recorded in Plat Book 1, Page 68, and being the property conveyed to Raymond E. and Elnyr M. Polchow by Deed Volume 1123, Page 370 of the Muskingum County Recorder's Office, and being more particularly bound and described as follows:

Beginning at a 1/2" pipe found at the northeast corner of Lot 30, at the intersection of the westerly right-of-way line of Convers Avenue and the southerly right-of-way line of Adair Avenue, said point being the northeast corner of said Polchow property, thence along the westerly right-of-way of Convers Avenue, South 19 degrees 24 minutes 30 seconds West, 122.82 feet to a 1/2" pipe found at an angle point;

Thence continuing along the westerly right-of-way line of Convers Avenue, South 23 degrees 47 minutes 24 seconds West, 80.73 feet to an iron pin found with cap labeled "Walton" at the southeast corner of said Polchow property and the northeast corner of the property conveyed to R. & R. Staley by D. V. 1149-655;

Thence along the southerly line of said Polchow property and a northerly line of said Staley property, South 86 degrees 22 minutes 55 seconds West, 62.32 feet to a 1" solid iron pin found at the southwest corner of said Polchow property and a corner of said Staley property;

Thence along the westerly line of said Polchow property, and easterly line of said Staley property and the easterly line of the property conveyed to L. Nash by D. V. 480-112, North 01 degrees 41 minutes 34 seconds East, 197.89 feet to a point in the southerly right-of-way line of Adair Avenue at the northwest corner of said Polchow property and the northeast corner of said Nash property, passing an axle found at the southeast corner of said Nash property at 57.54 feet and a 1/2" pipe found at 191.29 feet;

copy on Plat

Thence along the southerly right-of-way line of Adair Avenue and the northerly line of said Polchow property, south 88 degrees 10 minutes 11 seconds east, 129.80 feet to the true point of beginning, containing 0.436 acres, 18,978 S.F., more or less. Subject to any and all easements, right-of-ways, conditions and restrictions of record. Bearings shown herein are based upon the northerly line of Lot 30 of McIntire Terrace No. 1 as being South 88 10 minutes 00 seconds east. This description was prepared by Smart Surveying, Inc. in March 2003 and is based upon actual field measurements.

Tax Parcel No. 84-08-01-01-000

Real Estate Address: 948 Adair Ave., Zanesville, OH 43701

Grantors Claim Title by DV 959, at page 283 and DV 1123, at page 370

This Deed is being delivered to evidence that a certain Land Installment Contract recorded in Volume 1347, at page 563 of the Muskingum County Recorder's Office, and executed by and between the above Grantors and Grantees, has been fully satisfied and is hereby CANCELED AND DISCHARGED of record. The Recorder is hereby requested to cross-index this Deed to Volume 1347, at page 563.

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

EXCEPTED from the general warranty covenants are the real estate taxes and assessments which shall be prorated between the Grantor and Grantee(s) to the time of closing and those taxes and assessments due and payable thereafter.

**OFFICE COPY  
NOT RECORDABLE**

THIS INSTRUMENT PREPARED BY

LAW OFFICES

REESE, PYLE, DRAKE & MEYER, P.L.L.

38 NORTH SECOND STREET - P.O. BOX 919

NEWARK, OHIO 43058-0919

