

84-09-01-07 COM

Know all Men by these Presents

That, WILLIAM E. STEED and PAULETTE R. STEED, Husband and Wife, of Muskingum County, State of Ohio, for valuable consideration paid, grants, to WILLITS SAWYER, whose tax mailing address is _____ the following real property:

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, AND CITY OF ZANESVILLE, AND DESCRIBED AS FOLLOWS;

BEING A PART OF LOT NUMBER 19 OF THE MC INTIRE TERRACE AS RECORDED I PLAT BOOK 1, PAGE 68-69 OF THE MUSKINGUM COUNTY PLAT RECORDS, IN THE CITY OF ZANESVILLE, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE WITH THE SOUTH LINE OF AN ALLEY AND THE NORTH LINE OF SAID LOT, NORTH 86 DEGREES 48 MINUTES 08 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 48.64 FEET, A TOTAL DISTANCE OF 95.89 FEET TO A POINT, SAID POINT BEING SOUTH 12 DEGREES 30 MINUTES 28 SECONDS EAST 1.00 FEET FROM AN EXISTING IRON PIN (1/2 INCH PIPE); THENCE WITH THE WEST LINE OF A TRACT CONVEYED TO E. AND I. SAWYER BE DEED RECORDED IN VOLUME 450, PAGE 553 OF THE SAID COUNTY RECORDS. SOUTH 12 DEGREES 30 MINUTES 28 SECONDS EAST 124.20 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE); THENCE CONTINUING WITH THE SAID WEST LINE, SOUTH 14 DEGREES 38 MINUTES 28 SECONDS EAST 68.88 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE LEAVING THE SAID WEST LINE, SOUTH 19 DEGREES 01 MINUTES 24 SECONDS EAST 24.51 FEET TO AN IRON PIN SET ON THE NORTH LINE OF FINDLEY AVENUE; THENCE WITH THE SAID NORTH LINE, SOUTH 54 DEGREES 57 MINUTES 07 SECONDS WEST 2.00 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE) AT THE SOUTHWEST CORNER OF THE ABOVE SAID SAWYER TRACT; THENCE WITH THE WEST LINE OF SAID SAWYER TRACT NORTH 14 DEGREES 38 MINUTES 28 SECONDS WEST 25.14 FEET TO THE PLACE OF BEGINNING.

CONTAINING 23.58 SQUARE FEET OR 0.0005 MORE OR LESS ACRES. SUBJECT TO ALL APPLICABLE EASEMENTS. ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718/PS6926).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF THE NORTH LINE OF LOT NUMBER 19 DATED JUNE 25, 1974 AND PERFORMED BY W. J. BIEDENBACH, REGISTERED SURVEYOR #5718. THIS SURVEYED PREPARED BY W.J. BIEDENBACH ON APRIL 12, 1995.

Auditor's Parcel No. 80-84-09-01-08-000 (PART)

Prior Instrument Reference: Volume 1087, Page 1

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY Al D... 8-30-95

OFFICE COPY NOT RECORDABLE

Witness their hand this _____ day of _____ 1995.

Signed and acknowledged in presence of

WILLIAM E. STEED

PAULETTE R. STEED