

17-73-63-02

1200 MUSSELMAN DR

GENERAL WARRANTY DEED  
INDIVIDUAL

That WILLIAM R. SMITH AND TERESA E. SMITH, husband and wife, for valuable consideration paid, grant, with general warranty covenants, to HOMEQUITY, INC., a Delaware corporation, the following real property:

Situated in the State of Ohio, County of Muskingum and Township ~~of~~ bounded and described as follows:

Being a part of the west half of the Fourth Quarter, Township 1, Range 8, Falls Township, Muskingum County, Ohio, and being more particularly described as follows:

Beginning, for reference, at the southeast corner of Lot 10, Five Oaks Subdivision (Plat Book 4, page 84) in the centerline of State Route 146; thence South 69 degrees 45'00" East 444.10 feet along the centerline of State Route 146 to the southeast corner of the T. and B. Fulkerson lands as found in Deed Book 555 at page 347; thence North 06 degrees 00'00" East 750.00 feet (from previous survey) to an iron pin found and being the principle place of beginning of the tract herein to be described; thence North 64 degrees 52'08" West 335.72 feet (North 69 degrees 45'00" West 336.70 feet by deed found in Volume 673 at page 78 of the Muskingum County Recorder's Office) to an iron pin set on the eastern right of way line of Musselman Road; thence with the eastern right of way line of Musselman Road, North 03 degrees 43'05" East 90.00 feet to an iron pin set; thence South 73 degrees 24'46" East 326.32 feet to a concrete monument found; thence South 06 degrees 00'00" West 140.00 feet to the place of beginning, containing 0.8383 acres, more or less, subject to all legal easements of record and including the following easements: an easement approximately 100 feet from the east line and of unknown width. This is for the purpose of servicing and maintaining a water line which runs through the above tract; also an easement 15.00 feet in width along the eastern boundary as a means of ingress and egress to a parcel to the north of this description.

The bearings of the above description are based on the south line of the Five Oaks Subdivision being North 69 degrees 45'00" West.

The above survey is based on a field survey done by Dennis P. Hagan, Registered Surveyor #6917, on December 7, 1985.

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

Tax Parcel No. is 17-00088.

Prior Instrument Reference: Volume 673 at Page 78 of the Deed Records of Muskingum County, Ohio.

EXCEPT the taxes and assessments which shall be pro-rated between the Grantor(s) and the Grantee(s) to the time of closing and those taxes and assessments due and payable thereafter.

IN WITNESS WHEREOF, the said WILLIAM R. SMITH AND TERESA E. SMITH who hereby release their right and expectancy of dower in said premises, have hereunto set their hand(s), this \_\_\_\_\_ day of \_\_\_\_\_, in the year A.D. 198\_\_\_\_\_.

Signed and acknowledged in the presence of:

\_\_\_\_\_

**OFFICE COPY  
NOT RECORDABLE** 17-85

William R. Smith

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Teresa E. Smith

DEED DESCRIPTION

P.P.N. 17-17-73-03-02-000

BEING A PART OF THE WEST HALF OF THE FOURTH QUARTER, TOWNSHIP ONE (1), RANGE EIGHT (8), FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:.

BEGINNING, FOR REFERENCE, AT THE SOUTHEAST CORNER OF LOT TEN (10), FIVE OAKS SUBDIVISION (PLATBOOK 4, PAGE 84) IN THE CENTER-LINE OF STATE ROUTE 146; THENCE S 69 45 00 E 444.10 FEET ALONG THE CENTERLINE OF STATE ROUTE 146 TO THE SOUTHEAST CORNER OF THE T. AND B. FULKERSON LANDS AS FOUND IN DEED BOOK 555 PAGE 347; THENCE N 06 00 00 E 750.00 FEET (FROM PREVIOUS SURVEY) TO AN IRON PIN FOUND AND BEING THE PRINCIPLE PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE N 64 52 08 W 335.72 FEET (N 69 45 00 W 336.70 FEET BY DEED FOUND IN VOL. 673, PG. 78 OF THE MUSKINGUM COUNTY RECORDERS OFFICE) TO AN IRON PIN SET ON THE EASTERN RIGHT-OF-WAY LINE OF MUSSELMAN ROAD; THENCE WITH THE EASTERN RIGHT-OF-WAY LINE OF MUSSELMAN ROAD N 03 43 05 E 90.00 FEET TO AN IRON PIN SET; THENCE S 73 24 46 E 326.32 FEET TO A CONCRETE MONUMENT FOUND; THENCE S 06 00 00 W 140.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.8383 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL EASEMENTS OF RECORD AND INCLUDING THE FOLLOWING EASEMENTS; AN EASEMENT APPROXIMATELY 100 FEET FROM THE EAST LINE AND OF UNKNOWN WIDTH, THIS IS FOR THE PURPOSE OF SERVICING AND MAINTAINING A WATER LINE WHICH RUNS THROUGH THE ABOVE TRACT; ALSO AN EASEMENT 15.00 FEET IN WIDTH ALONG THE EASTERN BOUNDARY AS A MEANS OF INGRESS AND EGRESS TO A PARCEL TO THE NORTH OF THIS DESCRIPTION.

THE BEARINGS OF THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE FIVE OAKS SUBDIVISION BEING N 69 45 00 W.

THE ABOVE SURVEY IS BASED ON A FIELD SURVEY DONE BY DENNIS P. HAGAN, REGISTERED SURVEYOR #6917, ON DECEMBER 7, 1985.

DATED: 12/11/85

**OFFICE COPY  
NOT RECORDABLE**  
DENNIS P. HAGAN, P.S.  
REGISTERED SURVEYOR #6917

