



Know all Men by these Presents

That PATRICIA A. PARSONS and CLARENCE M. PARSONS, her husband

of Muskingum County, State of Ohio, for valuable consideration paid, grant
with general warranty covenants, to JAMES L. BAUMGARTNER and STELLA L. BAUMGARTNER

whose tax mailing address is 155 1/2 North Cedar Street, Newark, Ohio 43055

the following real property:

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

FIRST PARCEL: Being all of Lot No. 24 of Shady Lane Subdivision Section No. 20,
Township No. 12, Range No. 12, Harrison Township, Muskingum County, Ohio (Plat
Book 13, page 69).

SECOND PARCEL: Being a part of Lot No. 25 of above mentioned Subdivision.
Beginning at the Northeast corner of Lot No. 25; thence along the East line of said
lot South 42 degrees 15 minutes East 245 feet to the low water mark of the Muskingum
River; thence along said low water mark South 41 degrees 12 minutes West 70.47
feet; thence leaving said low water mark North 42 degrees 15 minutes West 253.04
feet to the North line of said lot; thence along said North line North 47 degrees
45 minutes East 70 feet to the place of beginning, containing 0.40 of an acre.

Description prepared by Robert A. Janes, Registered Surveyor No. 6029 in May, 1983.

ALSO a perpetual easement in, on, over and under the following land being a
private drive from County Road No. 6, Harrison Township, Muskingum County, Ohio,
owned by Grantors and through the Westerly 30 feet of all lots of Shady Lane
Subdivision of Harrison Township, Muskingum County, Ohio, for purposes of ingress
and egress.

As a part of the consideration from this conveyance of the incorporation of like
covenants in any and all conveyances of other sublots in said subdivision, the
grantees herein for themselves, their heirs, executors, administrators and assigns,
hereby covenant and agree to and with said grantors, their successors and assigns,
for the use and benefit of said grantors, their heirs and assigns and every other
person, who shall or may become the owner of/or have a title derived immediately or
remotely from, through or under the said grantors, their heirs and assigns to any
lot or parcel of land situated in said subdivision as follows:

1. No building or trailers shall be built or set within 100 feet of the west
property line or within 10 feet of any other property line, except on the river
frontage; no structure shall be placed on the river frontage within 10 feet of the
river bank, except boat docks and boating facilities which do not extend more than
5 feet above the top of the river bank.
 2. No open pit latrines or dry wells shall be constructed on said premises. All
sewage systems to be approved by the Department of Health, State of Ohio, and the
Muskingum County Department of Health and installed according to their specifications.
 3. No basements or busbody, garage or temporary buildings erected on the premises
shall be used as a vacation cottage or residence, either temporary or permanently.
 4. Buildings on said premises shall be restricted to a residence or vacation cottage
containing no less than 420 square feet of livable floor space; each lot shall
not contain more than one constructed residence or one residence trailer.
 5. At all times premises shall be kept free from brush, refuse and unsightly or
obnoxious weeds.
 6. No motor vehicles shall be kept parked or stored outside a garage or building
without a current license plate.
 7. No animal, livestock, poultry of any kind shall be raised or kept on the subject
premises, except dogs, cats and other household pets, which may be kept so long
as they do not constitute a nuisance.
 8. Said premises shall be for residential purposes only and not for business
purposes of any kind. Rental of a cottage or trailer for residential purposes
shall not be deemed a business under this paragraph.
 9. A housetrailer may be used as a residence on said premises, however, the same
must be kept in a state of good repair and must be a factory manufactured house
trailer and not a busbody or converted vehicle.
 10. Said conditions and restrictions listed above shall run with the land hereby
conveyed and shall be binding upon the buyers, their heirs, executors, administrators
and assigns, until the year 1999.
- EXCEPTING AND RESERVING to the grantors, their heirs and assigns a 30 foot right of

20-60-20-33

20-60-20-34

9220 SHADY LN

9240

"

"

N47°45'E
70.00'

P.O.B.

117.00'

PRIVITE DRIVE 30' RIW

LOT

7

S42°15'E - 245.00'

LINE

LOT N^o 24

LOT LINE

LOT N^o 23

LOT N^o 25

N42°15'W
253.04'

LOT

LINE

BEING ALL OF LOT N^o 24, AND PART OF
LOT N^o 25 OF SHADY LANE SUBD.
SEC N^o 20, T-12, R-12, HARRISON TWP.,
MUSKINGUM CO. OHIO.

REF - PLAT BOOK 13, PAGE 69

SCALE 1" = 30'

SURVEYED MAY 1983

BY ROBERT A. JONES

OFFICE COPY
NOT RECORDABLE

70.47'
S41°12'W

MUSKINGUM RIVER

↑ FLOW

REG. SURV. N^o 6029