

Know all Men by these Presents

That RAY M. VANSICKLE and ARLENE E. VANSICKLE, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to JOSEPH W. SOMERS and KATHRYN E. SOMERS,

whose tax mailing address is Black Run Road, Nashport, Ohio 43830

the following real property:

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

FIRST PARCEL: Being a part of the north part of quarter township 2, range 9, township 2, bounded and described as follows: Commencing at the Northwest corner of Quarter Township 2; thence east along the township line a distance of 6,550.00 feet to a spike in the Jackson-Licking Township line in the centerline of Black Run Nashport Road (586); thence south 7 degrees 26 minutes east along said centerline a distance of 371.62 feet to a spike; thence south 2 degrees 27 minutes west along said centerline a distance of 227.82 feet to a spike; thence north 87 degrees 18 minutes west a distance of 30.00 feet to an iron pin on the westerly right of way line of said S. R. 586, said iron pin is at the true place of beginning for the parcel herein intended to be conveyed; thence south 2 degrees 42 minutes west along said right of way line a distance of 100.00 feet to an iron pin; thence north 87 degrees 18 minutes west a distance of 200.00 feet to an iron pin; thence north 2 degrees 42 minutes east a distance of 100.00 feet to an iron pin; thence south 87 degrees 18 minutes east a distance of 200.00 feet to the true place of beginning, containing forty-six (.46) hundredths of an acre, more or less.

SECOND PARCEL: Being a part of the north part of quarter township 2, range 9, township 2, bounded and described as follows: Commencing at the Northwest corner of quarter township 2; thence east along the township line a distance of 6,550.00 feet to a spike in the Jackson-Licking Township line in the centerline of Black Run Nashport Road (586); thence south 7 degrees 26 minutes east along said centerline a distance of 371.62 feet to a spike; thence south 2 degrees 27 minutes west along said centerline a distance of 227.82 feet to a spike; thence north 87 degrees 18 minutes west a distance of 30.00 feet to an iron pin on the westerly right of way line of said S. R. 586; thence south 2 degrees 42 minutes west along said right of way line a distance of 100.00 feet to an iron pin at the true place of beginning for the parcel herein intended to be conveyed; thence continuing south 2 degrees 42 minutes west along said right of way line a distance of 100.00 feet to an iron pin; thence north 87 degrees 18 minutes west a distance of 200.00 feet to an iron pin; thence north 2 degrees 42 minutes east a distance of 100.00 feet to an iron pin; thence south 87 degrees 18 minutes east a distance of 200.00 feet to the true place of beginning, containing forty-six (.46) hundredths of an acre, more or less.

The description for the above two parcels were written November 16, 1971 by R. Marshall, registered surveyor # 5307.

Subject to all existing leases and easements for utilities.

The parcels herein described and the above tracts, and other tracts which may hereafter be added to the above parcels shall be subject to the following restrictions, covenants, easements, and conditions which shall be made a part of any deed or other instrument of transfer of said parcels henceforth, namely:

1. The parcels herein described shall be used except for residential purposes. No other use shall be permitted except a one or two-family dwelling, not to exceed two acres, and a private garage.

2. No building shall be built nearer to the front street line than 25 feet and nearer to the side lines than five feet. Eaves shall be considered a part of the building.

3. No dwelling shall be permitted having a ground floor area of less than 1,000 square feet for a 1 1/2 or 2-story house and 900 feet for a one-story house, or porch and garage. All buildings except foundation shall be constructed of materials other than concrete or cinder block facing.

4. The parcels herein described and maintenance of utilities and drainage shall be

OFFICE COPY
NOT RECORDABLE

