

DEED OF FIDUCIARY

Statutory Form

OFFICE COPY
NOT RECORDABLE

KNOW ALL MEN BY THESE PRESENTS: **SHARON F. EVERHART-BROOKS** **EXECUTRIX OF THE ESTATE OF DOROTHY B. EVERHART**

by the power conferred by Section 5 of the Last Will and Testament of **Dorothy B. Everhart** **and every other power for** one dollar (\$1.00) **and other good and valuable considerations**

covenants to **Brent Berkfield**

whose mailing address is 2934 Jenkins Drive, Zanesville, OH 43701

the following real property:

Situated in the State of Ohio, County of Muskingum, Township of Newton.

Being a part of the Southwest Quarter of Section 3, Quarter Township 1, Township 15, Range 14 bounded and described as follows:

Beginning at the Southeast corner of Lot 48 in Maysville Heights No. 2, Recorded in Plat Book 11, Page 2; thence; along the east line of said Lot 48 north 11 degrees 36 minutes east 254.50 feet to an iron pin found at the northeast corner of said Lot 48; thence north 70 degrees 32 minutes east 441.85 feet to an iron pin found on the east line of the Southwest Quarter of Section 3; thence along said east line south 3 degrees 45 minutes west 495.08 feet to the northeast corner of Lot 47 in Maysville Heights No. 2; thence along the north line of said Lot 47 south 73 degrees 31 minutes west 187.70 feet to the northwest corner of said Lot 47; thence along Jenkins Drive on a curve to the left having a radius of 156.56 feet an arc length of 184.06 feet (the chord of which bears north 44 degrees 43 minutes 12 seconds west 173.64 feet) to an iron pin found; thence north 78 degrees 24 minutes west 136 feet to the place of beginning, containing three and eighty-six hundredths (3.86) acres more or less.

This description written from a survey made by L. Peter Dinan Registered Surveyor #5451 September 17, 1988.

Saving and excepting from the above described premises an easement for highway or public road purposes in, on, over and across said premises and bounded and described as follows:

Beginning at the Southeast corner of Lot Forty-eight (48) Maysville Heights No. 2, recorded in Plat Book Eleven (11), Page 2 of the Muskingum County Plat Records; thence North Eleven (11) degrees Thirty-six (36) minutes east along the easterly line of said Lot Forty-eight (48), a distance of Two hundred fifty-four and fifty hundredths (254.50) feet to an existing iron pin, said iron pin is the Northeast corner of said Lot Forty-eight (48); thence North Seventy (70) degrees Thirty-two (32) minutes East; a distance of Four hundred forty-eight and thirty hundredths (448.30) feet to an existing iron pin in the Easterly line of said Section Three (3); thence South Three (3) degrees Forty-five (45) minutes West along said Section line, a distance of Forty-three and fifty-two hundredths (43.52) feet to a point; thence South Sixty-six (66) degrees Forty-two (42) minutes West, a distance of Four hundred twenty-six and sixty-nine hundredths (426.69) feet to a point; thence South Eleven (11) degrees Thirty-six (36) minutes west a distance of One hundred ninety-eight and sixty hundredths (198.60) feet to a point on the Northerly right-of-way line of Jenkins Drive; thence North Seventy-eight (78) degrees Twenty-four (24) minutes West along

said Northerly right-of-way line, a distance of Forty (40.00) feet to the place of beginning, containing Seventy-five hundredths (0.75) of an acre, more or less.

Subject to all reservations and restrictions as set forth in the Muskingum County Plat Records for Maysville Heights Sub-Division #2.

Subject further to a Right Of Way Easement to the Board of County Commissioners of Muskingum County for a sewer line to serve the above described premises, as recorded in Muskingum County Record Book 918, Page 83, and all other easements and encumbrances of record.

Prior instrument reference: Volume 634, Page 258.

Being Auditor's Parcel No. 47-47-12-02-17-000

Subject to Grantee assuming any and all liability and obligations upon the mortgage to Waterfield Mortgage Company.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A. J. Hamill
9-30-88

Prior instrument reference: Volume 999 Page 33

WITNESS her hand this 19th day of September, 1988

Signed and acknowledged in
presence of:

Kathleen T. Achello
Linda A. Childs

Sharon F. Everhart-Brooks
Sharon F. Everhart-Brooks

as Executrix of the Estate of Dorothy
B. Everhart

The State of ~~Ohio~~ ^{Florida} County.

Be it remembered, That on this 19th day of September, 1988
before me, the subscriber, a Notary Public in and for
said county, personally came the above named grantor and acknowledged the signing of the foregoing instrument to be her voluntary act and deed in the capacity described therein for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal on the day and year last aforesaid.

Prepared by:

Steven E. Buck, Attorney at Law

Tracy J. Hanks
Notary Public, State of Florida
My Commission Expires Nov. 4, 1989
NOTARY PUBLIC

DEED OF FIDUCIARY

Statutory Form

From

Estate of

Dorothy B. Everhart

To

Brent Berkfield

Received 19

at o'clock M.

Recorded 19

in County

Record of Deeds, Vol.

Page

Recorder

Recorder's fee - \$

TRANSFERRED

19

Auditor

Deputy

HARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO



L. PETER DINAN & ASSOCIATES
27 SOUTH SIXTH STREET
ZANESVILLE, OHIO

2934 JENKINS DR.



N. 70° 32' E. 441.85'
EASEMENT

N. 11° 30' E. 254.50'
EASEMENT

386 Ac.

PART # 41-47-12-02-17-000

N. 78° 24' W. 136.0'
JENKINS

MAYSVILLE HEIGHTS NO. 2
PLAT BOOK 11, PAGE 2

ARC = 184.06'
RADIUS = 156.56'
CHORD = 173.64'
12° 43' 12" W. 171.11'

S. 73° 31' W. 187.70'

LOT 47

S. 3° 45' W. 495.08'

BROADVIEW ACRES NO. 2 PLAT BOOK 12, PAGE 20

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. L. Namik

9-30-88

PART OF
SOUTHWEST QUARTER SEC. 3
CTR. TWP. 1, TWP. 15, RANGE 14
NEWTON TOWNSHIP
MUSKINGUM COUNTY, OHIO

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SEPT. 16, 1988