



70-58-01-04

# Know all Men by these Presents

**That** Warren W. Lent, Jr. and Shirley Cohagan Lent, husband and wife,

of Muskingum County, State of Ohio, for valuable consideration paid, grant ,  
with general warranty covenants, to The Downing Company, a partnership,

whose tax mailing address is 2880 East Pike, Zanesville, Ohio 43701

the following real property: Situated in the State of Ohio, County of Muskingum, Township of Washington:

Being a part of Quarter Township 3, Township 1, Range 7, bounded and described as follows:

Commencing at a stone at the Southwest corner of Lot 3 of John C. Howards Sub-division as recorded in Deed Book 9, Page 394 of the records of Muskingum County, Ohio; thence south 2 degrees 28 minutes 32 seconds east 1284.91 feet to an iron pin; thence along the south line of limited access right of way of Interstate 70 north 81 degrees 03 minutes 01 seconds west 210.68 feet to an iron pin; thence leaving said right of way south 68 degrees 16 minutes 26 seconds west 467.50 feet to a point; thence south 52 degrees 46 minutes 21 seconds west 171.53 feet to an iron pin and the true place of beginning of the premises herein intended to be described; thence south 41 degrees 03 minutes 14 seconds east 121.22 feet to an iron pin; thence south 44 degrees 26 minutes 46 seconds west 218.44 feet to an iron pin; thence north 21 degrees 55 minutes 49 seconds west 122.81 feet to an iron pin; thence north 41 degrees 46 minutes 46 seconds east 178.43 feet to the true place of beginning, containing fifty-three hundredths (0.53) of an acre more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, July 9, 1979.

Subject to future taxes and assessments, legal highways, conditions, restrictions, and easements, if any, of record.

As part of the consideration for this conveyance, the Grantee hereby covenants and agrees to use the above property for the exclusive purpose of installation of a sewage disposal system for the improvement of the Jones/Norton properties located just East of the Lent property and for no other purpose. In the event the Grantee shall fail to substantially perform said covenants and obligations, the said real estate shall revert to and vest absolutely in the Grantors, their heirs and assigns. Provided, however, that Grantors and Grantee agree that Grantee may convey the above property to Muskingum County or other appropriate governmental body for the purpose of transferring said sewage disposal system to said county or other appropriate governmental body, in which event Grantors, their heirs, successors and assigns, agree to join in said conveyance to said county or other appropriate governmental body in order to convey such right and title in said property as may then by law or regulation be required. Any reversion rights granted by said county or other appropriate governmental body shall be granted to Grantors, their heirs and assigns.

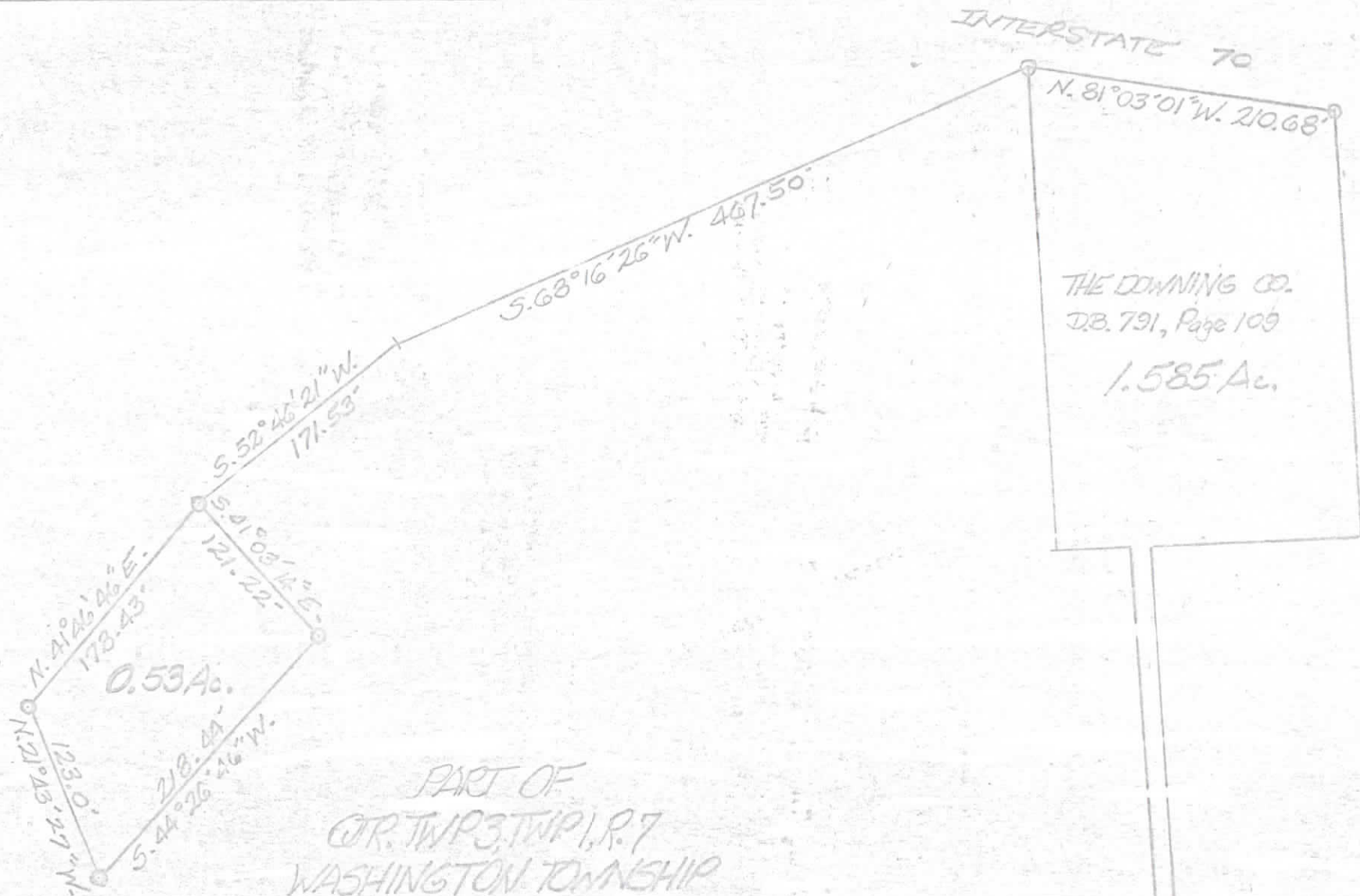
For the consideration hereinbefore set forth, Grantors for their heirs, successors and assigns, do additionally covenant and agree to convey unto the Grantee, its successors and assigns, a perpetual easement and a right-of-way upon and across the following described property of Grantors:

Situated in the State of Ohio, County of Muskingum, Township of Washington, being a part of Quarter Township 3, Township 1, Range 7 and as further described in Deed Book 708, page 282 of the Muskingum County Records.

for the purpose of providing the Grantee with a means of ingress and egress to the property conveyed to the Grantee by the Grantors in this instant deed and for the purpose of constructing, from time to time, maintaining, operating, replacing and removing one or more fluent lines of pipe for the transmission of sewage and waste from adjacent property owned by the Grantee, as more fully described in Deed Book 791, Page 109 of the Muskingum County Records, to the property conveyed to the Grantee from the Grantors in this instant deed. At such times as the Grantors and Grantee establish the exact location of said easement and said right of way, Grantors, their heirs, successors or assigns shall execute a deed of easement and right of way conveying the same to Grantees. In the event a survey of said easement or right of way is necessary to complete said conveyance, such expense shall be paid by the Grantee. Grantors shall have the right to tap the sewer line for two single family residences.

OFFICE COPY  
NOT RECORDABLE

L. PETER DINAN & ASSOCIATES  
14 SOUTH FIFTH STREET  
ZANESVILLE / OHIO



PART OF  
QTR. TWP 3, TWP 1, R. 7  
WASHINGTON TOWNSHIP  
MUSKINGUM COUNTY OHIO

July 5, 1973

OFFICE COPY  
NOT RECORDABLE

INTERSTATE 70

N. 81° 03' 01\"W. 210.68'

THE DOWNING CO.  
D.B. 791, Page 109

1.585 Ac.

STATE ROUTE 40

85-01