

70-80-06-10
70-80-06-11 PS
70-80-06-24

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE presents that GRACE E. GOFF, an unremarried widow, of Muskingum County, Ohio, for valuable consideration paid, grants WITH GENERAL WARRANTY COVENANTS, to DONALD G. GOFF and SHARON C. GOFF, husband and wife, whose tax mailing address is 2745 North Lawndale Place, Zanesville, Ohio, 43701, an undivided one-half (1/2) interest in the following real estate situated in the State of Ohio, County of Muskingum, Township of Washington, being a part of Lot 3 of John C. Howards Subdivision in Quarter Township 4, Township 1, Range 7, as recorded in Deed Book 9, Page 394, bounded and described as follows:

Commencing at a stone found at the northwest corner of said Lot 3; thence along the north line of said Lot 3 south 84 degrees 33 minutes 15 seconds east 250 feet to an iron pin and the true place of beginning of the premises herein intended to be described; thence continuing south 84 degrees 33 minutes 15 seconds east 664.13 feet to a point in Pleasant Grove Road; thence south 1 degree 41 minutes 14 seconds east 20.15 feet to a point; thence north 84 degrees 33 minutes 15 seconds west 317.49 feet to an iron pin; thence south 13 degrees 50 minutes 14 seconds west 288.45 feet to a point; thence south 82 degrees 27 minutes east 120 feet to an iron pin; thence south 7 degrees 09 minutes west 161.54 feet to an iron pin found; thence north 74 degrees 07 minutes 13 seconds west 126.78 feet to an iron pin found; thence north 74 degrees 56 minutes 37 seconds west 190.50 feet to an iron pin; thence south 4 degrees 25 minutes west 157.10 feet to an iron pin; thence north 85 degrees 29 minutes 26 seconds west 364.41 feet to an iron pin; thence north 5 degrees 38 minutes 09 seconds east 454.50 feet to an iron pin; thence south 84 degrees 33 minutes 14 seconds east 250 feet to an iron pin; thence north 5 degrees 38 minutes 09 seconds east 125 feet to the true place of beginning, containing six and seventy-four hundredths (6.74) acres, more or less.

Subject to the easements of Pleasant Grove Road.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, January 25, 1989.

EXCEPTING AND RESERVING unto the GRANTOR, Grace E. Goff, the right to continue to live in the 1975 Holly Park Housetrailer located on the subject property, for and during her lifetime or so long as she is able to continue living there. Provided, further, that while the said Grace E. Goff continues to reside there, the Grantees, Donald G. Goff and Sharon C. Goff, agree, at their own expense, to pay all taxes and insurance on the real estate and housetrailer, to maintain the water well for the use of the said life tenant, and to provide snow removal to allow ingress and egress to the housetrailer occupied by Grace E. Goff.

Further Grantees herein are accepting the property herein described in its present condition, and are not relying upon any warranties or statements of Grantor as to the condition, character and size of the same.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY J. J. Nantz
2-08-89

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NOT RECORDABLE