



70-98

copy

Know all Men by these Presents

That Vivian B. Fusner and Warren Fusner, her husband,

of Muskingum County, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to David B. Dingey

whose tax mailing address is Fulkerson Lane, Zanesville, Ohio 43701

the following real property:

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

Being a part of Quarter Township four, Township one, Range seven, Washington Township, Muskingum County, Ohio and being further described as follows:

Commencing at the Northeast Corner of Clear Lake Acres Subdivision as recorded in Plat Book thirteen page forty-nine of the Muskingum County Plat Records, said corner being the Intersection of a line between Washington and Wayne Townships and the center of Township Road 193; thence North 18 degrees 19 minutes 00 seconds East 385.58 feet to a point in the said center of Township Road 193; thence North 01 degree 57 minutes 51 seconds East 329.40 feet to a point in the said center of Township Road 193; thence North 03 degrees 38 minutes 00 seconds West 469.98 feet to a point in the said center of Township Road number 193, said point being the place of beginning of the tract herein intended to be conveyed; thence continuing North 03 degrees 38 minutes 00 seconds West 62.76 feet to a point in the said center of Township Road 193; thence North 02 degrees 46 minutes 00 seconds West 130.06 feet to a point in the said center of Township Road 193; thence leaving the said center of Township Road 193 North 87 degrees 25 minutes 56 seconds East 357.32 feet to a point marked by an iron pin, passing a point marked by an iron pin at 25.00 feet; thence South 05 degrees 38 minutes 00 seconds West 69.00 feet to a point marked by an iron pin; thence South 11 degrees 14 minutes 00 seconds West 128.24 feet to a point marked by an iron pin; thence South 87 degrees 25 minutes 56 seconds West 315.27 feet to the place of beginning, passing a point marked by an iron pin at 290.27 feet.

Containing 1.500 more or less acres, subject to all legal road right-of-ways.

This description written by W. J. Biedenbach, Reg. Surveyor #5718 on May 8, 1981.

The property hereinafore described is conveyed subject to the following restrictions, which shall remain in full force and effect from the date hereof and shall be binding upon the grantee, his heirs and assigns, and shall be fully recited in future instruments of conveyance for this parcel or incorporated therein by reference hereto:

1. Said premises shall be used exclusively for a single family dwelling.
2. Said premises shall not be subdivided or used as a right-of-way without the written consent of the grantor.
3. Said premises shall not be used for storing wrecked, junked, or permanently disabled automobiles, or any other wrecked or used material, or for the storage of anything else that would tend to make the property unsightly.
4. The premises shall not be used for the purpose of any trade, business, or manufacture of any description.
5. Said premises shall not be used for the housing, corralling, feeding, or harbouring of goats, swine, or chickens, but may be used for the stabling of a horse or pony, if the premises are kept in a sanitary condition.

OFFICE COPY
NOT RECORDED

RECEIVED
auditor's transfer
8-2-83

407.22
Talked to Mike
(Joe's H:it)
he agreed
this should
be 407.22
to match
the plat
8-5-83
Roy.