

DEED OF FIDUCIARY

Statutory Form
(R.C. Sec.5302.09)

84-21-01-49

1152 LINDEN AVE

KNOW ALL MEN BY THESE PRESENTS:

That Doris J. Taylor as Executrix of the Estate of Frank R. Taylor by the power conferred by the Probate Court of Muskingum County, Ohio, in Case C92-506 on August 12, 1992, and every other power for Eighty-six Hundred Dollars (\$ 8,600.00) paid, grants with fiduciary covenants to Rodney Seward, whose tax mailing address is 2115 Russell Drive, Zanesville, Ohio 43701, the following real property:

Situated in the City of Zanesville, County of Muskingum and State of Ohio and bounded and described as follows:

Being a part of Outlot No. 52, as designated in the Plat of McIntire Terrace No. 2, as recorded in the Muskingum County Plat Records, and being more specifically described as follows:

Beginning at a stake, marking the Southwest corner Lot No. 3 of John McIntire's Subdivision of Outlot No. 52, which point and corner, is on the North line of an 8 foot alley, at its intersection with the East line of Linden Avenue (formerly called River Street) thence following the East line of the said Linden Avenue, North 27 degrees 15 minutes East, 38.00 feet to a corner marked with a Steel Axle and being the true place of beginning, for the description of the tract of land described in this first parcel of land and also being the Southwest corner of that part of the said Lot No. 3, now owned by the said Arthur D. Black Estate; thence from this said beginning point and continuing along the East side of the said Linden Avenue, North 27 degrees 15 minutes East, for a distance of 46.17 feet to a corner, marked with a Steel Axle; thence South 62 degrees 45 minutes East, for a distance of 120 feet, to a corner marked with a Steel Axle which point and corner is located on the West side of a 16.50 foot alley; thence following along the West side of said alley, South 27 degrees 15 minutes west, for a distance of 46.17 feet to a corner marked with a Steel Axle; thence North 62 degrees 45 minutes West, for a distance of 120.00 feet to the true place of beginning, estimated to contain 0.127 of an acre, more or less.

Description corrected by Jerry L. Gamble, Reg. Surveyor 5737, March 9, 1994.

Prior instrument reference: Certificate of Transfer recorded at Muskingum County Deed Record Volume 637, Page 235. Parcel # 84-21-01-49-000

WITNESS my hand this 21 day of ~~January~~ ^{FEBRUARY}, 1994.

Signed and acknowledged in the presence of:

DORIS J. TAYLOR

Jacqueline Bear
(Witness Sign)

Jacqueline Bear
(Witness Print)

Margaret J. Drake
(Witness Sign)

MARGARET J. DRAKE
(Witness Print)

x Doris J. Taylor (Willaker)
AS EXECUTRIX OF THE ESTATE OF
FRANK R. TAYLOR, DECEASED

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. Swickard
3-11-94

Sketch of Premises at 1052 Linden Avenue, Zanesville, Ohio
Being that property described in Vol. 637, Page 274, of the Deed Records of Muskingum County, Ohio
and showing its relation (or "Tie") to the Northwestern Corner of Outlot 52, of which, said Property is a part.
The "True Place of Beginning" of the above property bears S27°15'W, 130.17 feet, from the Northwestern corner of Outlot 52.

OFFICE COPY
NOT RECORDED
Jerry Lee Gamble
Registered Surveyor No. 5737
March 9, 1994

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. Swickard
3-11-94

(said True Place of Beginning bears South 27 degrees 15 minutes West along the East line of Linden Avenue a distance of 130.17 feet from the Northwestern corner of Outlot 52)

Northwesterly Corner Outlot 52 - McIntire Terrace No. Two
Copy Plat Book 1, Page 22

Age Group	Percentage
18-24	20%
25-34	25%
35-44	20%
45+	35%

OUTLOT 52

Harold R. King, Sr. & Opal M. King
660/199

Janet K. LeRoy Doig
590/228

S62°45'E
120.00

Parcel No. 80-B4-21-01-49-000.

0.127 Acre

- True Place of Beginning

120.00
N62°45'W

Joseph A. LeRoy
243/378

Southwest Corner Lot 3
-John McIntire's Subdivision
of Outlot 52 (Unrecorded)

ALLEY

ALLEY

16.50

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The "True Place of Beginning" of the above property bears S27°15'W, 130.17 feet, from the Northwestern corner of Outlot 52.

**OFFICE COPY
NOT RECORDABLE**
Jerry Lee Gamble
Registered Surveyor No. 5737
March 8, 1994.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. Swinland
3-11-94