

WARRANTY DEED

Image ID: 000000654134 Type: OFF
 Recorded: 10/29/2004 at 12:59:05 PM
 Fee Amt: \$44.00 Page 1 of 4
 Instr# 200400016781
 Muskingum County
 Karen Vincent County Recorder

BK **1905** PG **598**

KNOW ALL MEN BY THESE PRESENTS

THAT, J. J. DETWEILER ENTERPRISES, INC., a corporation under the laws of the State of Ohio, the Grantor, for Ten and 00/100 Dollars, (\$10.00), and other valuable consideration, received to its full satisfaction of **FREDERICK E. TACKETT**, an unmarried man, **AND DESMA J. DENNEY**, an unmarried woman, whose tax mailing address will be 8130 County Road 1, South Point, Ohio 45680, does **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the Grantees, their heirs and assigns, the following described premises situated in the Township of Brush Creek, County of Muskingum, and State of Ohio:

TRACT #7B**SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"**

Prior Deed: Volume 1070, Page 229

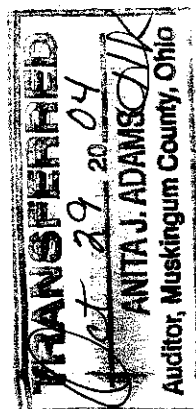
Part of Parcel #08-08-70-08-12-000

Permanent Parcel # _____

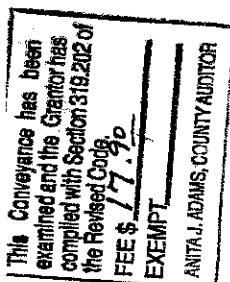
ADDENDUM

Except subject to easements, mineral leases, zoning and allotment restrictions, and all other restrictions of record. Seller hereby reserves the right for itself, its successors and assigns, of an area forty feet wide along the total frontage of the above described premises for the purpose of installation and maintenance of any public utility lines, specifically including, but not limited to gas, and/or electrical lines. Seller retains all rights to royalties from mineral, oil and gas leases on existing wells.

1. No old cars, trucks, tires, refuse of any kind, "junk" vehicles or trailers are to be stored on the Property.
2. That said property will be used for residential and farming purposes, and conforms to local zoning regulations.
3. That there shall be no excessive noise in or near the Property and that Buyer may not commit any act, which causes a nuisance to Buyer's neighbors or the neighborhood.
4. Buyer will keep the property in a clean, sanitary and sightly condition, and in compliance with all laws or regulations imposed by any governmental authority having jurisdiction over any Property for the care, safety, health and upkeep of real estate.
5. That Buyer will not, nor will Buyer permit, the storage of refuse, trash, or hazardous materials on the Property, nor may the Property be used as a dump or landfill site.
6. That Buyer will comply with all laws, rules or regulations of Federal, State or local agencies for protection of the environment ("E.P.A.") now or hereafter imposed concerning the treatment of storage of materials or substances; Buyer will defend and hold Seller harmless with respect to any violations, including, without limitation, the payment of Seller's attorneys fees required to defend same.
7. If the Property is not wooded Buyer will cause same to be mowed at least twice per year.
8. Before Buyer may place any dwelling or mobile home on the Property, Buyer must provide Seller proof of compliance with septic codes.
9. If Buyer undertakes to erect any structures on the Property, all exterior construction must be of new material. The Exterior of new Buildings must be completed within six (6) months from start of construction.
10. Mobile homes may not be more than ten (10) years old and minimum of 14'x54' in size. Wheels must be removed and set up for permanent living.
11. Mobile homes must be skirted with new mobile home type skirting.
12. All camper units must have holding tanks. No on-ground dumping is permitted. Campers may not be used for permanent living.
13. All structures and facilities must be maintained so as not to become unsightly.



001914



TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, forever. And the said Grantor does for itself and its successors and assigns covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents it is well seized of the above described premises as a good and indefeasible estate in **FEE SIMPLE**, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all encumbrances whatsoever, *except see above addendum.*

Taxes and Assessments to be prorated to April 2, 1994.

And that it will **WARRANT AND DEFEND** said premises, with the appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever, against all lawful claims and demands whatsoever, except as set forth above.

IN WITNESS WHEREOF said corporation set its hand and corporate seal, by JOSEPH J. DETWEILER, its President, this 18th day of May, 2004.



BK 1905 PG 599

J. J. DETWEILER ENTERPRISES, INC.

BY: *Joseph J. Detweiler*
JOSEPH J. DETWEILER, PRESIDENT

STATE OF OHIO

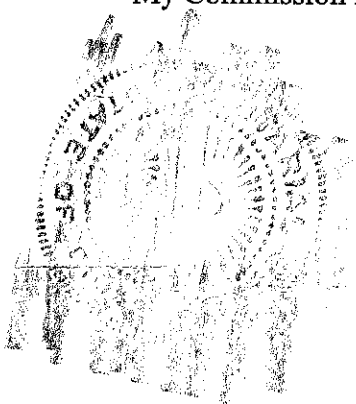
COUNTY OF STARK

SS.

BEFORE ME, a Notary Public in and for said County, personally appeared the above named J. J. DETWEILER ENTERPRISES, INC., by JOSEPH J. DETWEILER, its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Uniontown, Ohio, this 18th day of May, 2004.

My Commission Expires: 08-21-08



Tina M. Kelly
NOTARY PUBLIC
TINA M. KELLY

This instrument prepared by J. J. DETWEILER ENTERPRISES, INC.

727 Cambridge Road
Coshocton, Ohio 43812



LANDMARK SURVEYS

EARL R. DONAKER, P.S.

(614) 623-0993
1-800-842-3264

J.J. DETWEILER ENTERPRISES, INC. 2.500 Acres

Being 2.500 acres, more or less, part of parcel 08-08-70-08-12, in the northeast quarter of section 8, in the fourth quarter of township 10 north, range 13 west, Congress Lands East of the Scioto River, in the township of Brush Creek, in the county of Muskingum, in the State of Ohio, and more particularly described as follows:

Commencing at a 5/8" steel pin found at the northeast corner of section 8;

thence, along the section line, N.88°33'21"W. 723.23' to a point in the centerline of SR 555, said point being the TRUE POINT OF BEGINNING;

thence, along the centerline of SR 555 the following 3 courses:

1. thence, S.19°37'36"E. 85.90' to a point;
2. thence, S.21°31'04"E. 86.23' to a point;
3. thence, S.18°44'22"E. 138.96' to a point;

thence, through the property of J.J. Detweiler Enterprises, Inc., 1070-229, the following 4 courses:

1. thence, S.88°51'54"W. 30.00' to a 5/8" steel pin found;
2. thence, continuing S.88°51'54"W. 100.00' to a 5/8" steel pin found;
3. thence, continuing S.88°51'54"W. 280.82' to a 5/8" steel pin set;
4. thence, N.01°08'06"W. 308.78' to a 5/8" steel pin set;

thence, along the section line, the following 2 courses:

1. thence, S.88°33'21"E. 277.38' to a 5/8" steel pin set;
2. thence, continuing S.88°33'21"E. 34.46' to the TRUE POINT OF BEGINNING, containing 2.500 acres, more or less, including public road right-of-way and is subject to all easements, rights-of-way, or restrictions, whether recorded or implied.

Bearings are based on a survey by Roger W. Claus, September 28, 1992, S.88°33'21"E. and are for angular calculations only. All 5/8" steel pins set are 30" long with plastic cap marked "E.R.D. 7142".

Pertinent documents: tax maps; deeds: 1070-229, 1081-298; surveys by: Roger W. Claus.

Prior deed: 1070-229.

Description and plat by Landmark Surveys, Earl R. Donaker, Professional Surveyor, #7142, from a survey of the premises in the month of June, in the year of our Lord one thousand nine hundred and ninety-four.



Image ID: 000000654136 Type: OFF
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DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A.L. SWINERT
6-20-94 RV

Remove not the old landmark. Proverbs 23:10



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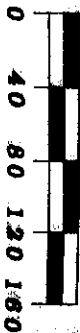
BK 1905 PG 601

THIS PROPERTY IS SUBJECT TO
ALL EASEMENTS, RIGHTS-OF-WAY,
OR RESTRICTIONS, WHETHER
RECORDED OR IMPLIED.

727 Cambridge Road
Coshocton, Ohio 43812

LANDMARK SURVEYS

tel: (614) 623-0993
1-800-842-3264

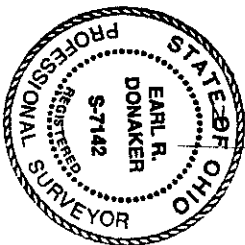
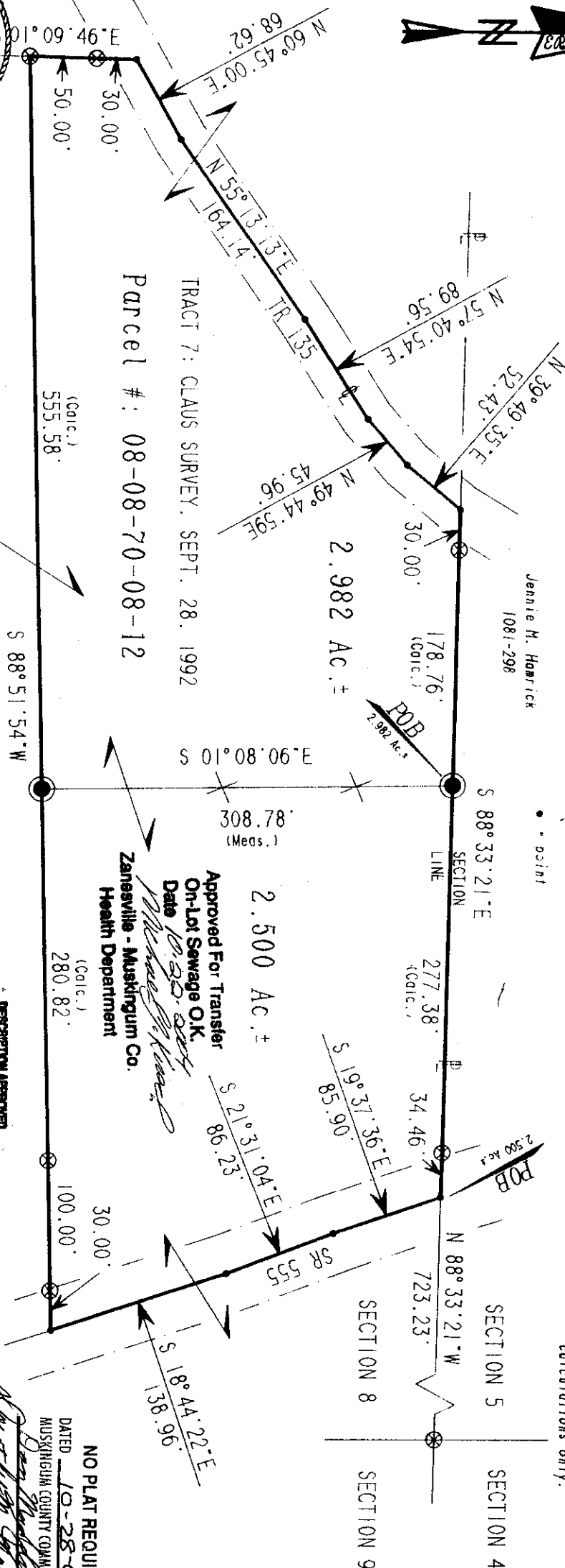


SCALE: 1" = 80'

ORIGINAL PLAT 11"x17"

Bearings are based on a survey by
Roger W. Claus, Sept. 28, 1992
S. 88°33'21"E. and are for angular
calculations only.

Pertinent documents: Tax maps:
Deeds: 1070-229, 1081-298
Surveys by: Roger W. Claus



Earl R. Donaker

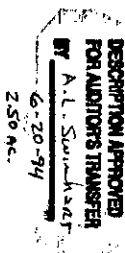
I, Earl R. Donaker, P. S. 7142, hereby
certify this plat to represent a boundary
survey pursuant to Chapter 4733-37, Ohio
Administrative Code and to be correct to
the best of my knowledge and belief.

TRACT 7: CLAUS SURVEY, SEPT. 28, 1992
Parcel #: 08-08-70-08-12

J. J. DETWEILER ENTERPRISES, INC.
1070-229

NOTE:

All distances are of record,
except as marked.



Approved For Transfer
On-Lot Sewage O.K.
Date 10-28-04
Zanesville - Muskingum Co.
Health Department

NO PLAT REQUIRED
DATED 10-28-04
MUSKINGUM COUNTY COMMISSIONERS
Donna Madigan
E. Edward Ludwig

J. J. DETWEILER ENTERPRISES, INC.
ACRES: 2.500 & 2.982
SECTION: NE 1/4, S. 8
FOURTH QUARTER, T 10N, R 13W.
CONGRESS LANDS E. SCIOTO R.
TOWNSHIP: BRUSH CREEK
COUNTY: MUSKINGUM, OHIO
DATE: JUNE, 1994

"Remove not the old landmark." Proverbs 23:10