

Know all Men by these Presents ^{7.00}

That

CARL T. EVANS and LUCILLE M. EVANS, husband and wife,
ROBERT E. EVANS and BONNIE EVANS, husband and wife, and
EVERETT C. MOWREY and JEAN E. MOWREY, husband and wife,

of the Counties of ~~Hocking~~ Hocking & Fairfield
and State of Ohio Grantors, in consideration of the sum of
One Dollar (\$1.00) and other good and valuable considerations

to them paid by EDWARD L. GIESMAN and MARY LOU GIESMAN

of the City of Columbus, County of Franklin,
and State of Ohio Grantees, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantees EDWARD L. GIESMAN and MARY LOU GIESMAN

their heirs and assigns forever, the
following Real Estate situated in the County of Hocking
in the State of Ohio, and in the Township of
Falls and bounded and described as follows:

Being a part of Fractional Lot 6, situate in Section 8, T14N, R17W, Falls Township, Hocking County, State of Ohio, and more particularly described as follows:

Beginning, for reference, at a corner post found to be on the northwest corner of the Southwest Quarter of Section 8, T14N, R17W;

Thence with the north line of said Southwest Quarter, South 86 degrees 19' 24" East a distance of 346.87 feet to a point, said point being the corner to Charles Orwig property and the State of Ohio property;

Thence with the property line between Charles Orwig and the State of Ohio, South 14 degrees 31' 26" East a distance of 200.86 feet to an iron pipe;

Thence continuing with said line, South 42 degrees 45' 26" East a distance of 483.07 feet to an iron pipe, said pipe being the corner to Charles Orwig property, State of Ohio property, and Carl Evans property, also said iron pipe being the principal place of beginning of the tract herein described;

Thence with the north line of the Evans property, South 45 degrees 14' 10" East a distance of 310.27 feet to a concrete monument;

Thence continuing with the north line, South 32 degrees 45' 20" East a distance of 10.00 feet to a 5/8" iron pin;

Thence leaving said north property line, South 51 degrees 26' 05" West a distance of 125.85 feet to a 5/8" iron pin;

Thence North 42 degrees 48' 48" West a distance of 122.00 feet to a 5/8" iron pin;

Thence North 30 degrees 22' 37" West a distance of 204.16 feet to a 5/8" iron pin set on the property line between Charles Orwig and Carl Evans, from which an iron pipe corner to Charles Orwig and Carl Evans bears South 55 degrees 58' 02" West a distance of 101.50 feet;

(Continued on next page)

Thence with the property line between Charles Orwig and Carl Evans, North 55 degrees 58' 02" East a distance of 71.00 feet to the principal place of beginning, containing .7931 acre, more or less.

The above described tract was surveyed by George F. Seymour, Ohio Registered Surveyor No. 6044, December 6, 1977.

Grantors additionally grant, bargain, sell and convey unto EDWARD L. GIESMAN and MARY LOU GIESMAN, an easement for ingress and egress only upon and across the following described property of Grantors.

Said easement being fifteen (15) feet in width and the centerline of the same being as follows:

Beginning at a point on the west line of the previously described .7931 acre tract, from which the northwest corner of said tract bears North 30 degrees 22' 37" West a distance of 100.00 feet;

Thence North 36 degrees 03' 21" West a distance of 101.74 feet to a point;

Thence North 37 degrees 51' 40" West a distance of 277.95 feet to a point;

Thence North 26 degrees 29' 24" West a distance of 200.00 feet to a point;

Thence North 14 degrees 31' 26" West a distance of 200.86 feet to a point in Township Road 560.

Said easement shall be used only for ingress and egress to serve the residence located on the previously described .7931 acre tract.

Said easement is nonexclusive and Grantors reserve and retain the right to convey similar easements to such other persons as Grantors (Continued on back page)

LAST TRANSFER: Deed Record Volume, 120

, Page 412

To have and to hold said premises, with all the privileges and appurtenances

thereunto belonging, to the said Grantee s EDWARD L. GIESMAN and MARY LOU GIESMAN
their heirs and assigns forever.

And the said Grantor s CARL T. EVANS and LUCILLE M. EVANS;
ROBERT E. EVANS and BONNIE EVANS; and
EVERETT C. MOWREY and JEAN E. MOWREY

for themselves and their heirs,

do hereby covenant with the said Grantee s EDWARD L. GIESMAN and MARY LOU GIESMAN

their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except accrued undetermined real estate taxes for the year 1978 which shall be prorated between the parties hereto to the date of delivery hereof, with Grantors agreeing to pay all that portion accruing prior thereto, and the Grantees, assuming and agreeing to pay all that portion accruing thereafter,

TRANSFERRED

APPROVED FOR TRANSFER
BY HOCKING TRANSFER
ENGINEER'S OFFICE
BY R. Co. DATE 2-21-78

354
FEB 21 1978

LEONARD A. MYERS
HOCKING COUNTY AUDITOR

This Conveyance has been examined and the Grantor has complied with Section 519.242 of the Revised Code, County Auditor.
FEB 21 1978 EXEMPT

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s EDWARD L. GIESMAN and MARY LOU GIESMAN their heirs and assigns against the lawful claims of all persons whomsoever except taxes aforesaid.

In Witness Whereof the said Grantors CARL T. EVANS and LUCILLE M. EVANS; ROBERT E. EVANS and BONNIE EVANS; and EVERETT C. MOWREY and JEAN E. MOWREY

who hereby release their right s of dower in the premises, have hereunto set their hands this 18th day of February in the year of our Lord one thousand nine hundred and seventy-eight (1978)

Signed and acknowledged in presence of

Maria Bouwers
Christoph S Veidt

Carl T. Evans
Carl T. Evans
Lucille M. Evans
Lucille M. Evans
Robert E. Evans
Robert E. Evans
Bonnie Evans
Bonnie Evans
Everett C. Mowrey
Everett C. Mowrey
Jean E. Mowrey
Jean E. Mowrey

The State of OHIO
HOCKING County } SS.

Be it Remembered That on this 18th day of February A.D. 19 78 before me, the subscriber, a Notary Public in and for said county, personally came the above named CARL T. EVANS and LUCILLE M. EVANS; ROBERT E. EVANS and BONNIE EVANS; and EVERETT C. MOWREY and JEAN E. MOWREY

the Grantor s in the foregoing Deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have personally subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

may deem proper, except that any further easements shall not interfere with Grantees' reasonable ingress and egress to said .7931 acre tract.

As a part of the consideration for this conveyance the Grantees herein, for themselves, their heirs, executors, administrators and assigns, hereby covenant and agree to and with the said Grantors, their successors and assigns as follows:

1. Said premises shall be used exclusively for residential purposes.
2. No structure other than one private dwelling house designated and intended for the occupancy of one family only, with garage and/or other outbuildings appurtenant thereto shall be constructed, reconstructed, placed, located and/or maintained on said premises.
3. No sheds, barns, or stables and no billboard, sign or advertising devise of any kind other than a "for sale" or "for rent" sign shall be erected, placed or suffered to remain on said premises.
4. No animals shall be kept, pastured or stabled on said premises excepting domesticated dogs or cats.
5. No recreational vehicles shall be permitted to be located on said premises for more than a total period of 30 days in any calendar year. This restriction does not apply to vehicles owned by Grantees and used by Grantees on other premises.
6. No mobile homes shall be located on said premises for any period of time whatsoever.
7. The several covenants and agreements hereinbefore contained in paragraphs numbered from 1 to 6 inclusive shall run with the land hereby conveyed and shall be binding upon the Grantees, their heirs, executors, administrators and assigns.

Warranty Deed

20218

CARL T. EVANS and LUCILLE M. EVANS; ROBERT E. EVANS and BONNIE EVANS; AND EVERETT C. MOWREY AND JEAN E. MOWREY

EDWARD L. GIESMAN and MARY LOU GIESMAN

Transferred 19

COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Hocking SS

RECEIVED FOR RECORD ON THE

1st day of February 1978
at 10:53 o'clock P.M.

and RECORDED February 22 1978 in

Deed Book 116 PAGE 274

Eatlen Carpenter REC.
COUNTY RECORDER

RECORDERS FEE \$ 7.00

national
graphics