

"DEED CHECKED FOR TRACT DESCRIPTION ONLY
HARRISON CO. ENGR.
APPROVED ✓ REJECTED
DATE 7-29-98 BY 02

This conveyance has been examined
and the grantor has completed with
section 319.202 of the revised code.

FEE \$ _____

EXEMPT /

PATRICK J. MOORE, County Auditor
b.e.j.

9800002002 *leg/c A*
Filed for Record in
HARRISON COUNTY, OHIO

TRACY L. BOYER
On 07-30-1998 At 08:37 am.
SURV DEED 14.00
Vol. 55 Pg. 194 - 195

Warranty Deed/Survivorship

Know all Men by these Presents

That Jean Saffell, unmarried the Grantor who claims title by and through an instrument recorded at Volume 225 Page 111 for the consideration of One Dollar and other good and valuable consideration, received to her full satisfaction of Dean Manbeck and Sharon Manbeck, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, the Grantees, whose tax mailing address is 415 N. Main Street, Cadiz, OH 43907 does hereby Give, Grant, Bargain, Sell and Convey unto the said Grantees, the following described Real Property:

Permanent Parcel No. 05.02331

Situated in the Village of Cadiz, County of Harrison, State of Ohio and being a part of the Southwest Quarter of Section 36, Township 9 North, Range 4 West of the Seven Ranges.

Further, being a part of a tract previously recorded as 170.514 acres (133.552 acres after exceptions) in Harrison County Deed Book 225 Page 111 and bounded and described as follows:

Commencing at an iron pin found at the Southwest corner of said Southwest quarter, thence with the Section line S. 88° 46, 32" E. 108.34 feet to the east right of way line of North Main Street Extension, from which a marked stone at the Southeast corner of the quarter bears S. 880 461 32" E. 2605.15 feet; thence with the east right of way N. 090 371 21" E. 281.19 feet to an iron pin found at the intercounty Highway #26 point of curvature at Sta. 28+23.60, 30 feet right; thence with the line of a 5.000 acre tract as recorded in Official Record Book 16 Page 221 N. 63' 11' 46" E. 601.65 feet to an iron pin found and the PLACE OF BEGINNING.

Thence continuing with said 5.00 acre tract N. 090 021 0711 E. 302.56 feet to an iron pin found; thence N. 52' 221 39" W. 279.09 feet to an iron pin found on the east line of the above mentioned right of way; thence with said right of way N. 370 37, 21" E. 177.10 feet to an iron pin set at the point of curvature at Sta. 38+50.7, 30 feet right; thence with a curve to the left having a radius of 2894.79 feet, an arc of 200.40 feet and a chord of N. 350 381 21" E. 200.36 feet to an iron pin set at Sta. 40+51.10, 30 feet right; thence leaving said right of way S. 560 201 38" E. 500.00 feet to an iron pin set; thence S. 27' 291 34" W. 563.22 feet to an iron pin set; thence with the north line of a 26.546 acre tract recorded in Official Record Book 16 Page 223 N. 88' 46' 32" W. 207.55 feet to the place of beginning and containing 6.000 acre, more or less.

Subject to all legal highways, streets, rights of way, or other covenants of record.

Bearings are based on the Ohio State Plane Coordinate System, South Zone. Iron pins set are 5/8 inch diameter rebar, 30 inches long or longer.

Surveyed January 17, 1998 by David R. Cole, Registered Surveyor No. 6995.

Previous Deed Reference Volume 225 Page 111 Harrison County Deed Records.

The within described premise are sold subject to the following restrictions which shall run with the land:

- 1) The premises shall not be subdivided into lots smaller than one acre.
- 2) The premises shall be used solely for residential, recreational and agricultural purposes.
- 3) No residence or dwelling shall be erected on the subject premises smaller than 1500 square feet floor area exclusive of basement, porches, garages and breezeways.
- 4) No building may be erected closer than ten feet to any property line.
- 5) Any residence built on the subject premises or structures commonly known as double wide mobile or manufactured homes or modular homes (that meet the above minimum square footage requirement) shall be erected on a permanent concrete block and mortar or similar masonry foundation.
- 6) No basements or subgrade structures shall be constructed and used for living quarters.

This Instrument Prepared by:
Attorney Andrew Hutyera
105 Jamison Ave., PO Box 235 Cadiz, OH 43907

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7) There shall be no dismantling or wrecking of automobiles or other vehicles or machinery on the premises and there shall be no storage of wrecked or dismantled vehicles or machinery on the premises. No campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be used as a permanent or temporary habitation on the subject premises. No campers, truck campers, travel trailers, motor homes or mobile homes or like vehicles shall be parked or stored on the subject premises unless titled to the property owner. No structure of a temporary character, basement, tent, shack, garage, barn or other out building shall be used at any time as a residence either permanently or temporarily.

8) No noxious or offensive activity shall be carried on upon the subject premises, nor shall anything be done thereon which may be or may become an annoyance or nuisance to neighboring owners. The premises shall not be used for any illegal or immoral purpose, nor shall the Grantee permit any disorderly, boisterous or indecent acts upon the premises, nor permit the premises to be used in any way so as to disturb the quiet enjoyment of adjoining owners.

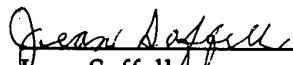
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees their heirs and assigns forever.

And Jean Saffell, does for her heirs and assigns, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, she is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same is Free from all incumbrances whatsoever except taxes prorated to the date of this instrument, and except all highways, easements, conditions and restrictions of record, and that she will Warrant and Defend said premises, with appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever.

In Witness Whereof I have hereunto set my hand this 29th day of
July 1998.

Signed and acknowledged
in the presence of:


Print Name ANDREW HUTYERA


Jean Saffell


Print Name JULIE ROMSHAK

State of Ohio
County of Harrison

Before me, a Notary Public in and for said County and State, personally appeared the above named Jean Saffell who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Cadiz, Ohio this 29th day of July, 1998



ANDREW HUTYERA, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
O.R.C. - 147.03


Notary Public