

Warranty Deed

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TRACY L. BOYER
Harrison Co. Recorder
Received MAR 6 1995
at 2:38 o'clock P.M.
Recorded MAR 6 1995
Receipt #6803 Amount 14.00

## Know all Men by these Presents

That Jean Saffell, unmarried the Grantor, who claim 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 **Bryan Dowdle**, the Grantee, whose tax mailing address is 343 W. Spring St. Cadiz, OH does hereby Give, Grant, Bargain, Sell and Convey unto the said Grantee, the following described Real Property:

Situated in the Village of Cadiz, County of Harrison, State of Ohio and being more particularly described as follows:

Being a part of the SW quarter of Section 36, Twp. 9, Range 4 and being part of a 168.098 acre tract as recorded in Vol. 225 page 111 of the Harrison County Deed Records.

To find the place of beginning, start at a marked stone (fd) at the SE corner of the SW quarter of Sec. 36; thence N. 00-41-34 E., 560.91 ft. to a capped iron pin (fd); thence N. 88-46-32 W. 957.98 ft. to a capped iron pin (fd) passing a capped iron pin (fd) at 907.98 ft.; thence N. 17-03-52 W., 1420.78 ft. to an iron pin (fd); thence N. 65-46-09 E. 548.15 ft. to a RRS (set) in the center of Twp. Rd. #601 and being the true place of beginning for the tract herein conveyed; thence from said place of beginning and following the center of Twp. Rd. #601 N. 14-04-20 E., 193.60 ft. to a RRS (set) from which two capped iron pins bear N. 30-33-27 E. 119.54 ft. and N. 84-19-51 E., 44.09 ft.; thence leaving said road N. 75-55-40 W. 25.00 ft. to a capped iron pin (set); thence continuing N. 75-55-40 W., 200.00 ft. to a capped iron pin (set); thence S. 14-04-20 W. 193.60 ft. to a capped iron pin (set); thence S. 75-55-40 E., 200 ft. to a capped iron pin (set); thence continuing S. 75-55-40 E., 25 ft. to the true place of beginning, containing 1.00 acres, more or less subject to all legal highways and easements of record.

Also conveyed with this tract is a 20 ft. sewer line easement over the Grantor's property from the center of Twp. Rd. #601 to the manhole on N. Main St. Extension as shown on the attached plat.

Survey and description by William D. McCullough, RS 6048 during November 1994. Bearings based on the E. line of the SW quarter of Section 36. All iron pins (set) are capped WDM 6048.

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 shall be erected on a concrete block or similar foundation.
- 6) No basements or subgrade structures shall be constructed and used for living quarters.
- 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 parked, stored or used as a temporary or permanent habitation on the subject premises. 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.

This Instrument Prepared by:  
Attorney Andrew Hutyera  
105 Jamison Ave., Cadiz, Oh 43907

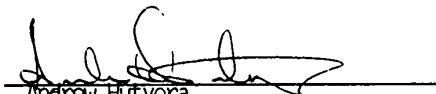
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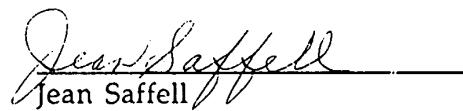
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee his heirs and assigns forever.

And Jean Saffell, does for her heirs and assigns, executors and administrators, covenant with the said Grantee, his 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 has good right to bargain and sell the same in manner and form as above written, and that the same are 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 Grantee, his heirs and assigns, against all lawful claims and demands whatsoever.

In Witness Whereof I have hereunto set my hand this 2nd day of March, 1995.

Signed and acknowledged  
in the presence of:

  
Andrew Hutyera

  
Jean Saffell

  
Millie 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 2nd day of March, 1995.

Transferred MARCH 6 1995  
PATRICK J. MOORE, Auditor  
FEE 50¢ BY S.E.J.  
<sub>PB</sub>

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

FEE \$ 8.00  
EXEMPT \_\_\_\_\_  
PATRICK J. MOORE, County Auditor  
S.E.J.

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

Warranty Deed  
Saffell to Dowdle

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