

TITLE REPORT

C/R/S

ERI-US 0006

Connectivity Corridor

PARCEL

39-00053.001

PID

116570

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE
INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
Huron Econo Lodge Limited Partnership (3/4 th) and R.A.F. Development Company, Inc., an Ohio corporation (1/4 th)	N/A	Fee
Mailing Address: 6322 146 th St. S.W. Edmonds, WA 98026		
Phone Number: 425-745-6076 (Dennis Michelson)		
Property Address: Cleveland Road Huron, Ohio 44839		
Agent: No record of Articles of Organization for Huron Econo Lodge LP Cancellation failure to maintain Agent for R.A.F. Development Company, Inc.		

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in the Township of Huron, County of Erie and State of Ohio: Being a parcel of land located in part of Original Lot 24, Section 3, and part of original Lot 30, Section 2...containing 3.8020 acres

Title acquired by: Deed Book Volume 537, Page 578, filed 9-28-1987 and Official Record Book 146, Page 416, filed 11-24-1993.

APN 39-00053.001 3.8000 acres per Tax Card

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None found of record		

(3-B) LEASES

Name & Address	Commercial/Residential	Term
None found of record		

(3-C) EASEMENTS

Name & Address	Type
Fred W. Willgrube to Ohio Edison Company No address given	Electric Transmission Line

Recorded in Deed Book Volume 275, Page 75, filed 10-22-1956

Cannot determine if in Take Area
Fred W. Willgrube to
State of Ohio
No address given

Easement for Highway
Purposes (Parcel 267-LA, 267-A, 267)

Recorded in Deed Book Volume 308, Page 28, filed 3-18-1960

Cannot determine if in Take Area

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

No Articles of Organization found in the Ohio Secretary of State's Office for Huron Econo Lodge LP.

Found in the Ohio Secretary of State's Office Articles of Incorporation recorded as Doc ID G467_0402 for R.A.F Development Company, Inc, James R. Smail, Agent.

Found in the Ohio Secretary of State's Office a Cancellation Failure to Maintain Agent recorded as Doc ID 201035643730, filed 12-22-2010 for R.A.F. Development Company, Inc.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Erie Township: Huron School District: Huron CSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
39-00053.001	<u>\$114,000</u>	<u>\$99,660</u>	<u>\$213,660</u>	<u>\$2,512.72 per half</u>

1st half 2022: PAID
2nd half 2022: PAID
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:

N/A

This Title Report covers the time period from 3-30-1903 to 10-20-2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 39-00053.001 and presently standing in the name of Huron Econo Lodge Limited Partnership (3/4th) and R.A.F. Development Company, Inc., an Ohio corporation (1/4th) as the same are entered upon the several public records of Erie County, Ohio.

Date & Time 10-20-2023 @ 7:59 AM (am/pm)

Signed Dick Schorr

Dick Schorr
Print Name O. R. Colan Associates

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) _____ and presently standing in the name of _____ as the same are entered upon the several public records of Erie County, Ohio.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00053.001 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
James R. Smail, a single person	R.A.F. Development Company, Inc., an Ohio corporation	11-12-1993	11-24-1993 at 12:57 PM	OR 146, Page 416	\$35.00	Warranty Deed
Und. 1/4 th Int.	Und. 1/4 th Int.	Situating in the Township of Huron, County of Erie and State of Ohio: Being a parcel of land located in part of Original Lot 24, Section 3, and part of original Lot 30, Section 2...containing 3.8020 acres				
Huron Econo Lodge Limited Partnership, a limited partnership	James R. Smail	10-14-1988	10-26-1988 at 2:35 PM	DB 548, Page 1	\$29.20	Warranty Deed
Und 1/4 th Int.	Und. 1/4 th Int.	Situating in the Township of Huron, County of Erie and State of Ohio: Being a parcel of land located in part of Original Lot 24, Section 3, and part of original Lot 30, Section 2...containing 3.8020 acres				
BancOhio National Bank, a national banking association	Huron Econo Lodge Limited Partnership	7-16-1987	9-28-1987 at 11:42 AM	DB 537, Page 578	\$116.50	Limited Warranty Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being a parcel of land located in part of Original Lot 24, Section 3, and part of original Lot 30, Section 2...containing 3.8020 acres				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00053.001 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
John E. Magnuson, Erie County Sheriff, RE: Case #46676, Hancock Savings & Loan Co., Plaintiff vs Bay-Con Corporation et.al., Defendant Fee	BancOhio National Bank Fee	1-22-1987	1-23-1987 at 10:20 AM	DB 531, Page 1111	Exempt	Deed on Decree or Order of Sale
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				
W.H. Blausey, Inc., an Ohio corporation Fee	Bay Construction, Inc., an Ohio corporation Fee	1-3-1969	1-31-1969 at 3:27 PM	DB 389, Page 788	Exempt	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				
Fred W. Willgrube, unmarried Fee	W.H. Blausey, Inc., an Ohio corporation Fee	1-27-1961	2-2-1961 at 3:15 PM	DB 315, Page 517	\$33.00 Stamps	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				
Rosemary E. Jenkins, Administratrix with the Will Annexed of the Estate of Lena O'Dell, deceased Fee	Fred W. Willgrube Fee	5-24-1955	6-3-1955 at 3:29 PM	DB 260, Page 360	\$18.70 Stamps	Administrator's Deed
		Situated in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...containing 37.16 acres less exceptions...(cannot determine the exact acreage).				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00053.001 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
John R. Py, Administrator for the Estate of Glenn O'Dell, deceased Und. ½ Int.	Lena E. O'Dell, surviving spouse Und. 1/2 Int.	12-3-1954	12-6-1954 at 2:21 PM	DB 255, Page 252	Exempt	Certificate of Transfer
		Situating in the Huron Township Erie County, Ohio and known as being 17.96 acres in Lot #24, section 3, 0.78 acres in Lot #25, section 3, and 17.92 acres in Lot #30, Section 2, or a total of 36.66 acres more or less Note: Legal Description contains three parcels of which the Subject Tract being Parcel 1.				
Glenn O'Dell, Executor of the Estate of Sophia H. O'Dell, deceased Und. ½ Int.	Glenn O'Dell, husband, life estate; Carl Heimburger, brother, 3/18th; Lena Heimburger, sister, 6/18th; Florence B. Michel, niece, 3/18 th ; Carl Koehler, nephew, 1/18 th ; Edith Washburn, niece, 2/18 th ; Dorothy Washburn, niece, 2/18 th ; Walter Washburn, nephew, 1/18 th Und. ½ Int.	1-2-1942	4-30-1942 at 3:53 PM	DB 170, Page 174	Exempt	Certificate of Transfer
		Legal Description contains 8 parcels of which the Subject Tract being Parcel 3 described as Lot #24 Section 2, Huron Township Lot #25 Section 2, Huron Township Lot #30 Section 2 (3) Huron Township				
Adam Miller, married All dower rights released Fee	Glenn O'Dell and wife Sophia O'Dell Fee	1-24-1910	1-24-1910 at 3:40 PM	DB 85, Page 238	N/A	Warranty Deed
		Situating in the Township of Huron, Erie County, Ohio: being that part of Lot 30 in Section 2 and that part of Lots 24 and 25...containing in all 36 acres. Note: Legal Description contains two parcels of which the Subject Tract being Parcel 2. Partial Root for APN 39-00053.001				
W.H. Blausey, Inc., an Ohio corporation Fee	Bay Construction, Inc., an Ohio corporation Fee	1-3-1969	1-31-1969 at 3:28 PM	DB 389, Page 790	Exempt	Warranty Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00053.001 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Fred W. Willgrube, unmarried	W.H. Blausey, Inc., an Ohio corporation	1-27-1961	2-2-1961 at 3:15 PM	DB 315, Page 520	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Ohio Edison Company, an Ohio corporation	Fred W. Willgrube	9-19-1956	10-22-1956 at 11:18 AM	DB 275, Page 73	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Toledo Edison Company, an Ohio corporation	Ohio Edison Company, an Ohio corporation	10-31-1955	10-31-1955 at 3:10 PM	DB 265, Page 184	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Harry Rimelspach, acting as Trustee for The Lake Shore Electric Railway Company	The Toledo Edison Company, an Ohio corporation	5-31-1938	7-26-1934 at 1:38 PM	DB 159, Page 353	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00053.001 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Lizzie Bonnett (being the daughter and only heir of Christina Brown, deceased) and D.A. Bonnett, her husband All dower rights released Fee	Harry Rimelspach, Trustee Fee	5-1-1934	7-26-1938 at 1:38 PM	DB 159, Page 352	Exempt	Quit Claim Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
Christina Brown, widow Fee	The Lake Shore Electric Railway Company Fee	3-30-1903	5-4-1903 at 2:15 PM	DB 75, Page 227	N/A	Warranty Deed
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), in Section No. Three (3) and part of Lot No. Thirty (30), in Section No. Two (2)...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
		Partial Root for APN 39-00053.001				
Frank Hockeimer and Emma Hockeimer, his wife Fee	The Sandusky and Interurban Electric Railway Company Fee	1-27-1903	3-30-1903 at 3:30 PM	DB 72, Page 528	N/A	Contract for Right of Way
		Situating in the Township of Huron, County of Erie and State of Ohio: Being parts of Lot Nos. Twenty-four (24) and Twenty-Five (25), ...and being a strip of land sixteen and one-half feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road...				
		Partial Root for APN 39-00053.001				

0046435

BOOK 146 PAGE 416

WARRANTY DEED

This Warranty Deed is made and executed this 12th day of November, 1993 by JAMES R. SMAIL, a single person of (hereinafter referred to as "Grantor") to R.A.F. DEVELOPMENT COMPANY, INC., an Ohio corporation, with a tax mailing address of 731 Lincoln Avenue, Erie, Pennsylvania 16505 (hereinafter referred to as "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the the Grantee, its successors and assigns all that certain land situated in the Township of Huron, County of Erie and State of Ohio, and further described as follows:

One-fourth undivided interest in and to the following described premises:

Situated in the Township of Huron, County of Erie and State of Ohio:

Being a parcel of land located in part of Original Lot 24, Section 3, and part of original Lot 30, Section 2 all in Huron Township, Erie County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, as originally established, 40 feet in width, North 75 degrees 22' 25" West, a distance of 235.46 feet from the west line of Boss Road (so-called), said point being the most northerly corner of land now or formerly by Frances M. Bennett and Mary L. Bennett, as recorded in Volume 394, Page 729, of the Erie County Deed Records, thence continuing North 75 degrees 22' 25" West along said centerline, a distance of 342.84 feet to the principal place of beginning for this description:

- 1) Thence South 14 degrees 37' 35" West, a distance of 382.84 feet to a point on the northerly right of way line of State Route 2, as recorded in Volume 308, Page 29 and 30, of the Erie County Deed Records, said line having passed through 1/2 inch pins set 36.50 feet and 381.42 feet from the place of beginning;
- 2) Thence North 83 degrees 58' 25" West along the northerly right of way line of State Route 2, a distance of 398.67 feet to a 1/2 inch iron pin previously set;

APPROVED

Ellen M. ... 11-24-93
ERIE COUNTY ENGINEER

BOOK 146 PAGE 417

- 3) Thence North 86 degrees 30' 35" West continuing along the northerly right of way line of State Route 2, a distance of 6.80 feet to a 1/2 inch iron pin previously set;
- 4) Thence North 14 degrees 37' 35" East, a distance of 443.77 feet to the centerline line of the Cleveland-Sandusky Road, said line having passed through a 1/2 inch iron pin previously set 36.50 feet from said centerline;
- 5) Thence South 75 degrees 22' 25" East along the centerline of the Cleveland-Sandusky Road, a distance of 400.86 feet to the principal place of beginning and containing 3.8020 acres of land of which 3.42 acres are located in Original Lot 24 and 0.38 acres are located in Original Lot 30, but subject to all legal highways, easements and restrictions of record.

Bearings are assumed and used to indicate angles only.

This description as prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on February 17, 1987 from an actual survey of the premises dated December 10, 1986; by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

Together With all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee, that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; subject to leases, easements, rights of way of record and general taxes for the last half of year 1992 and thereafter; that he will warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of November, 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Mark A. S.
Heane Shuman

James R. Smail
JAMES R. SMAIL

STATE OF OHIO)
) SS:
COUNTY OF WAYNE)

Before me, a notary public in and for said county and state personally appeared the above-named JAMES R. SMAIL, who acknowledged that he did sign the foregoing and that his signature is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Wooster, Ohio, this 12th day of November, 1993.

This instrument prepared by:
James M. Richard, Esq.
REYNOLDS & RICHARD
441 West Liberty Street
Post Office Box 943-E
Wooster, Ohio 44691
(216) 264-1150

Mark A. Sparr
NOTARY PUBLIC
MARK A. SPARR
Notary Public, State of Ohio
My Commission Expires
October 10, 1995

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the revised code.
FEE \$ 35.00
EXEMPT _____
R.E. TRANSFER \$ 70.00
JAMES W. McKEEN
COUNTY AUDITOR

0046435

JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO

'93 NOV 24 PM 12 57

FILED FOR RECORD
O.R. BOOK 146 PAGE 416
417
418

THANKS
NOV. 24. 1993
James W. McKeen
He 1.00

MICROFILMED

James Reynolds + Richard
Wooster, Ohio
✓ \$18.00 Paid

Bearings are assumed and used to indicate angles only.

This description as prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on February 17, 1987 from an actual survey of the premises dated, December 10, 1986; by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

1049D

This conveyance has been examined and the Grantor has complied with section 310-202 of the Revised Code

FEE \$ 29.20

RECEIPT

James McKeen, County Auditor

APPROVED

[Signature] 10-26-88
PUBLIC COUNTY ENGINEER

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 we Huron Econo Lodge Limited Partnership, successors the said Grantor s, do for itself and its heirs, executors and administrators, covenant with the said Grantee, his 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 have 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 leases, easements, rights of way and restrictions of record; taxes and assessments, if any, for the year 1988 and thereafter, which shall be prorated to the day of transfer.

and that we will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee his heirs and assigns, against all lawful claims and demands whatsoever except as shown above.

And for valuable consideration

do hereby remise, release and forever quitclaim unto the said Grantee his heirs and assigns, all right and expectancy of Dower in the above described premises.

In Witness Whereof, I have hereunto set my hand, the 14th day of October, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed and acknowledged in presence of

HURON ECONO LODGE LIMITED PARTNERSHIP

David Johnson
Steph Z. Nicks

By: *Philip Stoker*
 PHILIP STOKER
 General Partner

State of UTAH ss. Before me, as Notary Public
 UTAH County, in and for said County and State, personally appeared the above named Huron Econo Lodge Limited Partnership by Philip Stoker its general partner who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at this 14th day of October, A.D. 1988.
John W. Schaeffer
 Com exp. 5/18/91

This instrument prepared by BARRINGTON and WHITE, Attorneys at Law

Warranty Deed

HURON ECONO LODGE LIMITED PARTNERSHIP

JOHN W. SCHAEFFER
 RECORDER
 ERIE COUNTY, OHIO
 TO

JAMES R. SMAIL

Transferred Oct 26 1988

James R. Smail
 COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Erie SS

RECEIVED FOR RECORD ON THE

26th day of October 19 88

at 2:35 o'clock P.M

and RECORDED October 27th, 19 88 in

DEED BOOK 548 PAGE 01-02-03

John W. Schaeffer,

COUNTY RECORDER

RECORDERS FEE \$ 12.00 Paid

John W. Schaeffer
 BARRINGTON AND WHITE
 ATTORNEYS AND COUNSELORS AT LAW

149 EAST LIBERTY STREET

P. O. Box 624

WOOSTER, OHIO 44691-0624

(316) 264-8679

MICROFILMED



LIMITED WARRANTY DEED *

BancOhio National Bank,
a national banking association

(1), of Franklin County, Ohio

for valuable consideration paid, grant(s), with limited warranty covenants, to Huron Econo
Lodge Limited Partnership, whose tax-mailing address is

1108 East 2620 North, Provo, Utah 84604

the following REAL PROPERTY: Situated in the County of Erie in the State
of Ohio and in the township of Huron : (2)

See attached Exhibit A incorporated herein by reference.

JOHN W. SCHAEFFER, RECORDER, HEREBY CERTIFY THAT
THE PARTNERSHIP CERTIFICATE OF Huron Econo Lodge Motel
WAS FILED IN THIS OFFICE 9-28-87
AND IS IN 371576
JOHN W. SCHAEFFER, RECORDER
BY J. Ritzenthaler DEPUTY

APPROVED

ERIE COUNTY ENGINEER

This conveyance has been examined and the Grantor has
complied with section 310-202 of the Revised Code

FEE \$ 116.80

EXEMPT

James McKeen, County Auditor

Prior Instrument Reference: Vol. 394 Page 729 of the Deed Records of Erie
County, Ohio.

~~Grantor(s) hereby certifies that he/she/it is the owner of the above described property and that he/she/it has the right to convey the same.~~ Witness my hand(s) this 16th
day of July, 19 87.

Signed and acknowledged in the presence of:

WITNESS

WITNESS

BANCOHIO NATIONAL BANK

By: Gary L. Estep (4)

Gary L. Estep, Senior Vice President

Its: Senior Vice President

State of Ohio

County of Franklin

ss.

BE IT REMEMBERED, That on this 16th day of July, 19 87, before me,
the subscriber, a notary public in and for said county, personally came, Gary L. Estep,
Senior Vice President

~~and acknowledged the signing thereof to be his voluntary act and deed.~~

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

FREDERICK F. STALTER

NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES APR. 13, 1992

This instrument was prepared by BancOhio National Bank, Legal Division

155 East Broad Street
Columbus, Ohio 43251

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

EXHIBIT A

VOL 537 PAGE 579

Being a parcel of land located in part of Original Lot 24, Section 3, and part of Original Lot 30, Section 2 all in Huron Township, Erie County, Ohio and being more particularly described as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, as originally established, 40 feet in width, North 75° 22' 25" West, a distance of 235.46 feet from the west line of Boss Road (so-called), said point being the most northerly corner of land now or formerly by Frances M. Bennett and Mary L. Bennett, as recorded in Volume 394, Page 729 of the Erie County Deed Records, thence continuing North 75° 22' 25" West along said centerline, a distance of 342.84 feet to the principal place of beginning for this description:

1. Thence South 14° 37' 35" West, a distance of 382.84 feet to a point on the northerly right of way line of State Route 2, as recorded in Volume 308, Page 29 and 30, of the Erie County Deed Records, said line having passed through 1/2" iron pins set 36.50 feet and 381.42 feet from the place of beginning.
2. Thence North 83° 58' 25" West along the northerly right of way line of State Route 2, a distance of 398.67 feet to a 1/2" iron pin previously set:
3. Thence North 86° 30' 35" West continuing along the northerly right of way line of State Route 2, a distance of 6.80 feet to a 1/2" iron pin previously set.
4. Thence North 14° 37' 35" East, a distance of 443.77 feet to the centerline line of the Cleveland-Sandusky Road, said line having passed through a 1/2" iron pin previously set 36.50 feet from said centerline:
5. Thence South 75° 22' 25" East along the centerline of the Cleveland-Sandusky Road, a distance of 400.86 feet to the principal place of beginning and containing 3.8020 acres of land of which 3.42 acres are located in Original Lot 24 and 0.38 acres are located in Original Lot 30, but subject to all legal highways, easements and restrictions of record.

Bearings are assumed and used to indicate angles only.

This description was prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on February 17, 1987 from an actual survey of the premises dated, December 10, 1986, by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

0371577

FILED

LIMITED WARRANTY DEED
SEP 28 AM 11:42
JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO

FROM

BANCORP NATIONAL BANK,
A NATIONAL BANKING ASSOCIATION

TO

HURON ECONO LODGE
LIMITED PARTNERSHIP

THANKS
SEP 28 1987
FREE 1.00
James W. McKee
Received September 28th, 1987 at
11:42 A.M. Recorded September 29th,
1987 in Erie County Deed Records,
Vol. 537, Pages 578-579.
John W. Schaeffer,
Recorder.

Sandusky Bay Title Agency, Inc.
P. O. Box 575
SANDUSKY, OHIO 44870

SE 29384
10.00 Paid

MICROFILMED

0364631

VOL 531 PAGE 111

DEED ON DECREE OR ORDER OF SALE

To all Persons to Whom these Presents shall Come:

Whereas, at the January Term A.D. 1986, of the Court of Common Pleas of the County of Erie and State of Ohio, in an action numbered on the Docket of said Court as Case No. 46676, wherein Hancock Savings & Loan Co., Plaintiff, and Bay-Con Corporation, Defendant, an order of sale dated August 4, 1986 was adjudged and decreed to the said Hancock Savings & Loan Co., nka Diamond Savings & Loan Co., United States of America, State of Ohio, BancOhio National Bank, SafeCo Insurance Co. of America, Lakeside Construction Co., GMAC Leasing Corp., John F. Barnes, Administrator, Lucas Plumbing & Heating, Inc., Donahue & Scanlon, partnership, Commercial Union Insurance Companies, Standard Oil Company, (Ohio), McGraw-Hill, Inc., and Ohio Consulting Co. against the said Bay-Con Corporation, fka Gay Realty, Inc., c/o Marshall G. Browne, Statutory Agent, 1630 Sycamore Line, P.O. Box 2336, Sandusky, Ohio 44870 for the sum of One Million Three Hundred Ninety-two Thousand Nine Hundred Fifty and 86/100 Dollars (\$1,392,950.86), and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on August 4, 1986, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, John E. Magnuson, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Sandusky Register, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on October 28, 1986, at the north door of the Court House in said County at 10 o'clock A. M. of said day, I, the said Sheriff, exposed said Real Estate for sale at Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00), the bid of said grantee being the highest and best bid offered, and said sum being more than two-thirds of the appraised value thereof;

And Whereas, at the January Term of said Court, 1986, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

NOW KNOW YE, That I, John E. Magnuson, Sheriff of Erie County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00), which I acknowledge to have received from the grantee, do hereby GRANT, SELL and CONVEY unto said grantee, BancoOhio National Bank heirs and assigns forever, the following described real estate, situated in the County of Erie and State of Ohio, to-wit:

PARCEL #4:

Situated in the Township of Huron, County of Erie and State of Ohio:

Being parts of Lot Nos. Twenty-four (24) and Twenty-five (25), in Section No. Three (3), and part of Lot No. Thirty (30), in Section No. Two (2), and all bounded and described as follows:

On the North by the centerline of the Cleveland Sandusky Road, so-called (as originally established 40 feet in width); on the East by the West line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deed, Page 177, Erie County, Ohio Records; on the South by the Northerly line of the right of way of the New York, Central Railroad Company, and on the West by the East line of the land conveyed to Andrew J. Schenck and Ethelyn E. Schenk, by deed dated August 17, 1949 and recorded in Volume 211 of Deeds, Page 88, Erie County, Ohio Records, containing 37.16 acres, more or less.

EXCEPTING THEREFROM, that part thereof, bounded and described as follows:

Beginning at the intersection of the centerline of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width), and the West line of the Boss Road, so-called; running thence North $72^{\circ} 35'$ West, along said centerline of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence South $0^{\circ} 33' 20''$ East, a distance of 243.83 feet to an iron pin;

Thence North $89^{\circ} 35'$ East, a distance 122.58 feet to an iron pin; thence South $1^{\circ} 37' 30''$ East, a distance of 25.30 feet to an iron pin; thence South $89^{\circ} 17' 50''$ East, a distance of 312.75 feet to an iron pin in the West line of the Boss Road; thence North $0^{\circ} 30'$ West, along the West Line of the Boss Road, a distance of 138.13 feet to the place of Beginning, containing 1.9163 acres, more or less.

Containing, exclusive of said exception, 35.2437 acres, more or less but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

EXCEPTING from the above described premises, a strip of land 16.5 feet in width, along the Southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky and Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company, by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds, Page 528, and in Volume 75 of Deeds, Page 227, Erie County, Ohio Records.

ALSO, EXCEPTING from the above described premises, those portions thereof, conveyed by Fred W. Willgrube to the State of Ohio, as a perpetual easement and right of way for public highway and road purposes, by instruments recorded in Volume 308, Page 28, Volume 308, Page 29, and Volume 308, Page 30, respectively, Erie County, Ohio Deed Records.

This instrument has been examined and the Director has
complied with section 43-202 of the Revised Code

FEE \$

EXEMPT

James H. Brown, County Auditor

VOL 531
PAGE 113

To have and to hold the same with all the appurtenances thereto belonging,
to said grantee and grantee's heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand offically,

this 22nd day of January, 1987

Signed and Acknowledged in Presence of

[Signature]
Claudia Whyte

[Signature]
Sheriff of Erie County, Ohio

The State of Ohio, Erie County.

Before me, the undersigned, Notary Public within and for said County,
personally appeared the above named John E. Magnuson, Sheriff of said Erie
County, Ohio, the grantor in the above deed of conveyance, who acknowledged the
signing of the same to be his voluntary act and deed, for the uses and purpose
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 22nd day of January, 1987

Judith A. Schwochow

Judith A. Schwochow, Notary Public
State of Ohio
My commission expires 10/19/87

0384631

SHERIFF'S DEED

For Land Heretofore Owned by

Bay-Con Corporation

FILED

and Sold and Conveyed by

John E. Magnuson '87 JAN 23 AM 10:20

Sheriff, JOHN E. SCHAEFFER
TO
BancOhio National Bank
ERIE COUNTY, OHIO

Ex. Dec. 95 Page 46676

Received for Record

January 23rd, 19 87

at 10:20 o'clock A.M.

Recorded January 26th, 1987

In Erie County

Records, Vol. 531, Page 1111-

1114 inc.

John W. Schaeffer, Recorder

Entered for Transfer

19 87

James A. McKee Auditor

By [Signature] Deputy

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

14.00
Dan McKee's

MICROFILMED

CORPORATION WARRANTY DEED

Form No. 5-A-4

Received and Recorded at

M.

RECORDED

AUDITOR

PER

Know all Men by these Presents:

That W. H. Blausey, Inc.,

a corporation duly organized and existing under the laws of the State of Ohio

the grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations to it paid by Bay Construction, Inc., a corporation organized and existing under the laws of the State of Ohio

the grantee.

whose present mail address is 1630 Sycamore Line, Sandusky, Ohio

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto said grantee and to its ~~successors~~ successors and assigns forever the following described real estate situated in the County of Erie and State of Ohio vis:

Parts of lots numbers twenty-four (24) and twenty-five (25), in section number three (3), and part of lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and all bounded and described as follows: On the north by the center line of the Cleveland-Sandusky Road, so-called, (As originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deeds Page 177, Erie County, Ohio records; on the south by the northerly line of the right of way of the New York Central Railroad Company; and on the West by the east line of the land conveyed to Andrew J. Schenk and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of Deeds page 88, Erie County, Ohio records, containing 37.16 acres, more or less, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width) and the west line of the Boss Road (so-called); running thence north 72 degrees 35 minutes west, along said center line of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence south no degrees 33 minutes 20 seconds east, a distance of 243.83 feet to an iron pin; thence north 89 degrees 35 minutes east, a distance of 112.58 feet to an iron pin; thence south 1 degree 37 minutes 30 seconds east, a distance of 25.30 feet to an iron pin; thence south 89 degrees 17 minutes 50 seconds east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence north no degrees 30 minutes west, along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres, more or less. Containing, exclusive of said exception, 35.2437 acres, more or less, but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

Excepting from the above described premises a strip of land 16.5 feet in width, along the southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds page 528 and in Volume 75 of Deeds Page 227, Erie County, Ohio records.

Also excepting from the above described premises those portions thereof conveyed by Fred W. Willgrube to the State of Ohio as a perpetual easement and right of way for public highway and road purposes by instruments recorded in Volume 308 Page 28, Volume 308, Page 29 and Vol. 308 Page 30, respectively, Erie County, Ohio Deed Records.

together with all the privileges and appurtenances thereunto belonging, but subject to zoning ordinances, restrictions of record and public utility or other easements now in use or of record and an oil and gas lease

Grantor acquired title to the above described premises by instrument recorded in Vol. 315

Page 517

This instrument transferred pursuant to
 219.54 and 319.202 of O.R.C.

380 789

To Have and to Hold the same to said grantees and to their heirs, successors and assigns forever

and the said grantor for itself and its successors and assigns hereby certifies that it is the true and lawful owner of said premises, is well seized of the same in fee simple and has good right and full power to bargain, sell and convey the same in the manner aforesaid; that said premises are free, clear and well encumbered and that it will warrant and defend the title of said premises against all claims whatsoever except taxes and assessments lawfully payable

*The grantor company has no corporate seal.

In Witness Whereof, Said W. H. Blausey, Inc.

has caused its corporate name to be subscribed and its corporate seal to be affixed to these presents by its President and Secretary this 3rd day of January A. D. One Thousand Nine Hundred and Sixty-nine

Signed, sealed and acknowledged in the presence of [Signatures]

W. H. BLAUSEY, INC.

By [Signatures] William W. Blausey President John H. Blausey Secretary

The State of Ohio, Sandusky County, ss.

Before me a Notary Public in and for said County, personally appeared William W. Blausey President, and John H. Blausey Secretary of said W. H. Blausey, Inc.

who acknowledged that the said officers did sign and seal said instrument as such President and Secretary of said W. H. Blausey, Inc.

in behalf of said grantor corporation and by authority of its board of directors, and that said instrument is the voluntary act and deed of the said W. H. Blausey, Inc. as such officers and the voluntary act and deed of said grantor corporation for the uses and purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal this 3rd day of January 19 69

This instrument was prepared by: John L. Chambers, Attorney at Law 215 W. Main St., Woodville, Ohio

[Signature] Notary Public in and for Sandusky County, Ohio Permanent Commission

*Erase the words "successors" or "heirs" as occasion demands **If the grantor corporation has no corporate seal, erase the underlined words to the witnessing and acknowledgment clauses.

229255

Corporation Warranty Deed

FROM W 480 Blausey, Inc 3 27

TO

Boy Construction, Inc

Date January 3, 1969

Transferred [Signature]

RECORDER'S OFFICE

State of Ohio, County of Erie

Received for Record

January 11th, 19 69

at 3:27 o'clock, P. M.

and Recorded in Vol. 389

of Deeds, page 228-789

Carl A. Speltz, Recorder

42.00 Paid

INDEXED BY REC'D BY CORPORATION

310 305

78

Know all Men by these Presents

That I, Fred W. Willgrube, unmarried,

of the Village of Huron, County of Erie

and State of Ohio Grantor, in consideration of the sum of

Thirty Thousand (\$30,000.00) Dollars - - - - -

to me paid by W. H. Blausey, Inc., an Ohio Corporation, with its principal place of business at 214 West Main Street, Woodville, Ohio

~~XXXXX~~ ~~XXXXX~~ ~~XXXXXXXXXX~~ Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Grantee, ITS SUCCESSORS

~~XXXXX~~ and assigns forever, the following Real Estate situated in the County of Erie in the State of Ohio, and in the Township of Huron and bounded and described as follows:

Parts of lots numbers twenty-four (24) and twenty-five (25), in section number three (3), and part of lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and all bounded and described as follows: On the north by the center line of the Cleveland-Sandusky Road, so-called, (As originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac, by deed dated May 19, 1940 and recorded in Volume 164 of Deeds page 177, Erie County, Ohio records; on the south by the northerly line of the right of way of The New York Central Railroad Company; and on the West by the east line of the land conveyed to Andrew J. Schenk and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of Deeds page 88, Erie County, Ohio records, containing 37.16 acres, more or less, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width) and the west line of the Boss Road (so-called); running thence north 72 degrees 35 minutes west, along said center line of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence south no degrees 33 minutes 20 seconds east, a distance of 243.83 feet to an iron pin; thence north 89 degrees 35 minutes east, a distance of 112.58 feet to an iron pin; thence south 1 degree 37 minutes 30 seconds east, a distance of 25.30 feet to an iron pin; thence south 89 degrees 17 minutes 50 seconds east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence north no degrees 30 minutes west, along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres, more or less. Containing, exclusive of said exception, 35.2437 acres, more or less, but subject to legal highways, easements, zoning ordinances and restrictions of record, if any.

Excepting from the above described premises a strip of land 16.5 feet in width, along the southerly line of the Cleveland-Sandusky Road, heretofore conveyed to the Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by deeds dated January 27, 1903 and March 30, 1903 and recorded respectively in Volume 72 of Deeds page 528 and in Volume 75 of Deeds page 227, Erie County, Ohio records.

Also excepting from the above described premises those portions thereof conveyed by Fred W. Willgrube to the State of Ohio as a perpetual easement and right of way for public highway and road purposes by instruments recorded in Volume 308 Page 28, Volume 308 Page 30, respectively, Erie County, Ohio Deed Records, Volume 308, Page 29, and



To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors*

~~and~~ *and assigns forever.*

And the said Grantor, Fred W. Willgrube,

for himself and his heirs, do es hereby covenant with the said Grantee, its successors

~~that~~ *and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except taxes and assessments, if any, which shall be pro-rated as of the date of delivery of this deed*

and that he will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor, Fred W. Willgrube, has

~~XXXXXX~~ hereunto set his hand, this 27th day of January in the year of our Lord one thousand nine hundred and sixty-one (19 61)

Signed and acknowledged in presence of

Willard M. Watten
John L. Chambers

Fred W. Willgrube

The State of OHIO
ERIE County } SS.

Be it Remembered That on this 27th day of January A.D. 19 61, before me, the subscriber, a notary public in and for said county, personally came the above named

Fred W. Willgrube

the Grantor

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

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

John L. Chambers
JOHN L. CHAMBERS

Notary Public, State of Ohio

My Commission Expires 8/26/1962

This Instrument Was Prepared
By Ralph C. Pisano

Fred W. Willgrube

TO

W. H. Blausey, Inc.
214 West Main Street
Woodville, Ohio

Transferred Feb. 2nd 1961

Charles S. Schwenfuth
COUNTY AUDITOR

Fee \$1.05

STATE OF OHIO

COUNTY OF ERIE SS

RECEIVED FOR RECORD ON THE

2nd, day of Feb. 1961

at 3:15 o'clock P.M.

and RECORDED Feb. 3rd, 1961 in

Deed Book 315 PAGE 517-518-519

Carl A. Speir,

RECORDERS FEE \$3.00

Ralph C. Pisano
Attorney at Law
Huron, Ohio

33.00
fw.

1961 FEB 2 PM 3 15

174873

Warranty Deed

Administrator's or Executor's Deed

(Private Sale, New Appraisement)

Know all Men by these Presents:

That Whereas, on the 21st day of October 19 54
Rosemary E. Jenkins
 duly appointed and qualified as Administratrix with the Will Annexed
 of the estate of Lena E. O'Dell deceased, late of
Erie County, Ohio, by the Probate Court of said County; and
 afterwards, to-wit: on the 4th day of May 19 55, said
Rosemary E. Jenkins filed her certain petition and then and
thereby commenced an action in the Probate Court of Erie
County, Ohio, against Dorothy E. Fitzgerald, Virginia E. Anderson, Kathryn E. Paxton,
Rosemary E. Jenkins, Henry Schwenk, Minnie L. Schwenk, Karl William Ebert, an in-
competent, Phil Jenkins, Guardian of the Estate of Karl William Ebert, an incompetent,
Thornton Schwenk, John Schwenk, Alfred Henry Miller, Carl Heimburger, a.k.a. Carle A.
Heimburger, Lena Heimburger, Florence B. Michel, Carl Koehler, a.k.a. Carle W. Koehler,
Edith Washburn Hoffman, Dorothy Washburn Schweinfurth, Charles H. Washburn, Richard M.
Washburn, Ralph F. Washburn and Ruth Washburn Warner
 and numbered on the Docket of said Court as Case No. 5818, praying
 among other things, for an order of sale of certain real estate therein mentioned
 and hereinafter described;

And Whereas, such proceedings were had in said action, that on the 9th
 day of May 19 55, said Court, finding the allegations of the petition
 true, and that said real estate ought to be sold as prayed for in said petition,
 ordered that the same be appraised; and on the 12th day of May
 19 55, said Court further ordered that said Rosemary E. Jenkins
 proceed according to law to sell said real estate at private sale for not less than
 the appraised value thereof, -- \$16,500.00 - - - - - the dower estate therein of

And on the same day, in pursuance of said order and judgment, an order of
 sale with said real estate therein described, was issued by said Court, under the
 seal thereof, to the said Rosemary E. Jenkins
as Administratrix with the Will Annexed
 as aforesaid, commanding her to execute the said order, and of the same to-
 gether with her proceedings thereon, to make due return;

And Whereas, said Rosemary E. Jenkins

having caused said premises to be appraised, and the report of said appraisement to be filed in said Probate Court, and having on the 19th day of May 19. 55 returned said order of sale to said Court as commanded,

with her proceedings thereon, stating in substance that in obedience to said order she sold said premises on the 13 day of May 19. 55,

to Fred W. Willgrube for the sum of Seventeen Thousand (\$17,000.00) - - - Dollars, said sum being more than

the appraised value of the same, said sale being made after diligent endeavor to obtain the best price for said property, and for the highest price she could get therefor. ~~the above-estate aforesaid,~~

And Whereas, on the 23rd day of May 19. 55, the said Court having examined the proceedings of the said Rosemary E. Jenkins aforesaid, under said order of sale, and it appearing to the Court that said sale was in all respects legally made, ordered that the same be approved and confirmed, and that said Rosemary E. Jenkins should execute and deliver a proper deed to the purchaser of the real estate so sold.

All of which will more fully appear by the records of said Court, to which reference is here made.

Now therefore I, the said Rosemary E. Jenkins, Administratrix with the Will

Annexed of the estate of Lena E. O'Dell

deceased aforesaid, by virtue of said judgment, order of sale, sale and confirmation and of the statutes in such cases made and provided, and of the powers vested in me

and for and in consideration of the premises, and the sum of Seventeen Thousand (\$17,000.00) - - - - - Dollars (\$ 17,000.00), paid

~~or secured to be paid to~~ by said Fred W. Willgrube the

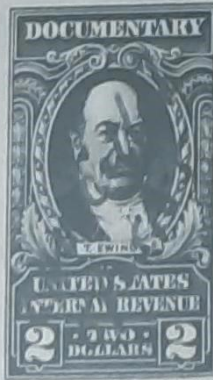
receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Fred W. Willgrube

his heirs and assigns forever, the following Real Estate, situated in the County of Erie

in the State of Ohio and in

the Township of Huron, and bounded and described as follows:

Situated in part of lots numbers twenty-four (24) and twenty-five (25), in section number three (3), and part of lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and all bounded and described as follows: On the north by the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width); on the east by the west line of the land conveyed to Clarence G. Isaac, by deed dated May 18, 1940 and recorded in Volume 164 of Deeds page 177, Erie County, Ohio records; on the south by the northerly line of the right of way of The New York Central Railroad Company; and on the west by the east line of the land conveyed to Andrew J. Schenk and Ethelyn E. Schenk by deed dated August 17, 1949 and recorded in Volume 211 of deeds page 88, Erie County, Ohio records, containing 37.16 acres, more or less, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the center line of the Cleveland-Sandusky Road, so-called, (as originally established 40 feet in width) and the west line of the Boss Road (so-called); running thence north 72 degrees 35 minutes west, along said center line of the Cleveland-Sandusky Road, a distance of 447.69 feet; thence south no degrees 33 minutes 20 seconds east, a distance of 243.83 feet to an iron pin; thence north 89 degrees 35 minutes east, a distance of 112.58 feet to an iron pin; thence south 1 degree 37 minutes 30 seconds east, a distance of 25.30 feet to an iron pin; thence south 89 degrees 17 minutes 50 seconds east, a distance of 312.75 feet to an iron pin in the west line of the Boss Road; thence north no degrees 30 minutes west, along the west line of the Boss Road, a distance of 138.13 feet to the place of beginning, containing 1.9163 acres, more or less. Containing, exclusive of said exception, 35.2437 acres, more or less, but subject to legal highway, and subject to the right of way heretofore conveyed to The Sandusky and Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company.



~~dower-as aforesaid.~~

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Fred W. Willgrube

his heirs and assigns forever, as fully and completely as Rosemary E. Jenkins, the said Administratrix with the Will Annexed, as such Administratrix, by virtue of said judgment, order of sale, sale and confirmation, and of the statute made and provided for such cases, might or should sell and convey the same.

In Witness Whereof, The said Rosemary E. Jenkins, Administratrix with the Will Annexed, as such Administratrix, has hereunto set her hand, this 24th day of May 1955.

Signed and acknowledged in presence of

X Rosemary E. Jenkins
Rosemary E. Jenkins, Administratrix with the Will Annexed of the Estate of Lena E. O'Dell, deceased.

of Main Street, Huron, Ohio

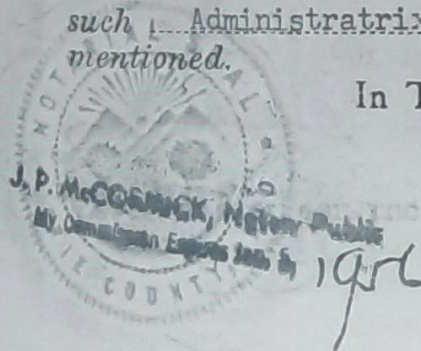
The State of Ohio, Erie County.

Be It Remembered, That on this 24th day of May 1955 before me, the subscriber, a Notary Public in and for said County, personally came the above named

Rosemary E. Jenkins as Administratrix with the Will Annexed of the Estate Of Lena E. O'Dell, deceased of Huron, Ohio, the Grantor in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed as such Administratrix for the uses and purposes therein mentioned.

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

Notary Public



140315

Administrator's or Executor's
DEED FILED

From

Rosemary E. Jenkins, Administratrix
with the Will Annexed of the Estate
of Lena E. O'Dell, deceased
RECORDED
ERIE COUNTY OHIO

Fred W. Willgrube

Received June 3rd, 1955

3:29 o'clock P. M.

Recorded June 6th, 1955

in Erie County

Record of Deeds, Vol. 260

Page 360-363 incl.

Carl A. Speir, Recorder

Recorder's Fee - \$2.80 Paid

TRANSFERRED

JUN -3 1955

19

By Lewis J. Fisher, Auditor.

By Lewis J. Fisher, Deputy.

Barrett Brothers, Publishers, Springfield, Ohio

67-8-3

THE ERIE COUNTY TITLE CO.

17359

Certificate for Transfer of Real Estate

General Code, Sec. 10509-102

Probate Court, Erie

County, Ohio

In the Matter of
THE ESTATE OF

No. 2427

Glenn O'Dell

Deceased

Certificate for Transfer of Real Estate

To the Recorder of Erie County, Greeting:

I hereby certify that the records of this Court show that

Glenn O'Dell

Huron Township, Erie County, Ohio in said County, died, testate, a resident of
 29th day of December, 1954, (1) (testate or intestate) on the
 that his Last Will and Testament was filed in the Probate Court of Erie County
 on January 13th, 1954, admitted to Probate on February 1st, 1954, and recorded
 in Volume 43, page 591 of the Record of Wills in said County.

and that on the 22nd day of November, 1954, (2)

John R. Py

appointed by this Court, (3) Administrator de bonis non with the Will annexed
 of the estate of said decedent; that said estate is
 being administered under No. 2427 and a memorandum record of said
 estate can be found in Administration Docket No. 12, Page 652,
 of the Records of the Probate Court of Erie County, Ohio.

That said decedent died seized of the following described parcels of real estate
 situated in your County:—

PARCEL NUMBER 1.

An undivided one-half interest in those premises situated in Huron
 Township, Erie County, Ohio and known as being 17.96 acres in Lot #24, Section 3,
 .78 acres in Lot #25, Section 3, and 17.92 acres in Lot #30, Section 2, or a total
 of 36.66 acres more or less.

PARCEL NUMBER 2.

An undivided one-half interest in those premises situated in Huron Township
 Erie County, Ohio and known as being one-half acre of land known as Rye Beach School
 Lot situated in Lot #30 in Section 2 of Huron Township and bounded on the north 10
 rods by the Cleveland-Sandusky Highway; on the east 7 rods by Boss Road; on the south
 10 rods and west 9 rods by the lands of Glenn and Sophia O'Dell as described in
 Volume 154, page 374, Erie County Ohio Deed Records.

PARCEL NUMBER 3.

An undivided one-half interest in that part of Lot Number Twenty-six (26)
 Section Number three (3), in Huron Township, Erie County, Ohio, bounded and des-
 cribed as follows: Beginning at a concrete monument in the center line of the
 Cleveland-Sandusky Road (so-called) distant north 56 degrees 17 minutes west,
 1352.5 feet from the intersection of the center line of said Road with the east line
 of said Lot Number 26; thence north 56 degrees 17 minutes west, in the center line
 of said road, 163.5 feet; thence north 61 degrees 26 minutes west, in the center

1. If testate, "that last will and testament was filed in the Probate Court of County, Ohio, on 19, admitted to probate
 on 19, and recorded in Vol. Page of the Record of Wills in said County."
 2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal
 property and transfer of real estate to the persons entitled thereto, and" and cross out lines relative to record, or if under last paragraph
 of Sec. 10509-102, write in pertinent facts.
 3. "Administrator," "Executor" or "Commissioner to execute instruments of conveyance."

line of said Road 174.4 feet to an iron pin; thence south 1 degree 00 minutes east,
 1495.8 feet to a cedar stake in the south line of said Lot Number 26; thence south,
 87 degrees 52 minutes east, in the south line of said Lot 281.0 feet to a post;
 thence north 0 degrees 46 minutes west 1332.0 feet to the place of beginning, ex-
 cepting therefrom the original right of way of The New York Central Railroad Company
 and that part thereof conveyed to The New York Central Railroad Company by Warranty
 Deed dated January 26, 1927 and recorded in Volume 131 of Deeds, page 408, Erie County
 Ohio records, and also excepting therefrom those parts thereof lying between the
 northerly line of the premises conveyed to The Lake Shore Electric Railway Company
 by deed dated March 27, 1903 and recorded in Volume 75 of Deeds, page 228, Erie
 County, Ohio records, and the southerly line of the premises conveyed to Harry
 Rimelspach, Trustee, by deed dated June 10, 1935 and recorded in Volume 158 of Deeds,
 page 247, Erie County, Ohio records; containing, exclusive of said excepted parts,
 8.1372 acres, more or less, subject to legal highways.

That the names of the Devisees and the interests to them passing, are as follows:

Names	P. O. Address	Relationship	Interest Passing
Lena E. O'Dell	R. R. D. #1 Bogart Road Huron, Ohio	spouse	Full $\frac{1}{2}$ interest

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Names	P. O. Address	Relationship	Interest Passing

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate..... to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County, in the deed records of said County.
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 3rd day of December, 1954.



JOHN W. BAXTER
Probate Judge
Helen F. Wendelsberger
Deputy Clerk

137292

No. 9427

Doc. 12 Page 652-0

PROBATE COURT

Erie County, O.
1954 DEC 6 PM 2 21

In the Matter of the Estate of

Glenn O. SPEIR
RECORDED
ERIE COUNTY OHIO

CERTIFICATE FOR TRANSFER
OF REAL ESTATE

Transferred Dec. 6, 1954, 19

By Carl A. Speir Auditor

By Lewis E. Eder Deputy

Fee: 50

Received for Record

Dec. 6th, 1954

at 2:21 o'clock P.M.

Recorded Dec. 8th, 1954.

Recorded Vol. 255 Page 252-253

Carl A. Speir,

Recorder

By 2.10 Paid

Deputy

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO
53-2-10 4

Flynn, Pg & Kuse

No. 77713
CERTIFICATE FOR TRANSFER OF REAL ESTATE

Sophia H. O'Dell, Deceased

To

Heirs

IN THE MATTER OF THE ESTATE OF

PROBATE COURT, ERIE COUNTY, OHIO

Sophia H. O'Dell, Deceased

NO. 6250

TO THE RECORDER OF ERIE COUNTY, OBERLIN:

I hereby certify that the records of this Court show that Sophia H. O'Dell, a resident of Huron Township, in said County, died Testate on the 15th day of February, 1941, that her last Will and Testament was filed in the Probate Court of Erie County, Ohio, on the 1st day of April, 1941, on the 23rd day of April, 1941, admitted to Probate, recorded Vol. 34, Page 680 of the Record of Wills in said County; and that on the 6th day of May, 1941, Glenn O'Dell was appointed by this Court, executor of the estate of said decedent; that said estate is being administered under No. 6250 and a memorandum record of said estate may be found in Administration Docket No. 10, page 376, of the Records of the Probate Court of Erie County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:

Lot #375 Grand Forest Beach Allotment, Huron Township	"	"
Lot # 14 Section 2 28 acres	"	"
The following is a 1/2 interest of the deceased:		
Lot #30 Section 2 School lot	"	"
Lot #24 Section 2	"	Huron Township
Lot #24 " "	"	"
Lot #25 " "	"	"
Lot #30 " "	"	"
Lot #30 " "	"	"

That the names of the Devisees and the interests to them passing, are as follows:

NAMES	INTERESTS PASSING
Glenn O'Dell, husband	life estate
Carl Heimbürger, brother	remainder (3/16)
Lena Heimbürger, sister	remainder (6/16)
Florence B. Michel, niece	remainder (3/16)
Carl Koehler, Nephew	remainder (1/16)
Edith Washburn, niece	remainder (2/16)
Dorothy Washburn, niece	remainder (2/16)
Walter Washburn, nephew	remainder (1/16)

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 2nd day of January, 1942.

(Seal)

JOHN W. BAXTER, PROBATE JUDGE.
 Beatrice Deshtel, Deputy Clerk.

Received April 30, 1942, at 3:35 p. M.

Recorded May 25, 1942.

WARRANTY DEED.

Know all Men by these Presents, That Adam Miller married

of the County of Eric and State of Ohio
 in consideration of the sum of Five hundred and other consideration Dollars in hand paid by
Adam Miller and wife Sophia Miller
 of Eric have bargained and sold, and do hereby grant, bargain, sell and convey
 unto the said Adam Miller and wife Sophia Miller their
 heirs and assigns forever, the following premises, situate in the County of Eric in the State of Ohio
 and in the Third section of the township of Eric and bounded and described as follows:

Tract in Township 0, Section 0, Eric County, Ohio bounded and de-
scribed as follows: Tract No. 20 in Section No. 3 lying South of
Eric Road leading from Summit to Sandusky, and bounded West by
Eric Road, East by Eric Road, North by Eric Road, and
consisting of two parcels of land, one of 3 1/2 acres and one of 1 1/2
acres or 5 acres in all in the northeast corner of said
tract, north of the road where the Michigan Southern Railway Company's
right of way and wing directly South of the same described
parcel and said road.

Also that part of lot No. 30 in Section No. 2, consisting of two parcels
of land, one of 0.50 acres and one of 0.50 acres or 1 acre in
all in the northwest corner of said lot, lying South of the
Eric Road, Sandusky Road and North of said road, right of way, and
adjoining to a lot described previously, west of said road, the
1/2 of 1/2 corner and road at the N. side thereof sold to the Lake
Eric Electric Co. containing in all 36 acres more or less.

Intending to convey hereby the same land sold to the
grantors herein to Anna Christina Brown by deed
recorded in Vol. 78, Page 490 of Eric County and Records.

Possession given on or before March 1-90.

To have and to hold said premises, with the appurtenances, unto the said

Adam Miller and wife Sophia Miller their heirs and assigns forever.
 And the said Adam Miller

for himself and his Executor, Administrator and Heirs do hereby covenant with the said
Adam Miller and wife Sophia Miller their
 heirs and assigns, that he is lawfully seized of the premises aforesaid
 that the said premises are free and clear from all incumbrances whatsoever,

and that he will forever warrant and defend the same, with the appurtenances, unto the said
Adam Miller and wife Sophia Miller their
 heirs and assigns, against the lawful claims of all persons whomsoever.

And be it further known, That Caroline Miller

of the above named grantor, in consideration of One Dollar, to me in hand paid, the receipt whereof is hereby
 acknowledged, do hereby remise, release and forever quit-claim to said grantees, their heirs and assigns, all
my right, title and interest in and to the above granted premises, either by way of dower or otherwise.

In Testimony Whereof, the the said Adam Miller and Caroline Miller
 hereunto set our hands and seal this 24th day of January in the year of Our Lord
 One Thousand Nine Hundred and ten

Signed, Sealed, Acknowledged and Delivered in presence of

Geo C Boig
James Flynn

Adam Miller
Carrie Miller

THE STATE OF OHIO, } ss.

Eric COUNTY.

Be it Remembered, That on this 24th day of January A. D. 1900
 before me, James Flynn (a Notary Public in and for said County,

personally appeared the above named grantors

Adam Miller and Caroline Miller

his wife, and acknowledged the signing and sealing of the within and foregoing
 conveyance to be their voluntary act and deed for the uses and purposes therein expressed, and that they are still satisfied therewith.

In Testimony Whereof, I hereunto set my hand and affix my official seal, the day and year above written.



James Flynn Notary Public.

Received January 24- 1900, at 3 40 P. M.

Recorded January 27- 1900

J. Erick Hartmann Recorder.
 By Josephine Kase Deputy.

CORPORATION QUIT CLAIM DEED

Received and Recorded at _____ M.

Transferred _____

AUGUST 1963

Know All Men By These Presents:

That W. H. Blousey, Inc.

a corporation duly organized and existing under the laws of the State of Ohio

the grantor, in consideration of One Dollar (\$1.00) and other good and valuable considerations

to it paid by Bay Construction, Inc., a corporation organized and existing under the laws of the State of Ohio

whose present mail address is 1630 Sycamore Lane, Sandusky, Ohio

the receipt whereof is hereby acknowledged, does hereby remise, release and forever quit claim unto said

grantee, and to its heirs, successors and assigns forever, the following described real estate,

situated in the County of Erie and State of Ohio

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by the Toledo Edison Company to Andrew and Ethelyn Schenk, by deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhard, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records; subject, however, to all legal highways, easements, zoning ordinances and restrictions of record, if any.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockeimer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, Page 528 and Volume 75 of Deeds, page 227, Erie County, Ohio records.

This instrument transferred pursuant to
Sec. 319.54 and 319.202 of O.R.C.

together with all the privileges and appurtenances thereunto belonging; but subject to zoning ordinances, restrictions of record and public utility or other easements ~~and on oil and gas lease,~~ ^{now in use or of record.}

Grantor acquired title to the above described premises by instrument recorded in Vol. 315, Page 520.

To Have and to Hold the same to the said Grantee and to its heirs, successors and assigns forever and the said grantor for itself and its successors and assigns hereby covenants that said premises are free, clear, and unincumbered by any act of the grantor

**The grantor company has no corporate seal.

In Witness Whereof said W. H. Blausey, Inc.

has caused its corporate name to be subscribed ~~and its corporate seal to be affixed~~ to these presents by its

President and Secretary this 3rd day of January

A. D. One Thousand Nine Hundred and Sixty-nine

Signed, ~~read~~ and acknowledged

W. H. BLAUSEY, Inc.

in the presence of

By

William W. Blausey
William W. Blausey, President

By

John H. Blausey
John H. Blausey, Secretary

The State of Ohio,

Sandusky

County

ss.

Before me, a Notary Public in and for said County, personally appeared William W. Blausey, President, and John H. Blausey, Secretary of said W. H. Blausey, Inc.

who acknowledged ~~that the seal affixed to said instrument is the corporate seal of said corporation,~~ that

did sign ~~and~~ said instrument as such President and Secretary of said W. H. Blausey, Inc.

in behalf of said grantor company and by authority of its board of directors; and that said instrument is the voluntary act and deed of John H. Blausey and William W. Blausey as such officers and the voluntary act and deed of said corporation for the uses and purposes therein expressed.

In Testimony Whereof I have hereunto subscribed my name and affixed my official seal this 3rd day of January, 1969

John L. Chambers, Notary Public
Notary Public Sandusky County, Ohio
Permanent Commission

*Erase the word "successors" or "heirs" as occasion demands.

**If the grantor corporation has no corporate seal, erase the underscored words in the witnessing and acknowledging clauses.

This Instrument was prepared by John L. Chambers, Attorney at Law, Woodville, Ohio

Received January 31st., 1969 at 3:28 P.M.
Recorded February 3rd., 1969. Fee \$2.00
Carl A. Speir, Recorder.

CARL A SPEIR
RECORDER
ERIE COUNTY OHIO

1969 JAN 31 PM 3 28

FILED

MICROFILMED

791

Know all Men by these Presents, That I, Fred W. Willerube, unmarried,

the Grantor,

who claim ^a title by or through instrument, recorded in Volume 275, Page 75, County Recorder's Office, for the consideration of one dollar and other valuable considerations

(\$ 1.00 - - -) received to my full satisfaction of W. H. Blaussey, Inc., an Ohio

Corporation

the Grantee

whose TAX MAILING ADDRESS will be 214 West Main Street, Woodville, Ohio

have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its ^{successors} and assigns forever, all such right and title as I, the said Grantor, have or ought to have in and to

the following described piece or parcel of land, situated in the Township of

Huron

County of

Erie

and State of

Ohio

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by The Toledo Edison Company to Andrew and Ethelyn Schenk, by Deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhard, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records; subject, however, to all legal highways, easements, zoning ordinances and restrictions of record, if any.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockelmer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, page 528 and Volume 75 of Deeds, page 227, Erie County, Ohio records.

(Consideration being less than \$100.00, documentary stamps are not necessary).

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said grantee, its successors ~~heirs~~ and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 27th day of January, in the year of our Lord one thousand nine hundred and sixty-one

Signed in the presence of:

Ralph C. Pisano
John A. Speir

Fred W. Willgrube

The State of Ohio,

Erie

County,

Before me, a notary public

in and for said County and State, personally appeared

the above named Fred W. Willgrube

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at

Milan, Ohio

, this 27th day of

January, A. D. 1961

This Instrument Was Prepared
By Ralph C. Pisano

JOHN L. CHAMBERS

Notary Public, State of Ohio

My Commission Expires 9/26 1962

174874

1961 FEB 2 PM 3 15

QUIT-CLAIM DEED

FROM SPEIR

RECORDED

Fred W. Willgrube

TO

W. H. Blausey, Inc.
214 West Main Street
Woodville, Ohio

RECEIVED FOR RECORD

J.C.S.

Feb. 2nd, 1961

at 3:15 o'clock P.M.

Recorded Feb. 3rd, 1961

in Erie County Records

Volume 315, Page 520-521

Carl A. Speir,

RECORDER

ENTERED FOR TRANSFER

1961

Small & Schwenke
Erie County Auditor

Fee .70

This instrument prepared by:

QUIT CLAIM DEED

148442

KNOW ALL MEN BY THESE PRESENTS: That, OHIO EDISON COMPANY, an Ohio Corporation, the GRANTOR, who claims title by or through instrument recorded in Volume 265, Pages 184 - 197 inclusive, in Erie County Record of Deeds, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations received to its full satisfaction of FRED W. WILLGRUBE, the GRANTEE, whose tax mailing address is Huron, Ohio, has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto said Grantee, his heirs and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described premises:

Situated in the County of Erie, State of Ohio, and in the Township of Huron, and bounded and described as follows:

Situated in original lots numbers twenty-four (24) and twenty-five (25) in section number three (3) and original lot number thirty (30), in section number two (2), all in Huron Township, Erie County, Ohio, and being a strip of land sixteen and one-half (16.50) feet in width lying next south of and adjacent to the south line of the Cleveland-Sandusky Road and extending easterly from the east line of the land conveyed by The Toledo Edison Company to Andrew and Ethelyn Schenk, by Deed dated October 17, 1949, and recorded in Volume 212 of Deeds pages 476 and 477, Erie County, Ohio records, to the west line of the land conveyed by Rosemary E. Jenkins, Administratrix of the Estate of Lena E. O'Dell, deceased, to Melvin C. and Dorothy Reinhart, by deed recorded in Volume 269 of Deeds, Page 246, Erie County, Ohio records.

Being a part of the former right of way of The Lake Shore Electric Railway Company and as conveyed to The Sandusky & Interurban Electric Railway Company and/or The Lake Shore Electric Railway Company by Frank and Emma Hockeimer and Christina Brown, by deeds recorded respectively in Volume 72 of Deeds, page 528, and Volume 75 of Deeds, page 227, Erie County, Ohio records.

The Grantee herein assumes and agrees to pay all taxes and assessments for the year 1956 and thereafter.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, said Corporation has hereunto set its hand and

corporate seal this 19th day of September, 1956.

Signed and acknowledged
in presence of:

OHIO EDISON COMPANY

Law Martin

By J. A. Strozier
Vice President

Eileen Adams

And L. I. Wells
Secretary



STATE OF OHIO)
COUNTY OF SUMMIT) ss.

Before me, a Notary Public in and for said County and State,
personally appeared the above named Ohio Edison Company by J. A. Strozier,
its Vice President, and L. I. Wells, its Secretary, who acknowledged that
they 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 them personally and as
such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
at Akron, Ohio, this 19th day of September A.D. 1956.

Ruth Adams
Notary Public
RUTH ADAMS, Notary Public
My Commission Expires May 1, 1957

This instrument prepared by
J. R. White
Attorney at Law

1148442

1956 OCT 22 AM 11 18

CARL A. SPEIR
RECORDER
ERIE COUNTY

Transferred OCT 22 1956
Carl A. Speir
Erie County Auditor
Fee 30 C.

+ + + + +
+ Recorded Oct. 24th, 1956 in Erie
+ County Deed Records.
+ Vol. 275 Page 73-74
+ Carl A. Speir, Recorder.
+ + + + +

1140 Road

John
White
Att. Gen.

DEED OF CONVEYANCE

THE TOLEDO EDISON COMPANY, an Ohio corporation with its principal office at Toledo, Ohio, the Grantor, for good and valuable consideration, hereby gives, grants, assigns, transfers and conveys to OHIO EDISON COMPANY, an Ohio corporation with its principal office at Akron, Ohio, all the Grantor's right, title and interest in and to the lands, interests in lands, easements, permits, consents, licenses and rights-of-way as granted or conveyed in and by the instruments hereinafter listed.

Each of said instruments relates to lands located in the County of Erie, Ohio. Each was executed in favor of The Toledo Edison Company or its predecessors in title by the Grantor whose name is given, together with the date of conveyance, the Volume and Page of the Records of Erie County at which the same is recorded and a parcel number used for identification purposes by The Toledo Edison Company.

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
<u>LORAIN TO CEYLON JUNCTION</u>				
<u>RIGHT-OF-WAY</u>				
2084	Otto, Jacob	10/11/1900	6	524
2085	Neiding, Henry	10/15/1900	72	585
2086	Rathbun, Harriet	1/18/01	72	584
1	Adams, Bert M.	11/17/48	208	421-2
2088	Hast, Adam W.	10/15/00	72	582
2	Wade, George G.	8/6/46	187	69
3	Wade, George G.	8/6/46	187	68
2091	Douglas, Cornelia	11/10/1900	72	579
4	Young, Belle M.	11/13/47	208	394-5
5	Horwedel, Mark	11/18/47	208	386-7
2093	Nan, H.	1/10/01	72	577
2094	Seiling, John	11/19/1900	72	576

VOL 265 PAGE 187

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
571	Diehr, Catharine	12/7/06	96	352
572	Altvater, Wm.	10/12/06	96	351
573	Miller, August	10/16/06	97	126
575	Kuebeler, Carl W.	10/16/06	97	127-8
576	Rosen, Justina	10/12/06	96	354
576	Schoewe, Ezra (Guardian)	2/1/07	97	137-8
578	Gillard, Chas. E.	10/15/06	97	122-3
578	Gillard, Sylvia	10/15/06	96	348
578	Butler, Walter R. (Guardian)	2/19/07	97	138-9
578	Gillard, William B.	11/6/06	97	124-5
578	Gillard, Chas. E. (Guardian)	2/19/07	97	123-4
579	Neuscheler, William	10/8/06	97	121-2
580	Neuscheler, August	10/2/06	97	116-7
581	Ziemke, William	10/2/06	97	120-1
582	Wobser, Wilhelmina	10/3/06	97	117-8
583	Dreher, Eva	10/15/06	96	347
583	Gehri, Emma (Guardian)	2/19/07	97	115-6
583	Gehri, Emily Marie	10/17/06	97	114-5
584	Ransom, Kay J.	10/2/06	97	113-4
585	Ziemke, Bertha	4/15/07	157	338
585	Ziemke, Bertha (Guardian)	4/15/07	97	119
586	Krawetzki, John	10/2/06	97	112-3
587	Hertlein, Oscar A.	10/16/06	96	346
34	Sturzinger, Clisty & Edward	5/24/38	159	345
32	Schmidt, Gustave & Caroline	12/17/06	86	227

CEYLON JUNCTION TO HULLS CORNERS
RIGHT-OF-WAY

75	Faber, Fred A.	2/6/34	159	346
1	Pelton, Emeretta	7/20/50	234	98
76	Mulaney, George B.	2/16/34	159	348
77	Kob, Anton	2/16/34	159	347

vol 265 page 188

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
2	Eckhoff, Wilbur	8/7/50	234	89
3	LaFavre, Martha M.	7/27/50	234	99
80	Graham, J. R.	9/22/97	1	210-1
81	Osborn, Myron D.	9/22/97	1	209-10
81	Osborn, Myron D.	4/22/03	72	593
83	Hinde, Edward G.	9/22/97	1	207-8
84	Troiike, Ferdinand	1/30/03	75	243
85	Faber, Joseph A.	3/7/34	159	349
4	New York Central RR.	2/28/44	176	563
5	Linker, Emma J.	10/30/47	203	47-48
87	Curtis, Ortugal	1/30/03	75	241
88	Hemminger, August	3/27/09	75	228
89	Bardshar, Martha V.	2/9/03	75	240
90	Bardshar, Allan	2/9/03	75	239
91	Jinks, Mary	4/30/34	159	350
6	Schenk, Andrew	11/3/49	234	96
92	Bonnett, Lizzie	5/1/34	159	352
2076	Huron Twp. Bd. of Education	3/4/97	1	219-20
92	Reifer, Peter	5/18/12	96	355
93	Isaac, Henry J.	8/10/14		
94	Esch, Winthrop Wright	12/19/12	98	294-5
95	Esch, Gertrude W.	12/23/12	98	288-9
96	Chapin, Anna M. Fries	9/26/12	97	145-6-7
97	Chapin, Anna M. Fries	9/26/12	97	144-5
98	Wright, Douglas A.	6/2/27	132	485
99	Klein, Anthony	8/6/17	105	238
100	Klein, August	9/5/17	154	199
101	Stein, Hattie M.	8/26/99	1	193-4
102	Coen, F. W.	5/21/12	154	198
103	Becker, J. P.	11/5/36	157	308
104	Becker, J. P.	5/21/12	108	574
6	Texas Distributing Co.	3/1/39	158	631

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
105	Coen, F. W.	9/23/36	157	307
106	Becker, J. P.	5/21/12	105	237
107	Becker, J. P.	11/5/36	157	309
111	Becker, J. P.	3/3/41	189	548-9
113	Rimelspach, Harry	5/20/12	97	148
115	Breckenridge, Martha Meeker	3/20/03	72	169
115	Meeker, A. Wright	9/14/01	72	94-5
119	Mazzenga, Domencio	4/22/18	108	571
7	Lancio, Pat	10/11/50	234	90
121	Soule, Chas. W.	1/27/03	72	594
122	Breckenridge, Martha M.	8/24/99	1	196
122	Breckenridge, Martha M.	8/6/07	86	360
123	Meeker, Cynthia T.	8/26/99	1	194-5-6
8	Anderson, Anna H.	4/26/53	242	526
9	Anderson Acres Inc.	3/7/53	242	527
10	Brown, Kathryn M., Trustee	3/9/53	242	528
11	Brown M. Stanley	3/9/53	242	529
2079	Harkley, Thomas	9/24/1900	72	589
12	Garberson, George H.	11/21/47	208	406-7
13	Garberson, George H.	11/21/47	212	303
14	Oberlin College Bd. of Trustees	1/20/48	208	381-2-3
15	Clark, Herman	11/6/47	208	392
16	Clark, Herman	9/20/46	212	307-8
17	Aldrich, John C.	11/6/47	208	400-1
18	Aldrich, John C.	11/5/46	212	310
19	Aldrich, John C.	11/5/46	212	312
20	Kamm, Jacob O.	11/13/47	208	404-5
78	Wright, Maranda	8/1/1900	1	201-2
76	Wright, E. J.	11/18/97	1	199-200-1
76	Wright, E. J.	11/18/97	1	204-5
2068	Williamson, Elizabeth Berger	4/11/99	1	206-7
2069	Wagner, Michael	7/12/99	1	218-9

Vol 265 p 189

VOL 265 PAGE 190

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
73	Peak, Chas.	3/9/03	72	170
74	Kerr, John	2/13/34	154	351
27	Rand, Fries	9/22/97	1	202
79	Klein, J.	11/26/98	1	198
431	Barth, Fred	12/14/98	1	220
22	Kallenbach, Martin	2/5/07	8	654

CEYLON JUNCTION TO WELLS CORNERS
RIGHT-OF-WAY

2066	Otto, Jacob	12/14/1900	6	523
1	Randt, Bessie T.	7/11/50	234	88
2	Henrichsen, Emil C.	4/11/49	234	91
69	Evans, Frank H.	2/20/03	72	172
3	Aldrich, Donald B.	4/24/49	234	102
4	Brod, Elmer P.	8/1/49	234	94
5	Naelitz, Benjamin	7/10/47	234	95
2060	Drier, Jay D.	3/18/01	72	485
2059	Peake, Amy	3/1/01	72	500
2058	Gillespie, J. H.	12/11/00	72	523
6	Lowry, Albert H.	6/12/54	256	55
7	Weaver, Milo J.	5/8/54	250	296
8	Weaver, Milo J.	5/8/54	250	297
9	Boswell, Ralph	2/9/47	234	84
10	Conklin, B. F.	6/14/50	234	103
11	Nottke, William H.	11/3/49	234	97
373	Austin, G. M.	5/7/01	75	248
67	Ayers, Samuel	12/7/15	147	410
2046	Ayers, Samuel	5/7/01	72	512
2045	Sweet, William W.	2/9/01	72	535
2044	Fowler, F. S.	2/11/01	72	537
2043	Andress, Newton	5/11/01	72	511
12	Judson, Ira H.	11/25/47	234	92-93
2039	Hamer, John W.	2/9/01	72	526
2037	Kaufman, Christ	2/9/01	72	527

VOL 265 PAGE 190

<u>Parcel No.</u>	<u>Grantor</u>	<u>Date of Instrument</u>	<u>Volume</u>	<u>Page</u>
73	Peak, Chas.	3/9/03	72	170
74	Kerr, John	2/13/34	154	351
27	Rand, Fries	9/22/97	1	202
79	Klein, J.	11/26/98	1	198
431	Barth, Fred	12/14/98	1	220
22	Kallenbach, Martin	2/5/07	8	654

CEYLON JUNCTION TO WELLS CORNERS
RIGHT-OF-WAY

2066	Otto, Jacob	12/14/1900	6	523
1	Randt, Bessie T.	7/11/50	234	88
2	Henrichsen, Emil C.	4/11/49	234	91
69	Evans, Frank H.	2/20/03	72	172
3	Aldrich, Donald B.	4/24/49	234	102
4	Brod, Elmer P.	8/1/49	234	94
5	Naelitz, Benjamin	7/10/47	234	95
2060	Drier, Jay D.	3/18/01	72	485
2059	Peake, Amy	3/1/01	72	500
2058	Gillespie, J. H.	12/11/00	72	523
6	Lowry, Albert H.	6/12/54	256	55
7	Weaver, Milo J.	5/8/54	250	296
8	Weaver, Milo J.	5/8/54	250	297
9	Boswell, Ralph	2/9/47	234	84
10	Conklin, B. F.	6/14/50	234	103
11	Nottke, William H.	11/3/49	234	97
373	Austin, G. M.	5/7/01	75	248
67	Ayers, Samuel	12/7/15	147	410
2046	Ayers, Samuel	5/7/01	72	512
2045	Sweet, William W.	2/9/01	72	535
2044	Fowler, F. S.	2/11/01	72	537
2043	Andress, Newton	5/11/01	72	511
12	Judson, Ira H.	11/25/47	234	92-93
2039	Hamer, John W.	2/9/01	72	526
2037	Kaufman, Christ	2/9/01	72	527

name to be subscribed and its seal to be affixed hereto by J. E. Davis, its Vice President, and W. R. Moran, its Assistant Secretary, this 31st day of October, 1955.

Signed, sealed and acknowledged in the presence of:

Donald E. Nicholson

Geneva I. Leake

THE TOLEDO EDISON COMPANY

By J. K. Davis
J. K. Davis, Vice President

And W. R. Moran
W. R. Moran, Assistant Secretary

STATE OF OHIO
LUCAS COUNTY, ss:

Before me, a Notary Public in and for said County, personally appeared J. K. Davis, Vice President, and W. R. Moran, Assistant Secretary, of said The Toledo Edison Company, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, that they did sign and seal said instrument as Vice President and Assistant Secretary of said The Toledo Edison Company in behalf of said grantor corporation and by authority of its board of directors; and that said instrument is the voluntary act and deed of the said J. K. Davis and W. R. Moran as such officers and the voluntary act and deed of said grantor corporation for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 31st day of October, 1955.

Geneva I. Leake

Notary Public
GENEVA I. LEAKE

Notary Public, in and for Lucas County, Ohio
My Commission Expires Sept. 21, 1958

This instrument prepared by Paul M. Smart



-14-

142949

1955 OCT 31 PM 3 10

DEED OF CONVEYANCE

CARL A SPEIR
RECORDER

ERIE COUNTY OHIO

THE TOLEDO EDISON COMPANY,
Grantor

to

OHIO EDISON COMPANY,

Grantee

W. R. Moran

Carl A. Speir

Recorded Nov. 2nd, 1955 in Erie
County Deed Records.
Vol. 265 Pages 184-197 incl.
Carl A. Speir, Recorder.

Vol. 265

D E E D

Harry Rimelspach, Trustee

To

THE TOLEDO EDISON CO.

KNOW ALL MEN BY THESE PRESENTS, That Whereas, Harry Rimelspach, acting as Trustee for The Lake Shore Electric Railway Company, has procured conveyances of certain rights with respect to certain parcels of real estate formerly owned and occupied by The Lake Shore Electric Railway Company, from the persons who originally conveyed said parcels of real estate to The Lake Shore Electric Railway Company, or from their successors in interest, and

WHEREAS, all right, title and interest of The Lake Shore Electric Railway Company with respect to said parcels of real estate, and other property, have now been purchased by and conveyed to The Toledo Edison Company, an Ohio corporation.

NOW, THEREFORE, the said Harry Rimelspach, Trustee, (unmarried), does hereby, in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, bargain, sell and quit-claim to the said The Toledo Edison Company, its successors and assigns forever, all right, title and interest acquired by him with respect to the parcels of real estate therein described by virtue of the following deeds of conveyance:

GRANTORS	DATE OF DEED
Mary Jinks and Ira Jinks	April..., 1934 (acknowledged April 30th, 1934)
Joseph A. Faber	March 7, 1934
Fred Faber and Cecelia Faber	February 6, 1934
Anton Kob and Mary Kob	February 16, 1934
George R. Mulaney and Mary F. Mulaney	February 16, 1934
Neal Everett	June 10, 1935
John Kerr	February 13, 1934
Lizzie Bonnett and D. A. Bonnett	, 1934 (acknowledged May 1, 1934)
Frank Hocksimer and Mary Hocksimer	April 27, 1934.

TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns forever, hereby covenanting that the title conveyed is clear, free and unencumbered by any act of the Grantor herein.

IN WITNESS WHEREOF, the said Harry Rimelspach, Trustee, has hereunto set his hand this 31st day of May, 1938.

Signed, acknowledged and delivered
in the presence of:

E. K. Hartzell

Harry Rimelspach

L. K. Burge

STATE OF OHIO,)
COUNTY OF ERIE,) SS:

BE IT REMEMBERED that on the 31st day of May in the year of our Lord one Thousand Nine Hundred Thirty-eight (1938), before me, the subscriber, a Notary Public within and for said County, personally came Harry Rimelspach, Trustee, the Grantor in the above conveyance, and acknowledged the signing thereof to be his voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year aforesaid.

(Notarial Seal)
My commission expires May 12, 1941.

Henry W. Rheinhardt,
Notary Public.

Received July 26th, 1938 at 1:38 P.M.

Recorded August 16th, 1938.

Carl A. Speir,
Recorder.

Fee for Record \$.75

QUIT - CLAIM DEED

Lizzie & D. A. Bonnett

To

Harry Rimelspach, Trustee

KNOW ALL MEN BY THESE PRESENTS, That we, Lizzie Bonnett and D. A. Bonnett, her husband (Lizzie Bonnett being the daughter and only heir of Christina Brown, deceased), the Grantors, for divers good causes and considerations thereunto moving, and especially for the sum of Twenty-five and no/100 Dollars (\$25.00) received to our full satisfaction of Harry Rimelspach, Trustee, the Grantee, have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the 2nd & 3d Sections of Huron Township, County of Erie, and State of Ohio:

Being a strip of land one rod wide abutting on the south side of the highway leading from Sandusky to Huron, said strip of land is part of a tract of thirty-six (36) acres owned by grantor in lots Numbers 30 in Section No. 2 and 24 and 25 in Section No. 3, being more definitely described as follows:

Bounded on the north by the south line of the highway; on the West by the West line of said 36 Acre tract; on the East by the West line of the school house lot; and on the south by a line parallel with and sixteen and one-half (16½) feet from the South line of said highway, being the entire length of frontage of grantor's land on said highway, containing fifty-one hundredths (51/100) of an acre; being the same premises conveyed by Christina Brown to The Lake Shore Electric Railway Company March 30, 1903, as shown by deed recorded in Volume 75, Page 227, Erie County, Ohio, Deed Records.

In the deed of March 30, 1903, above referred to, are the following words and figures: "In case said electric railway company shall fail to perform the aforesaid requirements or in case the land herein conveyed shall cease to be used for railroad purposes for a continuous period of two years, said land shall revert to said Christina Brown, her heirs or assigns"; the meaning and intention of this instrument is to discharge The Lake Shore Electric Railway Company, its successors and assigns and Harry Rimelspach, his heirs or assigns, from said provisions in regard to railway use and reversion and said provisions are hereby specifically cancelled out of said deed of March 30, 1903, and all claims thereunder are hereby released and quit-claimed to Harry Rimelspach, Trustee, his heirs or assigns.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantors, nor their heirs nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration I, D. A. Bonnett, husband of Lizzie Bonnett do hereby remise, release and forever quit-claim unto the said grantee, his heirs and assigns, all my right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the day of, in the year of our Lord one thousand nine hundred and thirty-four.

Signed and acknowledged in
presence of

J. F. Angus

Lizzie Bonnett

Mrs. Amelia Bonnett

D. A. Bonnett

STATE OF OHIO,)
ERIE COUNTY,) SS:

Before me, a Justice of the Peace in and for said County and State, personally appeared the above named Lizzie Bonnett and D. A. Bonnett, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at this 1st day of May, A.D. 1934.

(.....)

Charles Court,
Justice of the Peace, Henrietta, O.

Received July 26th, 1938 at 1:38 P.M.

Recorded August 16th, 1938.

Fee for Record \$1.00

Carl A. Speir,

Recorder.

MH

Christina Brown No. 594 The Lake Shore Electric Railway Company

WARRANTY DEED.

Know all Men by these Presents, That Christina Brown, Widow,

of the County of Erie and State of Ohio in consideration of the sum of ten dollars and cents... have bargained and sold, and do hereby grant, bargain, sell and convey unto the said The Lake Shore Electric Railway Company, its successors, heirs and assigns forever, the following premises, situate in the County of Erie in the State of Ohio and in the 2nd and 3rd Sections of Township 1 North Range 1 East and bounded and described as follows:

Being a strip of land one rod wide abutting on the south side of the highway leading from Sandusky to Sharon. Said strip of land is part of a tract of 36 1/2 acres owned by grantor in lots numbers 30 in section No. 2, and 24 and 25 in section No. 3, being more definitely described as follows: Bounded on the north by the south line of the highway; on the west by the west line of said 36 1/2 acre tract; on the east by the west line of the school house No. 1; and on the south by a line parallel with and 16 1/2 feet from the south line of said highway, being the entire length of frontage of grantor's land on said highway containing 51 1/2 of an acre. As part consideration herefor, grantee shall maintain a 4 1/2 foot woven wire fence on the south side of the above mentioned parcel of land, except that part of fence in front of house which shall be a neat picket fence kept painted. Said grantee shall maintain available and safe crossing for teams where now located, and a like crossing for people in front of said house. In case said Electric Railway Company shall fail to perform the aforesaid requirements or in case the land herein conveyed shall cease to be used for railroad purposes for a continuous period of two years, said lands shall revert to said Christina Brown, her heirs or assigns.

To Have and to Hold said premises, with the appurtenances, unto the said The Lake Shore Electric Railway Company, its successors, heirs and assigns forever. And the said Christina Brown

for herself and her Executor, Administrator and Heirs do hereby covenant with the said The Lake Shore Electric Railway Company, its successors, heirs and assigns, that she is lawfully seized of the premises aforesaid, that the said premises are free and clear from all incumbrances whatsoever, and that she will forever warrant and defend the same, with the appurtenances, unto the said The Lake Shore Electric Railway Company, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

And be it further known, That

of the above named grantor, in consideration of One Dollar, to in hand paid, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit-claim to said grantee, heirs and assigns, all right, title and interest in and to the above granted premises, either by way of dower or otherwise.

In Testimony Whereof, I the said Christina Brown

hereunto set my hand and seal this 24th day of March in the year of our Lord One Thousand Nine Hundred and three.

Signed, Sealed, Acknowledged, and Delivered in presence of

J. H. Long
W. R. Brown

Christina Brown [SEAL]
[SEAL]
[SEAL]
[SEAL]

THE STATE OF OHIO } ss.
Lorain COUNTY. }

Be it Remembered, That on this thirtieth day of March A. D. 1903 before me, Christina Brown, a Notary Public in and for said County, personally appeared the above named grantor,

and acknowledged the signing and sealing of the within and foregoing conveyance to be her voluntary act and deed for the uses and purposes therein expressed, and that she is still satisfied therewith. In Testimony Whereof, I hereunto set my hand and affix my official seal, the day and year above written.



Joseph H. Long Notary Public.

Received May 4, 1903, at 2:15 P.M.
Recorded May 7, 1903.

J. J. Tassie Recorder.

Francis and Emma Hockeimer.

No. 332

To The Sandusky & Interurban Electric Railway Company.

CONTRACT FOR RIGHT OF WAY

This agreement made this 27 day of January A. D. 1903 between
 Frank Hockeimer and Emma Hockeimer, his wife,
 Party of the First Part, and THE SANDUSKY & INTERURBAN ELECTRIC RAILWAY COMPANY, Party of the Second Part,
 Witnesseth: That said Frank Hockeimer and Emma Hockeimer Party of the
 First Part, in consideration of the benefits to be derived from the construction and operation of an Interurban Electric
 Railway between Sandusky and Lorain, and to facilitate such enterprise,

do for themselves their heirs and assigns hereby give and grant to the Second Party, The Sandusky & Interurban
 Electric Railway Company, its successors and assigns, the following described premises, to be used as a perpetual right of
 way for railroad purposes only, to-wit: Situated in the Township of Huron, County of Erie,
 and State of Ohio, and known as part of 10 ⁶⁰/₁₀₀ Acres owned by grantor in lots Numbers
 24 and 25, in Section No. 3, in said Township, and more definitely described
 as follows: Being a strip of land 16 ¹/₂ feet wide off of the north side of two
 and one half acres owned by grantor in said lot No. 25, said strip being
 bounded on the east and west by the east and west lines of said two
 and one half acres tract: on the north by the south line of the highway,
 and on the south by a line parallel with the south line of said highway
 and 16 ¹/₂ feet therefrom. Containing ²²/₁₀₀ of an acre

To have and to hold said premises for railroad purposes only, together with all rights and appurtenances thereunto
 belonging unto said, The Sandusky & Interurban Electric Railway Company, and its successors and assigns perpetually, so
 long as the same shall be used for railroad purposes. Provided that, in case the same shall cease to be used for railroad
 purposes for a continuous period of two years, said lands shall revert to said Frank Hockeimer, his
 heirs or assigns.

It is a further consideration herefor that said Electric Railway Company shall build and maintain a fence upon the
 south side of said strip of land, and shall furnish one suitable and safe crossings, with
 approaches thereto, and maintain the same, at the point as said where now located.

shall designate at the time said railroad is built As a further consideration herefor said Electric Railway
 Company shall maintain at least 4 tile drains across said strips at the
 places where now located and shall deepen said drains sufficiently to afford good outlet for the drains on grantors land when
 in case said Electric Railway Company, party of the Second Part, shall fail to construct and complete said proposed
 railway (as to one track thereof) over said premises, and have the same in operation on or before
 In case said Electric Railway Company or its successors
 date, or shall fail to perform the aforesaid requirements, after

then these presents shall be void.

In Witness Whereof, we have hereunto set our hands the day and year first above written.
 Signed and delivered in presence of

C. A. Judson
 H. R. Pruner

State of Ohio, Erie County, ss. Before me, a

came the within named F. H. Hockeimer, in and for said Company

148443

Parcel No.

KNOW ALL MEN BY THESE PRESENTS:

That Fred W. Willgrube, single,

the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration received to his full satisfaction of OHIO EDISON COMPANY, an Ohio corporation, the Grantee, do hereby grant unto Grantee, its successors and assigns, an easement and right-of-way, with the rights and privileges hereinafter set forth, for lines for the transmission and distribution of electric current, including telephone and telegraph, upon, over, under, and across the following described premises:

Situated in the Township of Huron, County of Erie, and State of Ohio, being part of Lot 30, Section No. 2, and part of Lots 24 and 25, Section 3.

The right-of-way above referred to is described as follows:

Beginning on the west line of Boss Road, so-called, where the same intersects the southerly line of the Cleveland & Sandusky Road, so-called; thence N. 72° 35' W. along the southerly line of the Cleveland & Sandusky Road a distance of 447.69 feet to a point on the east property line of the Grantor herein and the west property line of lands of Melvin C. and Dorothy Reinhart, the true place of beginning; thence continuing N. 72° 35' W. along the southerly line of the Cleveland & Sandusky Road, a distance of approximately 1100 feet to a point, said point being on the Grantor's west property line and the east property line of lands of Andrew and Evelyn Schenk; thence southerly along the west line of Grantor and the east property line of Schenk, 16½ feet to a point; thence easterly, parallel with and 16½ feet from the southerly line of the Cleveland & Sandusky Road, a distance of approximately 1100 feet to a point on the Grantor's east property line and the westerly property line of Reinhart, as aforementioned; thence northerly along the easterly property line of the Grantor herein to the place of beginning.

The easement and rights herein granted shall include the right to erect, inspect, operate, replace, repair, patrol and permanently maintain upon, over, under and along the above described right-of-way across said premises all necessary structures, wires, cables and other usual fixtures and appurtenances used for or in connection with the transmission and distribution of electric current, including telephone and telegraph and the right of ingress and egress upon, over and across said premises for access to and from said right-of-way, and the right to trim, cut, remove or otherwise control at any and all times such trees, limbs, underbrush or other obstructions within or adjacent to said right-of-way as may interfere with or endanger said structures, wires or appurtenances, or their operation.

The Grantors reserve the right to use the ground between said structures and beneath said wires, provided that such use does not interfere with or obstruct the rights herein granted, and the Grantors agree that no building, obstruction or impediment of any kind shall be placed within said right-of-way or between said structures or beneath said wires without prior written approval of the Grantee.

The Grantee will repair or replace all fences, gates, lanes, driveways, drains and ditches damaged or destroyed by it on said premises or pay Grantors for all damage to fences, gates, lanes, driveways, drains, ditches, crops and stock on said premises caused by the construction or maintenance of said lines.

TO HAVE AND TO HOLD the said easement, rights and right-of-way and its appurtenances to said Grantee, and to its successors and assigns, forever, and the Grantors represent that they are the owners of the premises herein described and that the same are free and clear from all encumbrances, except.

and for valuable consideration the Grantors do each hereby remise, release and forever quit-claim unto Grantee, its successors and assigns, all their right and expectancy of dower in the above described right-of-way.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 2nd day of October, 1956. SIGNED IN THE PRESENCE OF:

John R. P.
W. J. Steffen
Fred W. Willgrube

STATE OF OHIO
COUNTY OF Erie

} SS: Before me, a NOTARY PUBLIC, in and for said County and State, personally appeared

Fred W. Willgrube, single,

who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Sandusky Ohio 2nd this October 1956 day of

John R. P.
Notary Public

148443

Easement No. Parcel No.

1956
EASEMENT OCT 22 AM 11 18
from CARL A. SPEIR
RECORDED
- ERIE COUNTY

OHIO EDISON COMPANY

to

+ + + + +
Recorded Oct. 24th, 1956 in
Erie Co. Deed Records.
Vol. 275 Page 75-76
Carl A. Speir, Recorder.
+ + + + +

Wm. J. Steffen 140 Fund
John R. P.
W. J. Steffen

EASEMENT FOR HIGHWAY PURPOSES

169204

KNOW ALL MEN BY THESE PRESENTS:

That I, Fred W. Willgrube, unmarried

, the grantor

for and in consideration of the sum of Twenty-One Thousand, Six Hundred, Ten and No/100

Dollars (\$ 21,610.00) and for other good and valuable considerations to me paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes in, upon and over the lands hereinafter described, including loss of direct access as hereinafter provided, situated in ERIE County, Ohio, MURON Township, Section 3 & 2, Town 6 N, Range 22 W, and bounded and described as follows:

PARCEL NO. 267-LA

Being a parcel of land lying on the LEFT AND RIGHT side of the centerline of a survey, made by the Department of Highways, and recorded in Book 74, Page 62-67 of the records of ERIE County and being located within the following described points in the boundary thereof:

BEGINNING AT A POINT IN THE SOUTHWESTERLY CORNER OF LANDS OF THE GRANTOR, THE SAME BEING 99.97 FEET RIGHT OF AND RADially TO STATION 1007 + 78.51 IN THE CENTERLINE OF SURVEY MADE BY THE DEPARTMENT OF HIGHWAYS; RUNNING THENCE NORTHERLY ALONG THE WESTERLY PROPERTY LINE TO A POINT 185 FEET LEFT OF AND RADially TO CENTERLINE STATION 1007 + 57.08; THENCE EASTERLY TO A POINT 175 FEET LEFT OF AND RADially TO CENTERLINE STATION 1012 + 00; THENCE EASTERLY TO A POINT IN THE EASTERLY LINE OF LANDS OF THE GRANTOR, SAID LINE ALSO BEING THE CENTERLINE OF BOSS ROAD, THE SAME BEING 170 FEET LEFT OF AND RADially TO CENTERLINE STATION 1022 + 77.97; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE TO A POINT 160 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1023 + 46.07; THENCE WESTERLY TO A POINT 175 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1020 + 00; THENCE WESTERLY TO A POINT 155 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1014 + 00; THENCE WESTERLY TO A POINT IN THE SOUTHERLY LINE OF LANDS OF THE GRANTOR, THE SAME BEING 175 FEET RIGHT OF AND RADially TO CENTERLINE STATION 1009 + 17.85; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LANDS OF THE GRANTOR TO THE PLACE OF BEGINNING.

GRANTOR CLAIMS OWNERSHIP THROUGH INSTRUMENT RECORDED IN VOLUME 260, PAGE 363, OF THE ERIE COUNTY DEED RECORDS.

It is understood that the strip of land above described contains 11.67 acres, more or less, exclusive of the present road which occupies 0.16 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

In consideration of the sum of Twenty-One, Thousand, Six Hundred, Ten Dollars (\$ 21,610.00), hereinbefore mentioned, I do hereby specifically waive and release any and all right or rights of direct access, or claims thereof, to the present highway improvement to be constructed, or to the ultimate highway improvement to be constructed in the future, as called for by the plans herein referred to, and the execution of this conveyance shall act automatically as a waiver to the State of Ohio in the elimination of any direct access to said highway either for present or future construction.

It is further understood and agreed that the consideration for Parcel No. 267-LA, in addition to the limitation of access as provided above, includes compensation for land taken and all damages accruing from the taking of said Parcel No. 267-LA.

Fred W. Willgrube
Frederic A. Shon

Fred W. Willgrube

THIS INSTRUMENT WAS PREPARED BY
OHIO DEPARTMENT OF HIGHWAYS -
H. W. MITTENDORF

Grantor

Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

That.....Fred W. Willgrube....., unmarried.....

....., the Grantor....,

for and in consideration of the sum of.....One Hundred, Eighty-----and No/100----Dollars (\$ 180.00.....) and for other good and valuable considerations to.....him.....paid by the

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do..... hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in.....Erie.....County, Ohio,.....Huron.....Township,Section 2....., Town.....6-N....., Range.....22-W.....,

and bounded and described as follows:

PARCEL No.....267-A.....

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 14, Page 63-64 of the records of Erie County and being located within the following described points in the boundary thereof;

Beginning at a point in the centerline of Boss Road which is also the easterly line of lands of the grantors, where it is intersected by the northerly line of the right of way of U. S. Route 6 as established by the easement for highway purposes designated as Parcel No. 267-1A, said point being 170 feet left of and radially to Station 1022+77.97 in the centerline of survey made by the Department of Highways for U. S. Route 6; thence northerly along the centerline of Boss Road and property line to a point 270 feet left of and radially to centerline Station 1022+58.06; thence south-westerly to a point 220 feet left of and radially to centerline Station 1021+97.85; thence southerly to a point in the northerly line of the right of way of U. S. Route 6 aforesaid, said point being 167.42 feet left of and radially to centerline Station 1022+08.06; thence easterly along said right of way line to the place of beginning.

By
Grantor claims ownership through instrument recorded in Volume 260, Page 363, of the Erie County Deed Records.

It is understood that the strip of land above described contains 0.08 acres, more or less, exclusive of the present road which occupies 0.04 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

Easement for Highway Purposes

KNOW ALL MEN BY THESE PRESENTS:

That I. Fred W. Willgrube, unmarried

the Grantor,

for and in consideration of the sum of Two Hundred Ten and No/100Dollars (\$ 210.00) and for other good and valuable considerations to me paid by the

State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described,

situated in Erie County, Ohio, Huron Township,Section 2, Town 6-N, Range 22-W,

and bounded and described as follows:

PARCEL No. 267

Being a parcel of land lying on the right side of the centerline of a survey, made by the Department of Highways, and recorded in Book 14, Page 63-64, of the records of Erie County and being located within the following described points in the boundary thereof;

Beginning at the point of intersection of the easterly line of lands of the grantor with the southerly line of the right of way of U. S. Route 6 as established by the easement for highway purposes designated as Parcel No. 267-LA, said point being 160 feet right of and radially to Station 1023+46.07 in the centerline of survey made by the Department of Highways for U. S. Route 6; thence southerly along the easterly property line to a point 300 feet right of and radially to centerline Station 1023+76.17; thence in a southwesterly direction to a point in the easterly line of the right of way of Boss Road, said point being 427.03 feet right of and radially to centerline Station 1022+86.78; thence westerly to a point 405.86 feet right of and radially to centerline Station 1022+28.68; thence in a northeasterly direction to a point in the southerly line of the right of way of U.S. Route 6 aforesaid, said point being 161.33 feet right of and radially to centerline Station 1023+22.58; thence easterly along said right of way line to the place of beginning.

For.

Grantor claims ownership through instrument recorded in Volume 260, Page 363, of the Erie County Deed Records.

It is understood that the strip of land above described contains 0.21 acres, more or less, exclusive of the present road which occupies 0.23 acres, more or less.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid

hereby relinquish^{es} to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF I, Fred W. Willgrube

have hereunto set my hand, the 20th day of January, in the year of our Lord one thousand nine hundred and sixty.

Signed and sealed in presence of:

J. P. McCormick
Russell C. Shroy

X Fred W. Willgrube

THIS INSTRUMENT WAS PREPARED BY
OHIO DEPARTMENT OF HIGHWAYS -
R. W. MITTENDORF

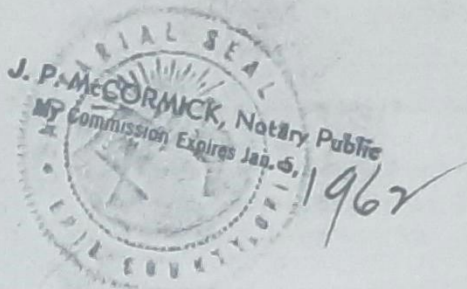
STATE OF OHIO,
Erie COUNTY } ss.:

Before me, a Notary Public in and for said County and State, personally appeared the above named Fred W. Willgrube who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Huron, Ohio

this 20th day of January, A. D. 1960

J. P. McCormick
Notary Public
My Commission expires Jan. 5th, 1962



STATE OF Ohio } ss:
Erie COUNTY.

Before me, a Notary Public, in and for said county, personally appeared the above named John S. & Elizabeth Schlessman, who acknowledged that they did sign the foregoing release of Mortgage of the part of the property as described in said release and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Sandusky, Ohio, this 2nd day of February, 1960.
Mabel H. Harth

Notary Public, Erie County, Ohio
 My Commission Expires 6-21-61

Received for Record Mar. 18-1960, at 1:38 P.M.
 Recorded March 21-1960
 Fee for Record \$8.00
 Carl A. Speer,
 Recorder.

STATE OF Ohio }
Cire COUNTY. } ss:

Before me, a Notary Public, in and for said county, personally appeared the above named John S. & Elizabeth Schlessman, who acknowledged that they did sign the foregoing release of mortgage of the part of the property as described in said release and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed my official seal at Sandusky Ohio, this 2nd day of February, 1960.
Mahell H. Horth

Notary Public, Ohio
 My Commission Expires 6-31-61

Received for Record, Mar. 18-1960, at 1:38 P.M.
 Recorded March 21-1960
 Fee for Record \$8.00
 Carl A. Speer,
 Recorder.



State of Ohio
Department of State

G0467-0402

Sherrod Brown
Secretary of State

Date 9/16/83

Number 732643

Receipt No. 22871

G467-0402 0301

Received of ROSENZWEIG, SCHULZ & GILLOMBARDO CO.
or filed by _____

The sum of \$ 110.00 for filing ARF MIS _____ of
RAF DEVELOPMENT COMPANY, INC.

Returned to: 22871
ROSENZWEIG, SCHULZ & GILLOMBARDO CO.
ATT: I.M. MACDOUGALL
2000 E. NINTH ST.
CLEVELAND, OH 44115-1301

RECEIPT

ARF \$ 100.00
MIS \$ 10.00

Name:
RAF DEVELOPMENT COMPANY, INC.

Total Fee: \$ 110.00

G0467-8403



Department of State

The State of Ohio

Sherrod Brown
Secretary of State

732643

Certificate

It is hereby certified that the Secretary of State of Ohio has custody of the Records of Incorporation and Miscellaneous Filings; that said records show the filing and recording of: ARF MIS

of:

RAF DEVELOPMENT COMPANY, INC.

United States of America
State of Ohio
Office of the Secretary of State

Recorded on Roll G467 at Frame 0404 of
the Records of Incorporation and Miscellaneous Filings.

Witness my hand and the seal of the Secretary of State, at the
City of Columbus, Ohio, this 15TH day of SEP,
A.D. 1988.




Sherrod Brown
Secretary of State

G0467-0404 APPROVED

By KMDate 9-15-88Amount \$100.00

ARTICLES OF INCORPORATION
OF
RAF DEVELOPMENT COMPANY, INC.

The undersigned, a citizen of the United States, desiring to form a corporation, for profit, under the General Corporation Law of Ohio, does hereby certify:

- FIRST: The name of the Corporation shall be RAF DEVELOPMENT COMPANY, INC. (the "Corporation").
- SECOND: The Corporation shall have its principal office in Big Prairie, Wayne County, Ohio.
- THIRD: The purpose for which the Corporation is formed is to engage in any lawful act or activity for which corporations may be formed under Sections 1701.01 to 1701.99 inclusive of the Ohio Revised Code.
- FOURTH: The amount of stock which the Corporation is authorized to have is One Thousand (1000) shares of no par value Common Stock, Seven Hundred (700) of which shall be non-voting shares and Three Hundred (300) of which shall be voting shares. Such shares shall be fully paid and nonassessable.
- FIFTH: There shall be no stated capital.
- SIXTH: The Corporation may purchase from time to time and to the extent of the surplus of the aggregate of its assets over the aggregate of its liabilities plus stated capital, shares of any class of stock issued by it. Such purchases may be made either in the open market or at a private or public sale, and in such manner and amounts, from such holder or holders of outstanding stock of the Corporation, and at such prices as the directors of the Corporation shall, from time to time, determine. The directors are hereby empowered to authorize such purchases, from time to time, without any vote of the holders of any class of shares now or hereafter authorized and outstanding at the time of any such purchase.
- SEVENTH: A director or officer of the Corporation shall not be disqualified from dealing or contracting with the Corporation as a vendor, purchaser, employee, agent or otherwise; nor shall any transaction, contract, or other act of the Corporation be void or voidable or in any way affected or invalidated by the fact that any director or officer of any firm in which such director or officer is a member, or any corporation of which such director

or officer is a shareholder, director, or officer is in any way interested in such transaction, contract, or other act, provided the fact that such director, officer, firm, or corporation is so interested shall be disclosed or shall be known to the Board of Directors or such members thereof who shall be present at any meeting of the Board of Directors at which action upon such transaction, contract, or other act shall be taken; nor shall any such director or officer be accountable or responsible to the Corporation for or in respect of any such transaction, contract, or other act of the Corporation or for any gains or profits realized by him by reason of the fact that he or any firm of which he is a member or any corporation of which he is a shareholder, director or officer is interested in such transaction, contract, or other act; and any such director may be counted in determining the existence of a quorum at any meeting of the Board of Directors of the Corporation which shall authorize or take action in respect of any such transaction, contract, or other act, and may vote thereat to authorize, ratify, or approve any such transaction, contract, or other act, with like force and effect as if he or any firm of which he is a member, or any corporation of which he is a shareholder, director or officer were not interested in such transaction, contract, or other act. The said transaction, contract, or action may also be authorized, ratified or approved by the written consent or by the vote at any stockholders' meeting by the holders of record of the majority of the shares of voting stock present in person or by proxy thereat, at which meeting, the vote of such interested director or officer may be counted in arriving at a majority or in any other manner provided by law.

EIGHTH:

The Corporation shall be authorized and empowered to effect a consolidation or merger, or sale of all or substantially all of its assets, or a dissolution by the affirmative vote of the holders of record of a majority of all the outstanding shares of stock of the Corporation entitled to vote on any such proposed action. Whenever under the laws of the State of Ohio, action is authorized or required to be taken by the shareholders of the Corporation, such action shall be effected by the vote, consent or authorization of the holders of shares entitling them to exercise a majority of the voting power of the Corporation unless a greater proportion of votes is exclusively required for any particular action by the laws of the State of Ohio.

NINTH:

Any and every statute of the State of Ohio hereafter enacted whereby the rights, powers or privileges of corporations or of the shareholders of corporations organized under the laws of the State of Ohio are increased or diminished or in any way affected, or whereby effect is given to the action taken by any number less than all of the shareholders of any such corporation, shall apply to the Corporation and shall be binding not only upon the Corporation, but upon every shareholder of the Corporation, to the same extent as if such statutes had been in force at the date of filing these original Articles of Incorporation in the office of the Secretary of State of the State of Ohio.

TENTH:

The Corporation shall indemnify and reimburse any person who is or has been a director, officer, or employee of the Corporation, or who is serving or has served at its request as a director, officer, or employee of another company, for expenses (including attorneys' fees), judgments, decrees, fines, penalties or settlements incurred or paid in connection with the defense of any pending or threatened action, suit or proceeding, criminal or civil, to which he is or may be made a party by reason of being or having been such director, officer or employee; provided that:

- (1) he is adjudicated or determined not to have been negligent or guilty of misconduct in the performance of his duty to the Corporation or the other company of which he is or was a director, officer or employee; and
- (2) he is determined to have acted in good faith in what he reasonably believed to be the best interests of the Corporation or the other company of which he is or was a director, officer, or employee; and
- (3) in any matter the subject of criminal action, suit, or proceeding, he is determined to have had no reasonable cause to believe that his conduct was unlawful.

The determination as to (2) or (3) of the preceding paragraph, and, in the absence of an adjudication by a court of competent jurisdiction, as to (1) shall be made as follows:

- (a) By the directors of the Corporation acting at a meeting at which a quorum

consisting of directors who are not parties to or threatened with any such action, suit or proceeding is present. Any director who is a party to or threatened with any such action, suit, or proceeding shall not be qualified to vote on such determination.

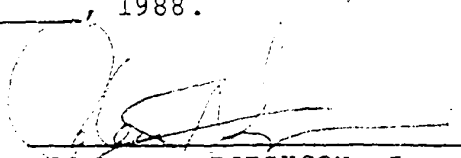
- (b) If a quorum of qualified directors cannot be obtained to vote on such determination, it shall be made by independent legal counsel, selected by the directors, in the form of a written opinion.

The indemnification provided by this Article shall not be deemed exclusive of any other rights to which any person indemnified may be entitled, and shall inure to the benefit of the heirs, executors and administrators of such person.

ELEVENTH:

Except as otherwise expressly provided herein, no shareholder of the Corporation shall by reason of his holding shares of any class, have any preemptive or preferential right to purchase or subscribe to any shares of any class of the Corporation, now or hereafter authorized, or any notes, debentures, bonds or other securities convertible into or carrying options or warrants to purchase shares of any class, now or hereafter authorized, whether or not the issuance of any such shares, or such notes, debentures, bonds or other securities, would adversely affect the dividend or voting rights of such shareholder, and the Board of Directors may issue shares of any class of the Corporation, or any notes, debentures, bonds or other securities convertible into or carrying options or warrants to purchase shares of any class, without offering any such shares of any class, either in whole or in part, to the existing shareholders of any class; provided, however, that the Board of Directors may, in its discretion, grant such preferential subscription rights at such prices and upon such other terms and conditions as it may determine.

IN WITNESS WHEREOF, I have hereunto subscribed my name this
31st day of August, 1988.


ROBERT A. FERGUSON, Incorporator

G0467-0402

APPOINTMENT OF STATUTORY AGENT

The undersigned, being the incorporator of RAF DEVELOPMENT COMPANY, INC. hereby appoints James R. Smail of Wayne County, Ohio as the agent upon whom any process, notice or demand required or permitted by statute to be served upon the Corporation may be served. His complete address is P.O. Box 98, State Route 226, Big Prairie, Ohio 44611.

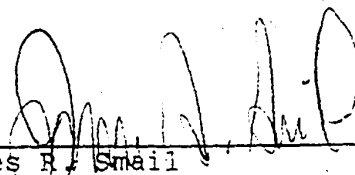
INCORPORATOR:

ROBERT A. FERGUSONSeptember 6, 1988

RAF Development Company, Inc.
Wayne County, Ohio

Gentlemen:

I, James R. Smail, hereby accept appointment as agent of your Corporation upon whom process, tax notices or demands may be served.

James R. Smail

Rosenzweig, Schulz & Gillombardo Co., L.P.A.

Attorneys and Counsellors at Law

G0467-0402

700 Transohio Tower

2000 East Ninth Street

Cleveland, Ohio 44115-1301

216/589-9300

FAX 216/589-9176

September 14, 1988

VIA FEDERAL EXPRESS

Office of Secretary of State
Corporation Division
14th Floor
State Office Tower
Columbus, OH 43216

Attention: Lolita

Re: RAF Development Company, Inc.

Dear Lolita:

I am enclosing the Articles of Incorporation for the above-referenced corporation. The Articles were previously returned with a letter stating the second paragraph had to be revised. A copy of that letter is enclosed for your reference. As you can see, the Articles have been revised.

It is important that the enclosed Articles be filed as soon as possible. Accordingly, I am requesting EXPEDITED SERVICE and I would appreciate your prompt attention to this matter. I have enclosed a check in the amount of \$100 to cover the filing fee and a check in the amount of \$10 to cover the fee for expedited service.

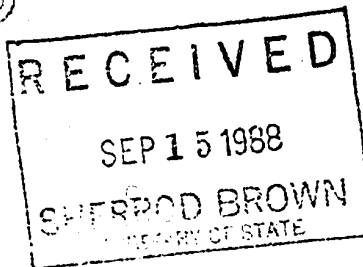
If you have any questions, please do not hesitate to give me a call.

Very sincerely,

Irene M. MacDougall
Irene M. MacDougall

IMM/sm
Enclosures

NR 823225
2/17/88
6-151-1601



	DATE	TRANSACTION DESCRIPTION
1.	12/22/2010	Canceled, Failure to Maintain Agent (AXA), Cancellation Notice Served (CLT)

Mail To:

201035643730
RAF DEVELOPMENT COMPANY, INC.
2416 CLEVELAND-SANDUSKY RD.
HURON, OH 44839

..... dotted line.....



The State of Ohio

 Certificate

Secretary of State - Jennifer Brunner

732643

*It is hereby certified that the Secretary of State of Ohio has custody of the business records for
RAF DEVELOPMENT COMPANY, INC. and that said business records show the recording of:*

**CANCELLATION
FAILURE TO MAINTAIN AGENT**

United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the Secretary
of State at Columbus, Ohio, this 22nd day of
December, A.D. 2010



Jennifer Brunner
Secretary of State

Summary

Parcel Number	39-00053.001
Map Number	39166200022
Location Address	CLEVELAND
Legal Acres	3.8000
Legal Description	2-30 PT W SIDE BETW LSE RR & 3-24 NE PT 3.80A (Note: Not to be used on legal documents.)
Neighborhood	43903-HURON TWP. SR6 TO RYE BEACH
Tax District	39-HURON TOWNSHIP - HURON CSD
School District	HURON CSD
Homestead Reduction	NO
Owner Occupancy Credit	NO
Foreclosure	NO
Land Use	452-AUTOMOTIVE SERVICE STATION (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 011
Personal Property District: 22-0120

Owners

Owner Address	Tax Payer Address
HURON ECONO LODGE LP 3/4 & RAF	HURON ECONO LODGE LP 3/4 & RAF
DEVELOPMENT CO INC 1/4	DEVELOPMENT CO INC 1/4
C/O DENNIS MICHELSON 6322 146TH ST S.W.	C/O DENNIS MICHELSON 1033 9TH AVE S
EDMONDS WA 98026	EDMONDS WA 98020-3909

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
P1-PRIMARY	3.8	0	0	0	100%	30000	\$114,000
Total	3.8000						\$114,000

Improvements

Card 2

Description	Dimensions	Area	Year Built	Appraised Value (100%)
FENCE CL 6'HI-FENCE: C/L 6' HIGH		430	1990	\$3,510
PAVING ASPHALT-PAVING: ASPHALT		12000	1990	\$4,020
GAS STN CNPY PP-GAS STATION CANOPY P.P.	66 x 48	3168	1990	\$0
PAVING CON-PAVING: CONCRETE		4500	1990	\$3,020
Total				\$10,550

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$114,000	\$114,000	\$114,000	\$114,000	\$114,000
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$99,660	\$99,660	\$92,090	\$92,090	\$92,090
Total Value (Appraised 100%)	\$213,660	\$213,660	\$206,090	\$206,090	\$206,090

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$39,900	\$39,900	\$39,900	\$39,900	\$39,900
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$34,880	\$34,880	\$32,230	\$32,230	\$32,230
Total Value (Assessed 35%)	\$74,780	\$74,780	\$72,130	\$72,130	\$72,130

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
2022 Pay 2023	\$0.00	\$5,025.44	\$5,025.44		\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$4,466.92	\$4,466.92		\$0.00	\$0.00
2020 Pay 2021	\$0.00	\$4,559.30	\$4,559.30		\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Payments

Payment Date	Amount Paid
9/26/2023	\$5,025.44
2/16/2022	\$2,233.46
7/8/2021	\$2,181.78
6/28/2021	\$2,153.11
12/28/2020	(\$224.41)
12/28/2020	\$224.41
7/7/2020	\$0.00
7/6/2020	\$4,937.13
9/26/2019	\$2,740.36
3/29/2019	\$2,264.75
7/10/2018	\$2,395.95
2/16/2018	\$2,395.95
7/11/2017	\$2,375.77
2/3/2017	\$2,375.77
12/28/2016	\$7,145.65
8/15/2016	\$212.20
6/17/2016	\$212.20
5/16/2016	\$212.20
4/15/2016	\$212.20
3/15/2016	\$212.20
2/12/2016	\$212.20
1/20/2016	\$212.20

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
1/1/1987	\$0	UNKNOWN	HURON ECONO LODGE LP 3/4 & RAF DEVELOPMENT CO INC 1/4	1

Recent Sales In Area

Sale date range:

From: 10/13/2020

To: 10/13/2023

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

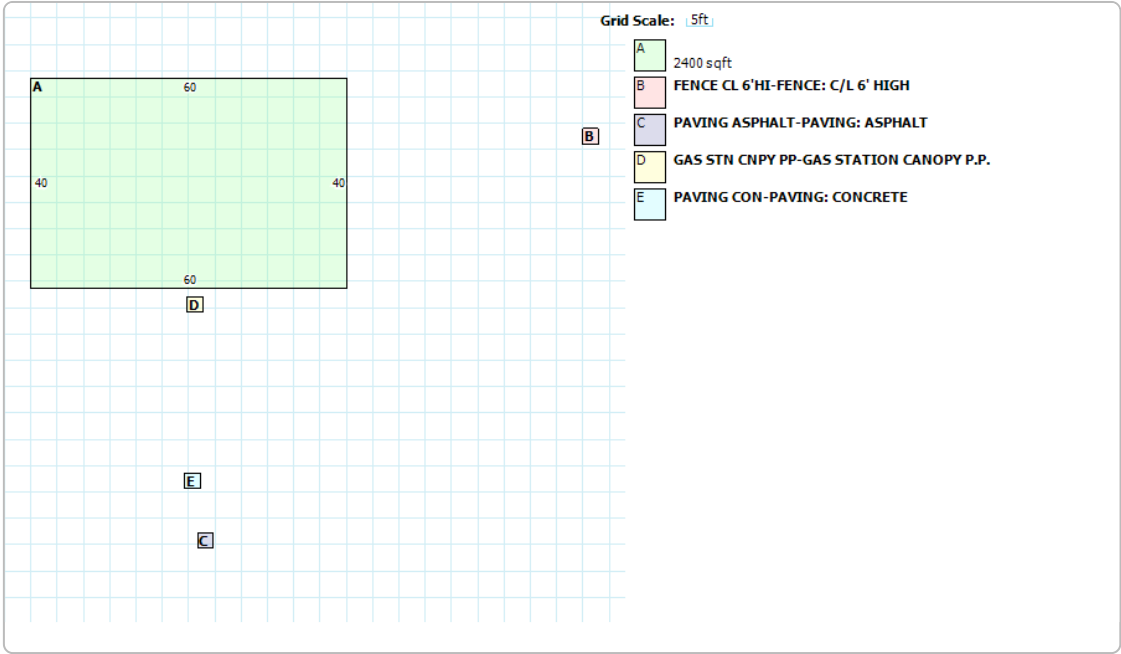
Historical Grand List

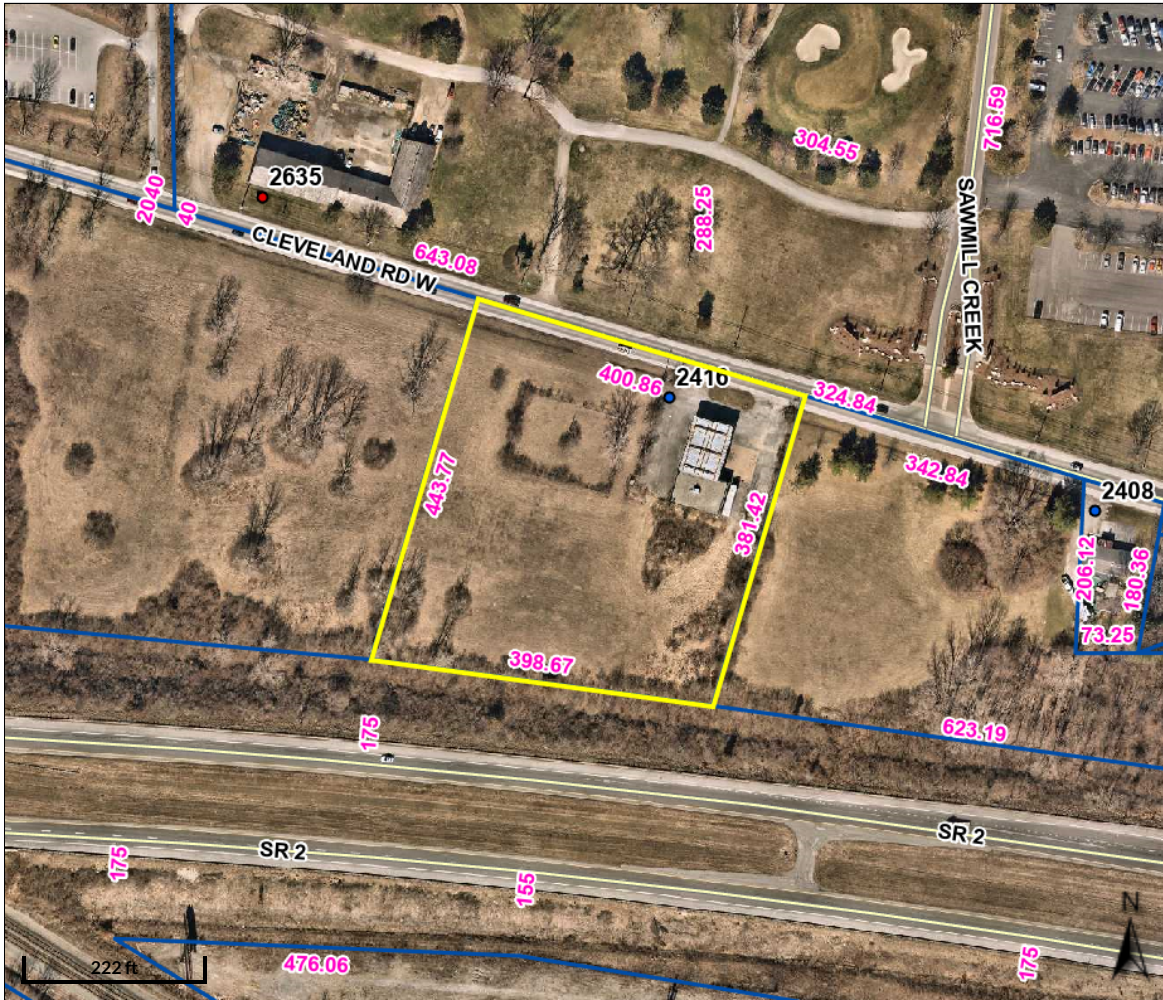
[Browse all Erie County Historical Grand List Documents](#)

39-00053.001 (PDF)

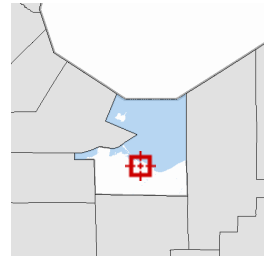
Sketches

Note: Sketch items labeled **O1** through **O9** are **Other Improvements** and more detail about these items can be found under the **Improvements** tab.
Click [HERE](#) for Sketch Codes and Descriptions





Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	39-00053.001	Acreage	3.8	Last 2 Sales	Date	Price	Vol/Page
Owner	HURON ECONO LODGE LP 3/4 & RAF DEVELOPMENT CO INC 1/4 (Owner Address) HURON ECONO LODGE LP 3/4 & RAF DEVELOPMENT CO INC 1/4 (Tax Payer Address) CLEVELAND HURON						
Property Address							

Date created: 10/13/2023
Last Data Uploaded: 10/13/2023 3:20:46 AM

Developed by Schneider
GEOSPATIAL