

TITLE REPORT

C/R/S	ERI-US 0006 Connectivity Corridor
PARCEL	39-00069.000
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
S. A. Knowles, Trustee	N/A	Fee
Mailing Address: 613 Oneida View Huron, Ohio 44839		
Phone Number: 419-433-8330 (Shirley Murray)		
Property Address: Cleveland Road Huron, Ohio 44839		

(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 Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 38.2895 acres less 9.8359 acres leaving 28.4536 acres.

Title acquired by: Official Record Book 264, Page 934, filed 3-22-1996 APN: 39-00069.000 28.4500 acres per Tax Card

Out Sale

C. Hughes, Trustee, et.al. to
State of Ohio (Department of Natural Resources)

Recorded in Instrument 200007037, filed 6-5-2000

(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
Affidavit recorded in Lease Book 28, Page 492, showing Harold Barnes, part owner, stating that no oil or gas has been extracted from said land since he and others acquired said property. The Oil and Gas Lease for this parcel is recorded in Lease Book 6, Page 389 (attached).	Oil and Gas Lease	10 years

Recorded in Lease Book 6, Page 389, filed 8-2-1918

(3-C) EASEMENTS

Name & Address	Type
Emmett Kelley to Polly Swift and Mary Swift No address given	Ingress/egress Easement over a ¾ acre tract of land

Recorded in Deed Book Volume 59, Page 13, filed 10-10-1893?

Cannot determine if in Take Area

C. Hughes, Trustee to
Columbia Gas of Ohio
200 Civic Center Drive
P.O. Box 117
Columbus, Ohio 43216-0117

Gas Pipeline Easement

Recorded in Official Record Book 19, Page 425, filed 7-5-1991

Cannot determine if in Take Area

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

Note: No record of Minnie Swift Greene and Leonard F. Greene acquiring said property in the Erie County Records, even though they are conveying said property in Deed Book Volume 162, Page 217 filed 10-9-1939.

Note: Search of the Erie County Recorder's Office found no record of this property being conveyed to Mary Swift or Mary Swift Jinks.

(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
39-00069.000	<u>\$192,010</u>	<u>\$0.00</u>	<u>\$192,010</u>	<u>\$338.45 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:

\$46,300 @ 100% Values

This Title Report covers the time period from 10-10-1893 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) 39-00069.000 and presently standing in the name of S. A. Knowles, Trustee 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 39-00069.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
C. Hughes, Trustee, divorced and unremarried	S.A. Knowles, Trustee	6-1-1995	3-22-1996 at 8:01 AM	OR 264, Page 934	Exempt	Warranty Deed
Fee	Fee	Situating in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 38.2895 acres.				
		Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				
Edward J. Bishop and Madeline J. Bishop, husband and wife	C. Hughes, Trustee	8-10-1988	8-16-1988 at 2:41 PM	DB 545, Page 995	Exempt	Warranty Deed Re-file
All dower rights released	Fee	Situating in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 38.2895 acres.				
Fee		Note: Deed re-filed to correct typing error.				
		Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				
Edward J. Bishop and Madeline J. Bishop, husband and wife	C. Hughes, Trustee	8-10-1988	8-11-1988 at 1:41 PM	DB 545, Page 871	\$ 192.00	Warranty Deed
All dower rights released	Fee	Situating in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 38.2895 acres.				
Fee		Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00069.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Edward J. Bishop, married, husband of Madeleine J. Bishop No dower rights released Und. ½ Int.	Madeleine J. Bishop, married, wife of Edward J. Bishop Und. ½ Int.	12-23-1968	4-18-1969 at 2:18 PM	DB 391, Page 387	Exempt	Quit Claim Deed
		Sited in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 38.2895 acres. Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				
Harold A. Barnes and Jeanne Barnes, husband and wife and Max McCrillis and Marian McCrillis, husband and wife No dower rights released Fee	Edward J. Bishop, married Fee	6-8-1968	7-3-1968 at 1:51 PM	DB 385, Page 464	Exempt	Warranty Deed
		6-10-1968	Sited in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 38.2895 acres. Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.			
John G. Swift, married All dower rights released Fee	Harold Barnes and Jeanne Barnes, and Max McCrillis and Marian McCrillis Fee	1-16-1957	1-25-1957 at 3:33 PM	DB 277, Page 251	\$33.00 Stamps	Warranty Deed
		Sited in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 40.798 acres. Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				
Minnie Swift Greene and Leonard F. Greene, wife and husband No dower rights released Fee	John G. Swift Fee	10-9-1939	10-9-1939 at 2:52 PM	DB 162, Page 217	Exempt	Quit Claim Deed
		Sited in Huron Township, County of Erie and State of Ohio: Being that part of Original Lot 25, Section 3...containing 40.798 acres. Note: No record of Minnie Swift Greene and Leonard F. Greene acquiring said property in the Erie County Records. Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00069.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
William F. Zielske and Helen Zielske, husband and wife No dower rights released Fee	John G. Swift Fee	3-31-1939	4-3-1939 at 4:06 PM	DB 160, Page 351	\$4.00 Stamps	Quit Claim Deed
		Situating in Huron Township, County of Erie and State of Ohio: Being those parts of Original Lot 24 and Lot 25 in Section 3...containing 82.798 acres.				
		Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				
Mary Swift Jinks, widow Fee	William F. Zielske and Helen Zielske Fee	9-17-1937	9-21-1937 at 2:32 PM	DB 157, Page 58	\$1.50 Stamps	Quit Claim Deed
		Situating in Huron Township, County of Erie and State of Ohio: Being those parts of Original Lot 24 and Lot 25 in Section 3...containing 82.798 acres.				
		Note: 20 foot ingress/egress easement to be used in common along the western side of property reserved to grantors.				
		Note: Search of the Erie County Recorder's Office found no record of this property being conveyed to Mary Swift or Mary Swift Jinks.				
		OUTSALE				
C. Hughes, Trustee, and now current owner S. Knowles, Trustee, et.al. Fee	Ohio Department of Natural Resources Fee	10-4-1999	6-5-2000 at 3:03 PM	Inst. 200007037	Exempt	Judgement Entry on Settlement and Order of Distribution
		Situating in Huron Township, County of Erie and State of Ohio: Being those parts of Original Lot 25 in Section 3...containing 9.8359 acres				

WARRANTY DEED, Limited, Short Form, No. 102-L (Ohio Statutory Form)

The Ohio Legal Blank Co., Cleveland
Publishers and Dealers Since 1883

Know all Men by these Presents

That C. Hughes, Trustee, divorced and unremarried

(insert marital status)

of Erie

County, Ohio,

for valuable consideration paid, Grant(s), with limited warranty covenants, to

S.A. Knowles, Trustee

whose tax mailing address is

617 Chippewa Pl.
Huron, OH 44839

the following described Real Property:

This conveyance has been examined
and the grantor has complied with
sections 310.202 and 322.02 of the
revised code.

FEE \$ _____
EXEMPT _____
R.E. TRANSFER \$ _____

COUNTY AUDITOR

Being that part of Original Lot 25, Section 3, Huron Township, Erie County, Ohio, as follows: Beginning at the southwest corner of lands conveyed to Dean Sheldon by The George A. Boeckling Company and recorded in Volume 251, Page 411, Erie County Deed Records, the same being in the centerline of Cleveland - Sandusky Road; thence North 71° 21' West along the centerline of Cleveland - Sandusky Road, 993.44 feet to an angle point in said road; thence North 0° 54' East, parallel with and 20 feet easterly, measured at right angles, from the west line of said Lot 25, a distance of 829.08 feet to the centerline of a drainage ditch; thence northeasterly along said ditch by the following courses; North 83° 24' East, 15.00 feet; North 46° 09' East, 160.00 feet; North 11° 54' East, 231.00 feet; North 40° 09' East, 220.00 feet; North 14° 34' East, 133.00 feet, and North 52° 34' East, 195.35 feet to the north line of said Lot 25; thence south 86° 27' 40" East, along last mentioned line, 547.84 feet to the westerly line of said Dean Sheldon lands; thence South 1° 20' West, along last mentioned line, 1925.22 feet to the place of beginning and containing 38.2895 acres; more or less, but subject however to all legal highways and to a highway grant to the Board of Commissioners of Erie County, Ohio, by Deed recorded in Volume 128, Page 286, Erie County Deed Records; together with a right of way to be used in common over the westerly 20 feet of land, measured at right angles from the west line of Lot 25, and extending from the Cleveland - Sandusky Road to the northerly line of the premises herein conveyed, as a means of ingress and egress to above described premises, be the same more or less but subject to easements and restrictions of record, if any. Any and all riparian rights of grantor incidental to ownership of property described herein is hereby granted.
thence North 54° 17' West, along said centerline, 100.65 feet to a point;

PRIOR DEED REFERENCE: Vol. 277, Page 251, Erie County
Ohio Deed Records

Prior Instrument Reference: Vol. 545 Page 995 of the Deed

Records of Erie

County, Ohio.

APPROVED

ERIE COUNTY ENGINEER

This is a Limited Warranty Deed—Ohio Statutory Form*

* See Sections 5302.07 and 5303.08 of the Revised Code of Ohio as to the covenants made and warranties given by the Statutory Form of Limited Warranty Deed.

And wife (husband) of the Grantor releases
all rights of dower therein.

Witness my hand(s) this 1st day of June 1995.

Signed and acknowledged in presence of:

Kelly A. Franks C. Hughes - Trustee
Spurlock Edinger

State of Ohio County of Erie ss.

Be It Remembered, That on the 5th day of June 1995

before me, the subscriber, a notary public in and for said county,

personally came C. Hughes

the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be
her voluntary act and deed.

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

James P. Greet
JAMES P. GREET, Notary Public
State of Ohio
My Commission Expires 4/8/97

This instrument was prepared by C. Hughes, Trustee

83018



JOHN W. SCHAEFFER
RECORDER
(Limited Statutory Form)
COUNTY, OHIO

36 JUN 22 AM 8 01
FROM

FILED FOR RECORD

O.R. BOOK 264 PAGE 934
935

C. Hughes, Trustee

TO

S.A. Knowles, Trustee

Transferred 21 96
19
County Auditor

State of Ohio, 1995 County, ss.

Presented for record on the day

of 19, at

o'clock, M.

Recorded

in Deed Book No.

Page

19

14.50 Paid
County Recorder

James Murray

MICROFILMED

Ref. 6830923

WARRANTY DEED—No. 102A

NO. 545 DE 995
VOL. 545 DE 871
The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1863

Know all Men by these Presents

That, Edward J. Bishop and Madeline J. Bishop, husband and wife
the Grantors
who claim title by or through instrument, recorded in Volume 391, Page 387,
County Recorder's Office, for the consideration of
-----Ten----- Dollars (\$10.00)
received to their full satisfaction of

C. Hughes, Trustee the Grantee
whose TAX MAILING ADDRESS will be 513 Uncas Court, Huron, Ohio 44839
do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their
heirs and assigns, the following described premises, situated in the Township of
Huron, County of Erie and State of Ohio:

Being that part of Original Lot 25, Section 3, Huron Township, Erie County, Ohio,
as follows: Beginning at the southwest corner of lands conveyed to Dean Sheldon
by The George A. Boeckling Company and recorded in Volume 251, Page 411, Erie
County Deed Records, the same being in the centerline of Cleveland - Sandusky
Road; thence North 71° 21' West along the centerline of Cleveland - Sandusky
Road, 993.44 feet to an angle point in said road; *thence North 0° 54' East, para-
llel with and 20 feet easterly, measured at right angles, from the west line of
said Lot 25, a distance of 829.08 feet to the centerline of a drainage ditch;
thence northeasterly along said ditch by the following courses; North 83° 24' East,
15.00 feet; North 46° 09' East, 160.00 feet; North 11° 54' East, 231.00 feet; North
40° 09' East, 220.00 feet; North 14° 34' East, 133.00 feet, and North 52° 34' East,
195.35 feet to the north line of said Lot 25; thence south 86° 27' 40" East, along
last mentioned line, 547.84 feet to the westerly line of said Dean Sheldon lands;
thence South 1° 20' West, along last mentioned line, 1925.22 feet to the place of
beginning and containing 38.2895 acres, more or less, but subject however to all
legal highways and to a highway grant to the Board of Commissioners of Erie County,
Ohio, by Deed recorded in Volume 128, Page 286, Erie County Deed Records; together
with a right of way to be used in common over the westerly 20 feet of land,
measured at right angles from the west line of Lot 25, and extending from the
Cleveland - Sandusky Road to the northerly line of the premises herein conveyed,
as a means of ingress and egress to above described premises, be the same more or
less but subject to easements and restrictions of record, if any. Any and all
riparian rights of grantor incidental to ownership of property described herein is
hereby granted.
*thence North 54° 17' West, along said centerline, 100.65 feet to a point;

PRIOR DEED REFERENCE: Vol. 277, Page 251, Erie County
Ohio Deed Records

THE
COMPLETION
RECORDED
EXAMINER
JAMES H. HENRY, County Auditor

RECORDED
JAN 11 1928
J. H. HENRY, CLERK

THIS INSTRUMENT BEING RE-RECORDED TO CORRECT TYPING ERROR.

be the same more or less, but subject to all legal highways.

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

And Edward J. Bishop and Madeline J. Bishop the said Grantors, do for us and our heirs, executors and administrators, covenant with the said Grantee, their heirs and assigns, that at and until the enrolling of these presents, we are 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 those noted herein and in agreement for the purchase and sale and except restrictions of record, reservations, easements, conditions of record, zoning ordinances and taxes and assessments, both general and special.

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration received, Edward J. Bishop and Madeline J. Bishop

do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all legal right and expectancy of Power in the above described premises.

In Witness Whereof we have hereunto set our hands, the 4th day of August, in the year of our Lord one thousand nine hundred and eighty eight.

Signed and acknowledged in presence of

Anthony M. Merz
John W. Schaeffer
Edward J. Bishop
Madeline J. Bishop

Edward J. Bishop

Madeline J. Bishop

State of Ohio

Cuyahoga County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Edward J. Bishop and Madeline J. Bishop

who acknowledged that we did sign the foregoing instrument and that the same is our free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland Ohio this 10 day of August 1988

This document prepared by:

ANTHONY M. MERZ
Notary Public, State of Ohio
My Commission Expires 01-15-1990

MAILED

88 AUG 11 P 1:41:88 AUG 16 P 2:41
JOHN W. SCHAEFFER
RECORDER
ERIE COUNTY, OHIO
Edward J. Bishop
Madeline J. Bishop

TWO

C. Hughes, Trustee

MICROFILMED

Transferred August 11 1988
County Auditor
Fee 50

in State of Ohio

County of Erie 55

Received for Record on the

11th day of August 1988

at 1:41 o'clock P. M.

and Recorded August 12th 1988 in

Deed Book 545 Page 871-872

John W. Schaeffer

COUNTY RECORDER

Recorders Fee \$ 10.00 Paid

This instrument prepared by

18-7117

911550 Paid

545 872

545 872

545 872

Know all Men by these Presents

That Edward J. Bishop and Madeline J. Bishop, husband and wife
 , the Grantors
 who claim title by or through instrument , recorded in Volume 391, Page 387,
 County Recorder's Office, for the consideration of
 -----Ten----- Dollars (\$10.00)
 received to their full satisfaction of

C. Hughes, Trustee
 whose TAX MAILING ADDRESS will be 513 Uncas Court, Huron, Ohio 44839
 do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their
 heirs and assigns, the following described premises, situated in the Township of
 Huron , County of Erie and State of Ohio:

Being that part of Original Lot 25, Section 3, Huron Township, Erie County, Ohio, as follows: Beginning at the southwest corner of lands conveyed to Dean Sheldon by The George A. Boeckling Company and recorded in Volume 251, Page 411, Erie County Deed Records, the same being in the centerline of Cleveland - Sandusky Road; thence North 71° 21' West along the centerline of Cleveland - Sandusky Road, 993.44 feet to an angle point in said road; *thence North 0° 54' East, parallel with and 20 feet easterly, measured at right angles, from the west line of said Lot 25, a distance of 829.08 feet to the centerline of a drainage ditch; thence northeasterly along said ditch by the following courses; North 83° 24' East, 15.00 feet; North 46° 9' East, 160.00 feet; North 11° 54' East, 231.00 feet; North 40° 09' East, 220.00 feet; North 14° 34' East, 133.00 feet, and North 52° 34' East, 195.35 feet to the north line of said Lot 25; thence south 86° 27' 40" East, along last mentioned line, 547.84 feet to the westerly line of said Dean Sheldon lands; thence South 1° 20' West, along last mentioned line, 1925.22 feet to the place of beginning and containing 38.2895 acres, more or less, but subject however to all legal highways and to a highway grant to the Board of Commissioners of Erie County, Ohio, by Deed recorded in Volume 128, Page 286, Erie County Deed Records; together with a right of way to be used in common over the westerly 20 feet of land, measured at right angles from the west line of Lot 25, and extending from the Cleveland - Sandusky Road to the northerly line of the premises herein conveyed, as a means of ingress and egress to above described premises, be the same more or less but subject to easements and restrictions of record, if any. Any and all riparian rights of grantor incidental to ownership of property described herein is hereby granted.

*thence North 54° 17' West, along said centerline, 100.65 feet to a point;

PRIOR DEED REFERENCE: Vol. 277, Page 251, Erie County
 Ohio Deed Records

FILED
 19200
 COUNTY RECORDER

FILED
 19200
 COUNTY RECORDER

be the same more or less, but subject to all legal highways.

This refers to Deed - Rec. Deed 268-545-19-995

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

And Edward J. Bishop and Madeline J. Bishop the said Grantors, do for us and our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the enrolling of these presents, we are 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 those noted herein and in agreement for the purchase and sale and except restrictions of record, reservations, easements, conditions of record, zoning ordinances and taxes and assessments, both general and special.

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration received, Edward J. Bishop and Madeline J. Bishop do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all legal right and expectancy of Dower in the above described premises.

In Witness Whereof we have hereunto set our hands, the 4th day of August, in the year of our Lord one thousand nine hundred and eighty eight.

Signed and acknowledged in presence of

Anthony M. Merz
Edward J. Bishop
Madeline J. Bishop

Edward J. Bishop

Madeline J. Bishop

State of Ohio

Cuyahoga County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Edward J. Bishop and Madeline J. Bishop

who acknowledged that we did sign the foregoing instrument and that the same is our free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland Ohio this 10 day of August 1988

This instrument prepared by:

ANTHONY M. MERZ
Notary Public, State of Ohio
My Commission Expires October 1990

7566
MICROFILMED

88 AUG 11 11:41

JOHN W. SCHAEFFER
RECORDER
CUYAHOGA COUNTY, OHIO
Edward J. Bishop
Madeline J. Bishop

TO

C. Hughes, Trustee

Transferred August 11 1988
JAMES W. HUGHES
FEE 50
COUNTY AUDITOR

in State of Ohio

County of Erie 55

Received for Record on the

11th day of August 1988
at 1:41 o'clock P. M.

and Recorded August 12th 1988 in

Book 545 Page 872

John W. Schaeffer

COUNTY RECORDER

Records fee \$10.00 Paid

This instrument prepared by

4116-81

I, EDWARD J. BISHOP, married, husband of MADELEINE J. BISHOP, (marital status)
of the City of Lakewood County of Guyahoga for valuable consideration paid,
grant(s) to MADELEINE J. BISHOP, married, wife of EDWARD J. BISHOP,

whose tax mailing address is Beach Road, Lakewood, Ohio 44107

, the following real property:

(Description of land or interest therein and encumbrances, reservations, and exceptions, if any)
An undivided one-half (1/2) interest in the following described premises, situated

An undivided one-half (1/2) interest in the following described premises, situated in the Township of Huron, County of Erie and State of Ohio:

Being that part of Original Lot 25, Section 3, Huron Township, Erie County, Ohio, as follows: Beginning at the southwest corner of lands conveyed to Dean Sheldon by The George A. Boeckling Company and recorded in Volume 251, Page 411, Erie County Deed Records, the same being in the centerline of Cleveland-Sandusky Road; thence North 71°21' West along the centerline of Cleveland-Sandusky Road, 993.44 feet to an angle point in said road; thence North 54°17' West, along said centerline, 100.65 feet to a point; thence North 0°54' East, parallel with and 20 feet easterly, measured at right angles, from the west line of said Lot 25, a distance of 829.08 feet to the centerline of a drainage ditch; thence northeasterly along said ditch by the following courses; North 83°24' East, 15.00 feet; North 46°09' East 160.00 feet; North 11°54' East, 231.00 feet; North 40°09' East, 220.00 feet; North 14°34' east, 133.00 feet and North 52°34' East, 195.35 feet to the north line of said Lot 25; thence South 86°27'40" East, along last mentioned line, 547.84 feet to the westerly line of said Dean Sheldon lands; thence South 1°20' West, along last mentioned line, 1925.22 feet to the place of beginning and containing 38.2895 acres, more or less, but subject however to all legal highways and to a highway grant to the Board of Commissioners of Erie County.

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

(Continued on reverse side)

Prior Instrument Reference: Volume Page

[illegible]

Witness MY hand this 23 day of December, 1968.

Signed and acknowledged in presence of

R. Kmeck
Anne August

Edward J. Bishop

STATE OF OHIO)
) ss.

Cuyahoga County)

Before me, a Notary Public in and for said Sounty and State,

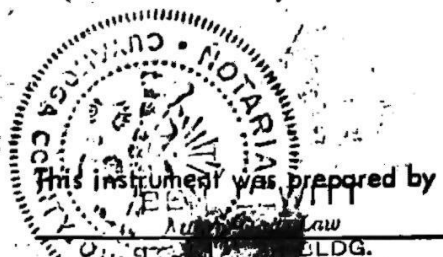
personally appeared the above named

Edward J. Bishop

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 Cleveland, Ohio this 23 day of December A.D. 1969.

R. Kmecik. Notary Public.
My commission expires 12/25/69



Ohio, by Deed recorded in Volume 128, Page 286, Erie County Deed Records; together with a right of way to be used in common over the westerly 20 feet of land, measured at right angles from the west line of Lot 25, and extending from the Cleveland-Sandusky Road to the northerly line of the premises herein conveyed, as a means of ingress and egress to above described premises, be the same more or less but subject to easements and restrictions of record, if any.

230609

(Statutory Form)
FILED
QUIT CLAIM DEED

1969 APR 18 PM 2 18
FROM
Edward Speir Bishop,
178 Erie County Road
Lakewood Ohio
TO 44707

MADELEINE J. BISHOP

MICROFILMED

Transferred April - 18 1969
Quall & Schwend
County Auditor
Fee 350

State of Ohio, Erie County, ss.
Presented for record on the 18th.
day of April 1969, at

2:18 P. M.
Recorded April 21st. 1969
in Deed Book No. 391 Page 387-388

Carl A. Speir,
County Recorder
100 Paid



Know all Men by these Presents

That Harold A. Barnes and Jeanne Barnes, husband and wife, and Max McCrillis and Marian McCrillis, husband and wife, the Grantors, for the consideration of Ten Dollars (\$10.00) and other valuable consideration received to their full satisfaction of Edward J. Bishop, married, the Grantee, whose tax mailing address is Beach Road, Lakewood, Ohio, the receipt of which is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, his heirs and assigns, the following described premises, situated in the Township of Huron, County of Erie and State of Ohio:

Being that part of Original Lot 25, Section 3, Huron Township, Erie County, Ohio, as follows: Beginning at the southwest corner of lands conveyed to Dean Sheldon by The George A. Bocckling Company and recorded in Volume 251, Page 411, Erie County Deed Records, the same being in the centerline of Cleveland - Sandusky Road; thence North 71° 21' West along the centerline of Cleveland-Sandusky Road, 993.44 feet to an angle point in said road; thence North 54° 17' West, along said centerline, 100.65 feet to a point; thence North 0° 54' East, parallel with and 20 feet easterly, measured at right angles, from the west line of said Lot 25, a distance of 829.08 feet to the centerline of a drainage ditch; thence northeasterly along said ditch by the following courses; North 83° 24' East, 15.00 feet; North 46° 09' East, 160.00 feet; North 11° 54' East, 231.00 feet; North 40° 09' East, 220.00 feet; North 14° 34' East, 133.00 feet, and North 52° 34' East, 195.35 feet to the north line of said Lot 25; thence South 86° 27' 40" East, along last mentioned line, 547.84 feet to the westerly line of said Dean Sheldon lands; thence South 1° 20' West, along last mentioned line, 1925.22 feet to the place of beginning and containing 38.2895 acres, more or less, but subject however to all legal highways and to a highway grant to the Board of Commissioners of Erie County, Ohio, by Deed recorded in Volume 128, Page 286, Erie County Deed Records; together with a right of way to be used in common over the westerly 20 feet of land, measured at right angles from the west line of Lot 25, and extending from the Cleveland-Sandusky Road to the northerly line of the premises herein conveyed, as a means of ingress and egress to above described premises, be the same more or less but subject to easements and restrictions of record, if any.

PRIOR DEED REFERENCE: Vol. 277, Page 251, Erie County Ohio Deed Records

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

EXCEPTING AND RESERVING, however, to the Grantors, their heirs and assigns, tenants, licensees, employees, visitors, and all persons for the benefit or advantage of the grantors, a right-of-way over, across and upon the westerly 20 feet of land, measured at right angles from the west line of Lot 25, and extending from the Cleveland-Sandusky Road to the northerly line of the premises herein conveyed, as a means of ingress and egress to the property

owned by the Grantors. It is expressly understood by the Grantee that other individuals have the right to use said right-of-way in addition to the Grantors and the Grantee.

Neither the Grantors, the Grantee, nor any one claiming under them or either of them, shall in any manner obstruct any portion of said alley or private right-of-way or use the same for the parking or storage of vehicles or materials or otherwise, or in any manner prevent the free and unobstructed use thereof by all parties entitled to use the same.

And the said Grantors, for themselves, their heirs, executors and administrators, hereby covenant with the said Grantee, his heirs and assigns, that they are the true and lawful owners of said premises and are well seized of the same in FEE SIMPLE, and have good right and full power to BARGAIN, SELL and CONVEY the same in the manner aforesaid, and that the same are free and clear from all encumbrances whatsoever, except restrictions, easements and conditions of record, and except taxes and assessments, both general and special, certified and uncertified, for the last half of the year 1967 and thereafter, which taxes shall be prorated as of the date this deed is recorded; and that the said Grantors 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 above stated.

IN WITNESS WHEREOF, we have hereunto set our hands this 10th day of June, in the year of our Lord One Thousand Nine Hundred and Sixty-eight.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Wesley J. Jurek
George M. Muehlbauer, III

Harold A. Barnes
Harold A. Barnes
Jeanne Barnes
Jeanne Barnes

Donald T. Robert
George M. Muehlbauer, III

Max McCrillis
Max McCrillis
Marian McCrillis
Marian McCrillis

STATE OF OHIO)
) ss:
COUNTY OF ERIE)

Before me, a Notary Public, in and for the County and State aforesaid personally appeared the above named Harold A. Barnes and Jeanne Barnes, husband and wife, 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 Franklin, Ohio, this 10th day of June, 1968.

GEORGE M. MUEHLHAUSER, III
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE

Notary Public

STATE OF OHIO

COUNTY OF ERIE

ss: }

Before me, a Notary Public, in and for the County and State, aforesaid personally appeared the above named Max McCrillis and Marian McCrillis, husband and wife, 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 Huron, Ohio, this 8th day of June, 1968.

GEORGE M. MUEHLHAUSER, III
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE

Notary Public

This instrument was prepared by George M. Muehlhauser, III of the Law Firm of Muehlhauser & Lucal, 105 West Market Street, Sandusky, Ohio.

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

Filed July 3rd., 1968 at 1:51 P.M. A.M.

Recorded July 5th., 1968

Fee \$3.00 Carl A. Speir,

Recorder,

MICROFILMED

FILED

1968 JUL 3 PM 1 51

CARL A. SPEIR
RECORDER
ERIE COUNTY OHIO

Know All Men By These Presents.

That, I, John G. Swift, married,

for the consideration of Ten Dollars (\$10.00) and other valuable consideration -----, the Grantor received to my full satisfaction of

Harold Barnes and Jeanne Barnes and
Max McGrillis and Marian McGrillis
Huron, Ohio

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their heirs and assigns, the following described premises, situated in the Township of Huron, County of Erie and State of Ohio:

That part of original Lot number twenty-five (25) in Section number three (3) in Huron Township, Erie County, Ohio, bounded and described as follows: On the north by the north line of said lot number 25; on the east by the west line of the land now or formerly wned by The G. A. Boeckling Company; on the south by the center line of the Cleveland-Sandusky Road (so-called); and on the west by the west line of said lot number 25, excepting therefrom, the west twenty (20) feet thereof as conveyed to Emmett Kelly by deed dated December 31, 1889 and recorded in Volume 59 of Deeds, page 13, Erie County, Ohio records. Containing 40.798 acres, more or less, but subject to legal highways, together with a right of way over the west twenty (20) feet of that part if said lot number 25 lying north of the center line of the Cleveland-Sandusky Road, as reserved in the deed to Emmett Kelly, as aforesaid.



be the same more or less, but subject to all legal highways.

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

And I, John G. Swift, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents, I am 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 taxes and assessments of record, if any, which grantee assumes and agrees to pay,

and that I will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever except as above stated.

For All about - See Volume 28 Page 492

And for valuable consideration I, ^{M.} May/Swift, wife of John G. Swift,

do hereby remise, release
and forever quit-claim unto the said Grantee, their 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
16th day of January, in the year of our Lord one thousand
nine hundred and Fifty-seven.

Signed and acknowledged in presence of

Margaret Swift
Wm H Smith

John G. Swift
May/Swift

State of Ohio, } ss. Before me, a Notary Public
Erie County, } in and for said County and State, personally appeared
the above named ^{M.} John G. Swift and May/Swift,

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 HARLAN TOWNSHIP, ERIE COUNTY
this 16th day of January A. D. 19 57.

Wm H Smith

Notary Public

This instrument prepared by William H. Smith

Warranty Deed

1957 JAN 25 PM 3:33

John G. Swift and May/Swift
RECORDED
ERIE COUNTY OHIO

TO

Harold Barnes, et al

Transferred JAN 25 1957 19

Carl A. Speir
COUNTY AUDITOR
Feb 10 1957

STATE OF OHIO

COUNTY OF ERIE SS

RECEIVED FOR RECORD ON THE

25th day of Jan. 19 57
at 3:33 o'clock P.M.
and RECORDED Jan. 28th, 19 57 in
DEED Book 277 PAGE 251-252

Carl A. Speir
COUNTY RECORDER

RECORDERS FEE \$ 1.40 Land

33.00 Rev.

Joseph P. Dreschel, et al.

KNOW ALL MEN BY THESE PRESENTS, That, I, Julia E. Dreschel, widow, the Grantor, for divers good causes and considerations thereunto moving, and especially for the sum of Ten Dollars and love and affection (\$10.00) received to my full satisfaction of Joseph P. Dreschel and Elfrieda Rettig, the Grantees, 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 grantees, their heirs 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 City of Sandusky, County of Erie and State of Ohio:

Being known as Lot No. 12 Finch Street and the North Thirty-six (36) feet of the West two (2) rods of Lot No. 14 Finch Street.

Subject, however, to a life estate in and to the grantor herein and also subject to the grantees herein paying the taxes.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said grantees, their heirs and assigns, so that neither the said grantor, nor her heirs nor any other persons claiming title through or under her, 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 19th day of September, in the year of our Lord one thousand nine hundred and thirty-nine.

Signed and acknowledged in presence of

Mary Elaine Pluckhorn
Emmett Murray

Julia E. Dreschel

STATE OF OHIO, ERIE COUNTY, SS: Before me, a Notary Public in and for said County and State, personally appeared the above named Julia E. Dreschel, widow who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 19th day of September, A.D. 1939.

(Notarial Seal)

Received Oct. 9th, 1939 at 2:43 P.M.
Recorded Oct. 27th, 1939.
Fee for Record \$.80

Emmett Murray, Notary Public.

Carl A. Speir,
Recorder.

PROOF READ

No. 67921

QUIT - CLAIM DEED

Minnie S. & Leonard F. Greene

To

John G. Swift

KNOW ALL MEN BY THESE PRESENTS, That We, Minnie Swift Greene and Leonard F. Greene, wife and husband, the Grantors, for divers good causes and considerations thereunto moving, and especially for the sum of One Dollar and other valuable considerations (\$1.00 etc.) received to our full satisfaction of John G. Swift, 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 we, the said Grantors, 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.

That part of Original Lot number twenty-five (25) in Section number three (3), in Huron Township, Erie County, Ohio, bounded and described as follows: On the north by the north line of said lot number 25; on the east by the west line of the land now or formerly owned by The G. A. Boeckling Company; on the south by the center line of the Cleveland-Sandusky Road (so-called); and on the west by the west line of said lot number 25, excepting therefrom, the west twenty (20) feet thereof as conveyed to Emmett Kelly by deed dated December 31, 1889 and recorded in Volume 59, of Deeds, page 13, Erie County, Ohio records. Containing 40.798 acres, more or less, but subject to legal highways. Together with a right-of-way over the west twenty (20) feet of that part of said lot number 25 lying north of the center line of the Cleveland-Sandusky Road, as reserved in the deed to Emmett Kelly, as aforesaid.

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.

IN WITNESS WHEREOF, We have hereunto set our hands, the ... day of ... in the year of our Lord one thousand nine hundred and thirty-nine. (1939)

Signed and acknowledged in the presence of

M. F. Gerfen
Lloyd A. Hills

Minnie Swift Greene
Leonard F. Greene

THE STATE OF OHIO, ERIE COUNTY, SS: BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Minnie Swift Greene and Leonard F. Greene, wife and husband, 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 Sandusky, Ohio this 9th day of Oct., A.D. 1939.

(Notarial Seal) Comm. Exp. Oct. 4, 1941.

Received Oct. 9th, 1939 at 2:52 P.M.

Recorded Oct. 27th, 1939. Fee \$.85

Carl A. Speir, Recorder.

PROOF READ

KNOW ALL MEN BY THESE PRESENTS: That, William F. Zielske and Helen Zielske, husband and wife, the Grantors, for diverse good causes and considerations thereunto moving, and especially for the sum of One Dollar and other good and valuable considerations (\$1.00 etc.) received to our full satisfaction of John G. Swift, 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 we, 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:

Those parts of lots numbers twenty-four (24) and twenty-five (25) in Section Number Three (3), in Huron Township, Erie County, Ohio, bounded and described as follows: On the north by the north line of said lot number twenty-five (25); on the east by the west line of the properties now or formerly owned by The G. A. Boeckling Company, Frank Hockeimer and William J. Hinde, Jr.; on the south by the north line of the properties now or formerly owned by Herman Campbell and William J. Hinde, Jr.; and on the west by the west lines of said lots number 24 and 25, excepting therefrom the west 20 feet of that part of said lot number 25 lying north of the center line of the Cleveland-Sandusky Road (so-called) as conveyed to Emmett Kelly by deed, dated December 31, 1899, (and recorded in Volume 59 of Deeds, Page 13, Erie County, Ohio Records); and excepting therefrom that part thereof owned by the New York Central Railroad Company. Together with the use of a right of way over the west 20 feet of that part of said lot 25 lying north of the center line of The Cleveland-Sandusky Road, as reserved by deed to Emmett Kelley, as aforesaid.

Containing 82.798 acres, more or less, but subject to legal highways and subject to the right of way of The Lake Shore Electric Railway Co.

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.

IN WITNESS WHEREOF, We have hereunto set our hands, the 31st day of March, in the year of our Lord one thousand nine hundred and thirty-nine.

Signed and acknowledged in presence of:

Mildred C. Will

William F. Zielske

Nicholas Catri

Helen Zielske

STATE OF OHIO,)
ERIE COUNTY,)

SS:

Before me, a Notary Public in and for

said County and State, personally appeared the above named William F. Zielske and Helen Zielske, 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 Sandusky, Ohio, this 31 day of March, A. D. 1939.

(Notarial Seal)

Mildred C. Will,

Notary Public.

Revenue Stamps \$4.00

Received April 3rd, 1939, at 4:06 P. M.

Recorded April 10th, 1939.

Fee for Record \$.85

Carl A. Speir,

Recorder.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereto belonging, to the said Florine Parla and Ida Parla their heirs and assigns forever, as fully and completely as I, the said Marion K. Sprau 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 well and lawfully do.

IN WITNESS WHEREOF, The said Marion K. Sprau as such Administratrix has hereunto, set her hand, this 19th day of August, 1937.

Signed and acknowledged in presence of:

Albert S. Closs

Ida Sprau

Marion K. Sprau,
Administratrix of the Estate
of Charles W. Braunig, deceased.

THE STATE OF OHIO, ERIE COUNTY. BE IT REMEMBERED, That on this 19th day of August, 1937 before me, the subscriber, a Notary Public in and for said County, personally came the above named Marion K. Sprau as Administratrix of the estate of Charles W. Braunig, decd., 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.

(Notarial Seal)
My Commission Expires Aug. 19, 1939.

Albert S. Closs, Notary
Public, Erie County, Ohio.

Revenue Stamp \$3.00.

Received September 21st, 1937 at 2:04 P.M.
Recorded October 4th, 1937.
Fee for Record \$1.65

Carl A. Speir,
Recorder.

PROOF READ

No. 68010

QUIT - CLAIM DEED

Mary Swift Jinks

To

William F. & Helen Zielake

KNOW ALL MEN BY THESE PRESENTS THAT, I, Mary Swift Jinks, widow, the Grantor, for diverse good causes and considerations thereunto moving, and especially for the sum of Fifteen Hundred Dollars and other good and valuable considerations, (\$1500.00 etc.) received to her full satisfaction of William F. Zielake and Helen Zielake, the Grantees, 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 grantees, their heirs and assigns forever, all such right and title as she, 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:

Those parts of lots numbers twenty-four (24) and twenty-five (25), in Section number three (3), in Huron Township, Erie County, Ohio, bounded and described as follows: on the north by the north line of said lot number twenty-five (25); on the east by the west line of the properties now or formerly owned by The O.A. Bookelling Company, Frank Rockelmer and William J. Hinde Jr.; on the south by the north line of the properties now or formerly owned by Herman Camp and William J. Hinde, Jr.; and on the west by the west lines of said lots number 24 and 25 excepting therefrom the west 20 feet of that part of said lot number 25 lying north of the center line of the Cleveland-Bandusky Road (so-called) as conveyed to Emmet Kelly by deed, dated December 31, 1908, and recorded in Volume 69 of Deeds, Page 18, Erie County, Ohio, records, and excepting therefrom that part thereof owned by The New York Central Railroad Company, together with the use of a right of way over the west 20 feet of that part of said lot 25 lying north of the center line of the Cleveland-Bandusky Road, as reserved in deed to Emmet Kelly, as aforesaid.

Containing 68.798 acres, more or less, but subject to legal highways and subject to the right of way of The Lake Shore Electric Railway Co.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said grantees, their heirs and assigns, so that neither the said grantor, nor her heirs, nor any other persons claiming title through or under her, 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 17th day of September, in the year of our Lord one thousand nine hundred and thirty-seven.

Signed and acknowledged in presence of:

Ellen A. Paxton

Mary Swift Jinks

J. P. McCormick

STATE OF OHIO, ERIE COUNTY, ss. BEFORE ME, a Notary Public in and for said County and State, personally appeared Mary Swift Jinks who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Huron, Ohio this 17th day of September A. D. 1937.

(Notarial Seal)
My Commission expires Jan. 4, 1938.

J. P. McCormick,
Notary Public.

Revenue Stamps \$1.50

Received September 21st, 1937 at 2:32 P.M.
Recorded October 4th, 1937.
Fee for Record \$1.00

Carl A. Speir,
Recorder.

PROOF READ

No. 62013

CERTIFICATE FOR TRANSFER OF REAL ESTATE

William Green, Deceased To Heirs

IN THE MATTER OF THE ESTATE OF
William Green, Deceased.

PROBATE COURT, SANDUSKY COUNTY, OHIO
No. 15412

TO THE RECORDER OF ERIE COUNTY, GREETING:

I hereby certify that the records of this Court show that William Green, a resident of Townsend Township in said County, died testate on the 12 day of June, 1937, that his last will and testament was filed in the Probate Court of Sandusky County, Ohio, on June 21, 1937, admitted to Probate on June 26, 1937, and recorded in Vol. 31, Page 531 of the Record of Wills in said County; and that on the 26th day of June 1937, Roy Green was appointed by this Court, Administrator with the Will Annexed of the estate of said decedent; that said estate is being administered under No. 15412 and a memorandum record of said estate can be found in Administration Docket No. 12, Page 436, of the Records of the Probate Court of Sandusky County, Ohio.

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

Situated in the Fourth Section of Margaretta Township, County of Erie and State of Ohio, described as follows: Beginning at the southwest corner of Lot Number Eighteen (18), thence North on the West line of lot, 4.30 chains, thence East parallel with the South line of lot to the center of the road, thence Southerly in the center of the road, to the South line of lot, thence West in the south line, to the place of beginning, containing ten (10) acres.

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

NAMES

INTERESTS PASSING

Myra Ginniver
Lottie Warner
Roy Green
Raymond Green

One-Fourth
One-Fourth
One-Fourth
One-Fourth

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

NAMES

INTERESTS 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 seal of said Court, this 21st day of September, 1937.

(Seal)

Robert J. Gabel, Probate Judge.
....., Deputy Clerk.

Received September 21st, 1937 at 3:20 P.M.
Recorded October 4th, 1937.
Fee for Record \$.65

Carl A. Speir,
Recorder.

PROOF READ

IN THE COMMON PLEAS COURT OF ERIE COUNTY, OHIO

State of Ohio,
Dept. of Natural Resources

Plaintiff,

vs.

C. Hughes, Trustee, et al.

Defendants.

Case No. 92-CV-288

JUDGE JOSEPH E. CIRIGLIANO

JUDGMENT ENTRY ON
SETTLEMENT AND ORDER
OF DISTRIBUTION

Kevin J. Zeiher (0022295)
BUCKINGHAM, HOLZAPFEL,
ZEIHER, WALDOCK &
SCHELL CO., L.P.A.
414 Wayne Street
Sandusky, OH 44870
(419) 627-0414
Attorney for Plaintiff
State of Ohio, Dept. of
Natural Resources

APPROVED as per Erie County Requirements
And Sections 4733-37 of the
Ohio Administrative Code. No Field
Verifications for Approval.

Erie County Engineer
Date: 6-5-00

This matter came on to be heard on the 4th day of October, 1999 before Judge Joseph E. Cirigliano sitting by assignment upon order of the Ohio Supreme Court on the complaint filed herein by the State of Ohio, Ohio Department of Natural Resources against C. Hughes, Trustee, and the now current owner S. Knowles, Trustee.

The Court being advised by stipulation S. Knowles, Trustee is the owner and that James T. Murray is her husband, and that S. Knowles took title subject to this

MICROFILMED

JOURNAL

396/1209
DEC 15 1999

particular lawsuit and with full knowledge hereof, and further agrees to be bound by any order of this Court without a formal substitution as parties.

The Court being further advised that all parties and counsel were present and ready for trial but that a settlement had been reached. The agreement was put on the record, and the tape-recorded recitation is incorporated herein by reference.

It appears to the Court that the landowner, S. Knowles and her husband, James T. Murray have agreed with the Plaintiff, State of Ohio, Ohio Department of Natural Resources upon an amount of compensation and damages due said landowners by reason of the appropriation of the landowners property as described more fully herein.

The parties agreed by stipulation to allow Judge Cirigliano to determine the value of the property to be taken based upon the appraisals done for the parties, and after consideration the Court determined that the value of the property to be taken is \$993,900.00. The landowner shall receive \$400,000.00 from the State of Ohio, Department of Natural Resources, and the balance of \$593,900.00 shall be a charitable donation by S. Knowles to the Ohio Department of Natural Resources, subject to the approval of the appropriate governmental agencies.

The parties have further agreed that the State of Ohio, Department of Natural Resources will not oppose the landowner's efforts to downzone the residue of the property to R-1, and will cooperate with the landowner, the Ohio EPA, and the County Engineers office to facilitate the resolution of any issues associated with changes in the quality or quantity of any runoff from the residue.

The State of Ohio, Department of Natural Resources further agrees to allow the landowner access to Sheldon's Nature Preserve by way of the east side of the residue to the western edge of the trail system at Sheldon's Nature Preserve, provided the landowner agrees to erect, at her cost, signage similar to that in existence at the Sawmill Creek entrance to the Sheldon's Nature Preserve. In addition, the landowner will only be entitled to those rights of use of Sheldon's Nature Preserve available to any other member of the public.

The State of Ohio, Department of Natural Resources further agrees not to oppose a proposed sidewalk to be in the right of way of the Ohio Department of Transportation's right of way along US Route 6 adjacent to the residue.

In conformity with said Agreement, it is hereby ORDERED, ADJUDGED and DECREED that the Plaintiff State of Ohio, Department of Natural Resources shall deposit with the Clerk of this Court, the sum of Four Hundred Thousand Dollars (\$400,000.00) payable to S. Knowles, Trustee.

It is FURTHER ORDERED, ADJUDGED and DECREED that the date of acquisition of the hereinafter described property by the State of Ohio is the date of October 4, 1999.

It is FURTHER ORDERED, ADJUDGED and DECREED that all right title and interest in fee simple, including limitation of access, in the premises described below shall be vested in the State of Ohio, Department of Natural Resources.

Being a parcel of land located in part of Original Lot 25, Section 3, Huron Township, Erie County, Ohio, and being more particularly described as follows:

Beginning at a point at the northwesterly corner of Original Lot 25 on the westerly line of lands now or formerly owned by Ameritrust Co., as recorded in Volume 484, Page 326, of the Erie County Deed Records, thence South $87^{\circ}47'31''$ East along the northerly line of Original Lot 25, a distance of 516.98 feet to the northwesterly corner of lands now or formerly owned by C. Hughes, Trustee, as recorded in Volume 545, Page 995, of the Erie County Deed Records, said point being the principal place of beginning for this description;

1. Thence continuing South $87^{\circ}47'31''$ East along the northerly line of said Original Lot 25 and the southerly line of said Ameritrust Co. lands, a distance of 449.27 feet to a point at the southeasterly corner of lands now or formerly owned by said Ameritrust Co.;
2. Thence South $86^{\circ}27'07''$ East along the southerly line of lands now or formerly owned by Department of Natural Resources, as recorded in Volume 481, Page 113, a distance of 91.17 feet to a point at the northeasterly corner of said C. Hughes, Trustee lands;
3. Thence South $00^{\circ}00'19''$ West along the westerly line of said Department of Natural Resources land, a distance of 567.86 feet to a point;

4. Thence North $75^{\circ}55'35''$ West, a distance of 629.20 feet to a point;
 5. Thence South $38^{\circ}53'42''$ West, a distance of 678.36 feet to a point on the westerly line of said C. Hughes, Trustee land;
 6. Thence North $00^{\circ}00'45''$ West along the westerly line of said C. Hughes, Trustee land, a distance of 199.93 feet to a point at the southwesterly corner of lands now or formerly owned by Harold E. Harris, Jr. and Nancy E. Harris, as recorded in Volume 468, Page 885 of the Erie County Deed Records;
 7. Thence North $82^{\circ}29'15''$ East along said Harris' southerly line, a distance of 15.00 feet to a point;
 8. Thence North $45^{\circ}14'15''$ East along the easterly line of Harris land, a distance of 160.00 feet to a point;
 9. Thence North $11^{\circ}42'30''$ East continuing along the easterly line of Harris land, a distance of 232.88 feet to a point;
 10. Thence North $38^{\circ}49'09''$ East continuing along the easterly line of Harris land, a distance of 220.00 feet to a point;
 11. Thence North $13^{\circ}14'09''$ East continuing along the easterly line of Harris land, a distance of 133.00 feet to a point;
-

12. Thence North 51°14'09" East along the easterly line of said Harris lands, a distance of 195.35 feet to the principal place of beginning and containing 9.8359 acres of land, but subject to all easements and restrictions of record.

It is FURTHER ORDERED, ADJUDGED and DECREED that the same is hereby duly vested in the State of Ohio, Department of Natural Resources, as those interests may appear, free and clear of all claims of the owners of said lands and any person or persons having or claiming an interest therein, to wit;

NAME

ADDRESS

S. Knowles, Trustee

617 Chippewa Place

Huron, Ohio 44839

Shirley Murray

617 Chippewa Place

Huron, Ohio 44839

James T. Murray

617 Chippewa Place

Huron, Ohio 44839

Treasurer of Erie County, Ohio

Sandusky, Ohio

Auditor of Erie County, Ohio

Sandusky, Ohio

It is FURTHER ORDERED ADJUDGED and DECREED that the S. Knowles, Trustee shall remain liable for any taxes required to be paid pursuant to law up to the date of take, October 4, 1999.

It is FURTHER ORDERED, ADJUDGED and DECREED that a certified copy of this entry be transmitted by the Clerk of Courts of Erie County to the County Auditor for the purposes of making the proper notations relative to the transfer of title, if any, and changes of tax valuation and liability therefor, if any; that the County Auditor also cause the above described parcel be removed from the real estate tax records of this county, to such extent that the State of Ohio, Department of Natural Resources is duly vested with title thereof free and clear of any real estate tax consequences thereof (O.R.C. Sections 163.15 and 163.16) and that the County Treasurer prorate the taxes on the appropriated parcel and submit a statement for that prorated amount to S. Knowles, Trustee according to law.

It is FURTHER ORDERED, ADJUDGED and DECREED that S. Knowles shall deposit with the Clerk of this Court copies of invoices for appraisal services, which shall be taxed as costs in this action, and which costs are to be paid by the plaintiff State of Ohio, Department of Natural Resources.

It is so ORDERED.

Joseph E. Cirigliano
Judge Joseph C. Cirigliano

Prepared by:

Kevin J. Zeller
Kevin J. Zeller (0022295)
Attorney for Plaintiff
State of Ohio
Department of Natural Resources

James T. Murray (0008837)
James T. Murray (0008837)
Attorney for Defendant
C. Hughes, Trustee and
S. Knowles, Trustee

Samuel W. Speck
Samuel W. Speck, Director
State of Ohio
Department of Natural Resources

Stuart Lewis
Stuart Lewis, Chief
Natural Areas and Preserves
State of Ohio
Department of Natural Resources

Transferred
June 5, 2000
Jude T. Hammond
Fee 50¢ illl

ERIE COURT OHIO
I HEREBY CERTIFY THIS TO BE
A TRUE COPY OF THE ORIGINAL
FILED IN THIS OFFICE

BARBARA J. JOHNSON, CLERK OF COURTS
Erie County, Ohio

By William H. Sear

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.	
FEE: \$	<u>✓</u>
EXEMPT: \$	<u> </u>
R.E. TRANSFER: \$	<u> </u>
JUDE T. HAMMOND Erie County Auditor	
By	<u>[Signature]</u>

A F F I D A V I T

STATE OF OHIO)
) SS
 COUNTY OF ERIE)

Harold Barnes, being first duly sworn, deposes and says that he is the owner of an undivided one fourth ($\frac{1}{4}$) interest in a parcel of land located in Huron Township, Erie County, Ohio, title to which he acquired by Warranty Deed dated January 16, 1957, which deed is recorded in Volume 277, Page 251, Erie County, Ohio Deed Records;

That he has lived near said parcel since the above mentioned date and that during said period of time neither he nor any of the other co-owners of said parcel have received any rents, royalties, or payments of any kind for any oil and gas lease to said premises, including but not limited to a certain oil and gas lease to said premises granted by Mary Swift Jenks to N. E. Woessner, as recorded in Erie County Lease Volume 6, Page 389.

Affiant further says that no oil or gas well has been drilled on said premises from January of 1957 to the date hereof.

Harold Barnes
 Harold Barnes

Sworn to before me and subscribed in my presence this

June day of June, 1968.

GEORGE M. MUEHLHAUSER, III
 NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION HAS NO EXPIRATION DATE

This instrument was prepared by George M. Muehlhauser, III of the Law Firm of Muehlhauser & Lucai, 502 W. Washington Street, Sandusky, Ohio.

George M. Muehlhauser, III
 George M. Muehlhauser, III
 Notary Public

Filed July 3rd., 1968 at A.M.
 Recorded July 5th., 1968. 1:50 P.M.
 Fee \$1.50 Carl A. Speir,
 Recorder.

1968 JUL 3 PM 1:50
 CARL A. SPEIR
 RECORDER
 ERIE COUNTY, OHIO
 11/13/17

Mary Swift & Ira Jinks,

TO

N. E. Woessner,

LEASE.

IN CONSIDERATION of the sum of One (\$1.00) Dollar and the covenants and agreements, hereinafter contained, Mrs. Ira Jinks, first party, hereby Grant unto N. E. Woessner, second party, his heirs or assigns, all the oil and gas in and under the following described premises, together with the exclusive right to enter thereon for the purpose of drilling or operating for oil, gas or water, to erect, maintain and remove all structures, pipe-lines and machinery necessary for the production and storage of gas, oil or water, namely:

A lot or land, situate in the Township of Huron, County of Erie, in the State of Ohio, bounded and described as follows:- Bounded on the north by the land owned by C. E. Johnson and John Swift, bounded on the east by the land owned by Cedar Point Co. and Frank Hookefinger and Will Heind, bounded on the south by the land owned by Will Heind and Herman Camp, bounded on the west by the land owned by Mrs. Bersher and Bert Marshner and C. E. Johnson driveway, containing eighty three (83) acres, more or less.

THE ABOVE GRANT IS MADE ON THE FOLLOWING TERMS

Should oil be found in paying quantities upon the premises, second party agrees to deliver to first party in the pipe-line with which he may connect the well or wells, the one-eighth ($1/8$) part of the oil produced and saved from said premises.

If gas only is found second party agrees to pay the sum of One Hundred Dollars each year for the product of each well while the same is being used off the premises, and the first party shall have gas free of expense to light and heat the dwellings now on the premises.

No well shall be drilled nearer than Three Hundred (300) feet to the house or barn on said premises, and no well shall occupy more than one acre.

The second party shall have the right to use sufficient gas, oil or water, to run all machinery used by him in carrying on his operations on said premises, and the right to remove all his property at any time.

In case no well is completed within ten years (10) from this date, then this grant shall become null and void, unless the second party shall pay to first party one and 00/100 Dollars for each acre thereafter such completion is delayed.

IN WITNESS WHEREOF, The parties have hereunto set their hands this 31st day of July, A.D.

1918.

Witness-

C. A. Warnke,

Will Heimbunger, Jr.

Mary Swift Jinks,

Ira Jinks,

THE STATE OF OHIO, ERIE COUNTY. SS:

Before me, a Notary Public in and for said County and State, appeared Mary Swift Jinks and Ira Jinks, and acknowledged the execution of the within.

Witness my hand this 31st day of July, 1918.

Charles A. Warnke, Notary Public.

(Notarial seal)

Received August 2, 1918. At 3.30 P.M.

George F. Burmeister, Recorder.

Recorded August 5, 1918. Fee \$.85

Landmark, Ohio, Oct 10-1918. I hereby sell, assign, transfer, and interest in and to the within lease, to the Huron Oil & Gas Company, Inc. a reliable consideration, I have presented this 31st day of November 1918, with the above endorsed thereon. Geo. F. Burmeister, Recorder. For Mary Burmeister, Deputy.

Landmark, Ohio, Oct 10-1918. I hereby sell, assign, transfer, and interest in and to the within lease, to the Huron Oil & Gas Company, Inc. a reliable consideration, I have presented this 31st day of November 1918, with the above endorsed thereon. Geo. F. Burmeister, Recorder. For Mary Burmeister, Deputy.

Polly & Mary SwiftP. T.Cornett Kelly.

Know all men by these presents that we Polly Swift and Mary Swift the grantors for the consideration of One hundred dollars and building half of the fence on the line and maintain the same in good order received to our full satisfaction of Cornett Kelly the grantee do give grant bargain sell and convey unto the said grantee his heirs and assigns the following described premises situated in the Township of Huron County of Erie and state of Ohio and known as Commencing in the Center of the Huron Road on the west line of lot Twenty five (25) Section three of Huron Township, Thence Northerly on the west line of lot Twenty five to the South line of lot No thirty (30) Thence Easterly on the south line of lot No 30 twenty feet to a stake, Thence Southerly on a parallel line with the west line of lot No twenty five 25 to the Center of the said Huron Road, Thence along the center of said Road in a westerly direction twenty feet to the place of beginning, Containing about three fourths (3/4) of an acre of land. And the grantors reserve the right of way over said premises, be the same more or less but subject to all legal highways. To have and to hold the above granted and bargained premises with the appurtenances therunto belonging unto the said grantee his heirs and assigns forever. And we Polly & Mary Swift the said grantors do for themselves and their heirs executors and administrators covenant with the said grantee his heirs and assigns that at and until the enrolling of these presents they are 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 that the same are free and clear from all incumbrances whatsoever. And that they will warrant and defend said premises with the appurtenances therunto belonging to the said grantee his heirs and assigns forever against all lawful claims and demands whatsoever. In witness whereof we hereunto set our hands and seal the thirty first day of December in the year of our Lord one thousand eight hundred and eighty nine,

Signed Sealed and delivered
in presence of Gustavus Graham
Mary D. Swift

Mrs Mary Swift (and)
Miss Mary Swift (and)

The State of Ohio } Before me a Justice of the Peace in and for said
Erie County } County personally appeared the above named Polly
Swift and Mary Swift who acknowledged that they did sign and
seal the foregoing instrument and that the same is their free act
and deed. In testimony whereof I have hereunto set my hand &
official seal at Huron this 31st day of December A.D. 1889.
Gustavus Graham J. P.

Recd Oct 10th Recorded Oct 10th 1893Charles Foub Recorder P. M. Huron Sep 8

0006230

BOOK 019 PAGE 425

RIGHT OF WAY

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration to the Grantors in hand paid, receipt of which is hereby acknowledged, C. HUGHES, Trustee

(hereinafter called the Grantors whether singular or plural), do hereby grant to COLUMBIA GAS OF OHIO, INC., with principal offices at 200 Civic Center Drive, P.O. Box 117, Columbus, Ohio 43216-0117, (hereinafter called the Company), its successors and assigns, the right to lay a pipeline together with service connections, over and through the premises hereinafter described, and to operate and maintain without restriction or limitation, repair, replace or change the size of its pipe without interruption to service, and remove same, together with valves and other necessary appurtenances on lands situated in HURON TOWNSHIP ERIE County, State of Ohio, and more particularly described as follows: DEED REFERENCE: D. E. VOL. 545 Pg. 995 as recorded in the Records office of Erie County, Ohio.

LOT 25 SECTION 3 HURON TOWNSHIP 38.2895 acres

The gas pipeline is to be located within the limits of a twenty (20) foot wide easement, said easement being located as shown on Company Drawing No. 0022-0129-91 which is attached hereto and made a part hereof. See Exhibit A.

It is agreed no stones will be left within one (1) foot of the surface of the ground in the construction area.

It is further agreed that in consideration of said right-of-way, Columbia Gas of Ohio agrees to the stipulations set forth in Exhibit B attached hereto and by reference incorporated herein.

With the right of ingress and egress to and from the same. The Grantors may fully use and enjoy the said premises, except for the purposes hereinbefore granted to the said Company and will not in any way impair the ability of the Company to operate, maintain, repair, replace or remove any such facility.

All pipe shall be buried so as not to interfere with the present use of the land.

The Company shall replace and restore the area disturbed by the laying, construction, operation and maintenance of said pipeline to as near as practical to its original condition.

The Grantors and the Company have agreed as a part of the consideration hereof that any damages to lawn, driveways, shrubbery, drain tiles, trees or fences on said premises, the amount of which cannot be mutually agreed upon, shall be determined by a panel of arbitrators composed of three disinterested persons, of whom the Grantors and the Company shall appoint one each and the two arbitrators so appointed shall appoint the third, the award of any two of whom shall be final and a condition precedent to the institution of any legal proceedings hereunder.

The Company shall indemnify and hold harmless the Grantors and all of their heirs, successors or assigns from and against all claims, damages, losses, suits and actions including attorney's fees, arising or resulting from the installation, construction, operation, maintenance, repair, renewal, replacement or removal of said pipeline on, over, under and across said premises, unless caused by the negligence of Grantors, their heirs, successors or assigns.

The rights, privileges and terms hereby shall extend to and be binding upon the Grantors and the Company and their respective representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantors hereto have hereunto set their hands this 19TH day of June, 1901.

Signed and acknowledged

In the presence of:

Robert W. Kirby

Robert W. Kirby

Harold F. Shaw

Harold F. Shaw

C. Hughes, Trustee

(C. Hughes, Trustee)

22-04-185

LOCATED IN LOT 25, SECTION 3, T6N-R22W, of the CONNECTICUT WESTERN RESERVE
SURVEY, HURON TWP., ERIE CO., OHIO
W.O. 107-555-251-3678
MAP NO. 3150-H
ENGR. F.L. RPKA

C. HUGHES, TRUSTEE

PLAT SHOWING
20' WIDE PIPELINE EASEMENT
TO
COLUMBIA GAS OF OHIO, INC.
ON LANDS OF

5-31-71
SCALE: AS SHOWN
DRAFTSMAN R.W. MARKEL

DWG. NO. 0022 - 0129 - 91

22-04-185

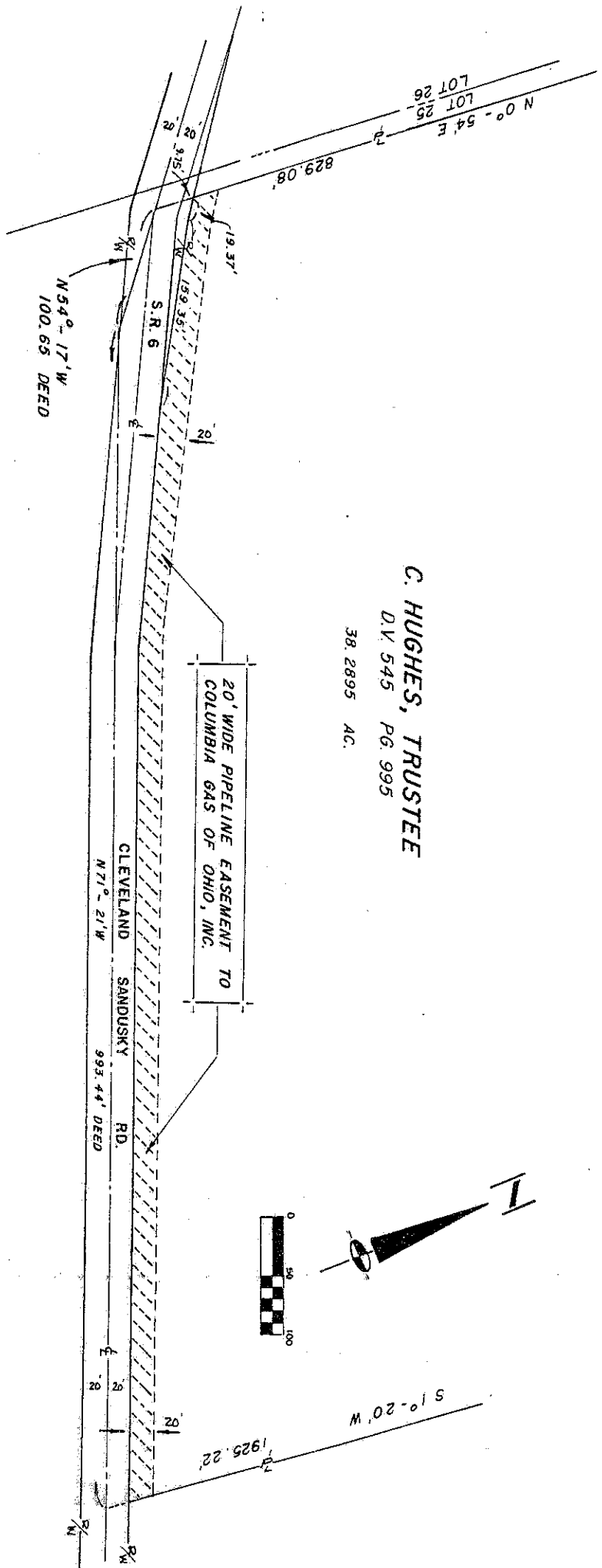


EXHIBIT A

EXHIBIT B

Columbia Gas of Ohio, in consideration of the granting of the right-of-way by C. Hughes, Trustee (as more fully described in the right-of-way itself and Exhibit A attached to said right-of-way), agrees as follows:

1. The line will either now or at some future date be extended across the entire length of the frontage of the property at the request of C. Hughes, Trustee, and/or any successor of C. Hughes. When and if extended, any cost of said extension will be borne by Columbia Gas of Ohio.
2. Columbia Gas of Ohio will furnish taps at its own expense at such time as C. Hughes, Trustee, and/or any successor of C. Hughes applies for gas service.
3. If any part or all of the approximate 38 acres are developed at any time in the future and said development requires a greater capacity than 35 pounds per square inch (which will be available through the present line), Columbia Gas of Ohio will at its own expense upgrade the system, including but not limited to putting in a new line.
4. It is specifically agreed that this is a non-exclusive right-of-way or easement being granted to Columbia Gas of Ohio. This same 20-foot space can be used by any and all other utilities. Further, Columbia Gas of Ohio acknowledges that C. Hughes, Trustee, and/or any successors of C. Hughes, can go above, under, over and around its pipeline and that Columbia Gas of Ohio will cooperate completely with respect to the utilization of the same 20-foot easement space for any utilities that may be needed in the future.
5. Columbia Gas of Ohio assures C. Hughes, Trustee, and/or any successors of C. Hughes that the 20-foot right-of-way is immediately adjacent to the north line of the public right-a-way commonly known as the Cleveland-Sandusky Road and/or Route 6.
6. If the roadway is ever expanded by any governmental unit, any cost with respect to relocating and/or maintaining the gas line will be borne by Columbia Gas of Ohio. It would be hoped that the governmental unit would pay any cost but, in any event, C. Hughes, Trustee and/or any successors of C. Hughes will not have to bear any such cost.
7. C. Hughes, Trustee and/or any successors of C. Hughes will have the right to make any improvements to the surface of the 20-foot right-of-way, including but not limited to paving said surface in any manner that C. Hughes, Trustee and/or any successors of C. Hughes determines to be in the best interest of the property. If said pavement and/or other improvements to the 20-foot right-a-way causes any additional expense to Columbia Gas of Ohio with respect to the maintenance, improvement, etc., to the right-of-way, such expense will be borne by Columbia Gas of Ohio.

STATE OF OHIO)
) SS
COUNTY OF ERIE)

Personally appeared before me, a Notary Public in and for said County, C. Hughes

who acknowledged the signing of the foregoing instrument to be her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 19th day of June, 19 91.

My Commission Expires:

May 28, 1995

Robert W. Kirby
Notary Public

ROBERT W. KIRBY
NOTARY PUBLIC FOR THE STATE OF OHIO
FRANKLIN COUNTY
MY COMMISSION EXPIRES 05-28-95

STATE OF)
) SS
COUNTY OF)

Personally appeared before me, a Notary Public in and for said County, _____

who acknowledged the signing of the foregoing instrument to be _____ voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this _____ day of _____, 19 ____.

My Commission Expires:

Notary Public

THIS INSTRUMENT PREPARED BY
COLUMBIA GAS OF OHIO, INC.

0006230

R/W Number 22-04-185
Work Order Number 107-555-251-3678

RIGHT OF WAY - 5 P12:00

FROM JOHN W. SCHAEFFER
RECORDER
C. HUGHES, Trustee
ERIE COUNTY, OHIO

Address 513 Uncas Court

Huron, Ohio 44839

TO

COLUMBIA GAS OF OHIO, INC.

Date June 19, 1991

MICROFILMED

HURON Township

ERIE County

State of Ohio

Received for Record July 5th 19 91

Recorded July 5th 19 91

In Book OR 19 Page 425-428 incl.

John W. Schaeffer Recorder

Return to
Columbia Gas of Ohio, Inc.
P. O. Box 117
Columbus, Ohio 43216-0117
Attention: Land Section
4/4/92

Summary

Parcel Number 39-00069.000
Map Number 39166200026
Location Address CLEVELAND
Legal Acres 28.4500
Legal Description 3 L25 NOF CLEVELAND SANDUSKY RD 28.4536A
 (Note: Not to be used on legal documents.)
Neighborhood 11139-11139
Tax District 39-HURON TOWNSHIP - HURON CSD
School District HURON CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
 (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
KNOWLES S A TRUSTEE	KNOWLES S A TRUSTEE
3608 TURFSIDE CIR	613 ONEIDA VIEW
HURON OH 44839	HURON OH 44839

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
T-TILLABLE	27.4299	0	0	0	100%	7000	\$192,010
RD-ROAD	1.0201	0	0	0	100%	0	\$0
Total	28.4500						\$192,010

Ag Soil

Land Use	Soil Type	CAUV Acres	Soil Rate	Appraised Value (100%)
CROPLAND	BGA-BENNINGTON SILT LOAM (0-2%)	1.9273	1,020	\$1,970
OTHER	BGA-BENNINGTON SILT LOAM (0-2%)	0.2182	0	\$0
CROPLAND	MFA-MILFORD SILTY CLAY LOAM(0-1%)	9.7126	2,450	\$23,800
OTHER	MFA-MILFORD SILTY CLAY LOAM(0-1%)	0.6895	0	\$0
CROPLAND	OGA-OGONTZ FINE SANDY LOAM (0-2%)	8.3902	1,310	\$10,990
CROPLAND	OHB-OGONTZ SILT LOAM (2-6%)	7.3987	1,290	\$9,540
OTHER	OHB-OGONTZ SILT LOAM (2-6%)	0.1124	0	\$0
CROPLAND	ZUC2-ZURICH SILT LOAM (6-12%)	0.0011	530	\$0

Total CAUV Acres: 28.4500

Total Appraised Soils Value: \$46,300

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	\$192,010	\$192,010	\$192,010	\$192,010	\$192,010
CAUV Value	\$46,300	\$46,300	\$60,690	\$60,690	\$60,690
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$192,010	\$192,010	\$192,010	\$192,010	\$192,010

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	\$67,200	\$67,200	\$67,200	\$67,200	\$67,200
CAUV Value	\$16,210	\$16,210	\$21,240	\$21,240	\$21,240
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$16,210	\$16,210	\$21,240	\$21,240	\$21,240

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	\$676.90	\$676.90		\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$675.14	\$675.14		\$0.00	\$0.00
2020 Pay 2021	\$0.00	\$907.24	\$907.24		\$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
7/12/2023	\$338.45
2/14/2023	\$338.45
7/11/2022	\$337.57
2/14/2022	\$337.57
7/7/2021	\$453.62
2/17/2021	\$453.62
7/9/2020	\$470.21
2/12/2020	\$470.21
7/12/2019	\$472.75
2/14/2019	\$472.75
7/13/2018	\$642.35
2/14/2018	\$642.35
7/14/2017	\$636.84
2/9/2017	\$636.84
7/8/2016	\$627.19
2/12/2016	\$627.19

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
6/5/2000	\$0	KNOWLES S A TRUSTEE	KNOWLES S A TRUSTEE	1
3/21/1996	\$0	HUGHSC TRUSTEE	KNOWLES S A TRUSTEE	1
1/1/1950	\$0	UNKNOWN	HUGHSC TRUSTEE	0

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](#)

39-00069.000 (PDF)

Map



Property Card

Property Card

No data available for the following modules: Dwellings, Buildings, Additions, Improvements, Special Assessments, Photos, Sketches.

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