

TITLE REPORT

C/R/S

ERI-US 0006

Connectivity Corridor

PARCEL

39-00294.000

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
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John A. Krebs and Patricia S. Krebs, Trustees of the John A. Krebs and Patricia S. Krebs Family Trust	N/A	Fee
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Mailing Address: 408 Kiwanis Ave.
Huron, OH 44839

Phone Number: (419) 433-3132

Property Address: Vacant Land Cleveland Rd.
Huron, OH 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 the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing 15.917 acres, more or less, excepting therefrom a 0.5 of an acre piece and part of a 43.623 acres piece (parcel No. 7 on deed) and further identified as Auditor's Parcel No. 39-00294.000.

9.89 acres per Erie County Auditor (Note, unable to determine the discrepancy in acreage due to the multiple exceptions)

Title acquired by: Instrument No. 200906411

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

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

(3-B) LEASES

Name & Address	Commercial/Residential	Term
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None found or record

(3-C) **EASEMENTS**

Name & Address	Type
Bert S. and Flora Bardshar, husband and wife to The Board of County Commissioners of Erie County, Ohio 2900 Columbus Ave., Sandusky, OH 44870 Deed Volume 128, Page 502 filed on 7/14/1926 at 10:30 AM	Deed for Highway
Bert S. Bardshar and Flora J. Bardshar, husband and wife to County Commissioners of Erie County, Ohio 2900 Columbus Ave., Sandusky, OH 44870 Deed Volume 306, Page 148 filed on 12/16/1959 at 3:10 PM Unable to determine if in take area	Utility Easement
Bert S. Bardshar and Flora J. Bardshar to Ohio Edison Company, an Ohio corporation (now FirstEnergy Corp.) 76 S. Main St., Akron, OH 44308 Deed Volume 309, Page 513 filed on 5/27/1960 at 10:30 AM Unable to determine if in take area	Utility Easement

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

Found Memorandum of Trust for the Krebs Family Trust filed as Instrument No. 200906409 on 7/15/2009 at 3:39 PM. States the right to sell Trust any real or personal property.

(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
39-00294.000	<u>\$37,060.00</u>	<u>\$0.00</u>	<u>\$37,060.00</u>	<u>\$270.82 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 10/5/1916 to 11/20/2023. 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) 39-00294.000 and presently standing in the name of John A. Krebs and Patricia S. Krebs, Trustees of the John A. Krebs and Patricia S. Krebs Family Trust as the same are entered upon the several public records of Erie County, Ohio.

Date & Time 11/20/2023 at 7:59 AM (am/pm)

Signed



Print Name Paul Minello
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 know 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

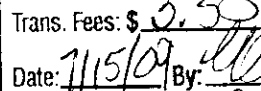
DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00294.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
John A. Krebs and Patricia S. Krebs, husband and wife	John A. Krebs and Patricia S. Krebs, Trustees of the John A. Krebs and Patricia S. Krebs Family Trust	7/13/2009	7/15/2009 at 3:39 PM	Instrument No. 200906411	Exempt	Warranty Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing 15.917 acres, more or less, excepting therefrom a 0.5 of an acre piece and part of a 43.623 acres piece. (Parcel No. 7 on deed) Note, the third exception in entirely in Lot 29 and does not affect the subject property.				
Ameritrust Company, National Association, formerly known as The Cleveland Trust Company, Trustee under Agreement with Harold E. Harris dtd. 1/27/64	John A. Krebs and Patricia S. Krebs, husband and wife	5/18/1990	5/18/1990 at 4:09 PM	Deed Volume 563, Page 608	None Shown	Fiduciary Deed with Survivorship Covenants
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing 15.917 acres, more or less, excepting therefrom a 0.5 of an acre piece and part of a 43.623 acres piece. (Parcel No. 5 on deed) Note, the third exception in entirely in Lot 29 and does not affect the subject property.				
Harold E. Harris, deceased by Tracie E. Harris, Executor	Ameritrust Company, successor-in-interest, by change of name, to The Cleveland Trust Company, as Trustee under Trust Agreement dated 1/27/1964	12/28/1979	5/23/1980 at 2:18 PM	Deed Volume 484, Page 326	Exempt	Executor's Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing 15.917 acres, more or less, excepting therefrom a 0.5 of an acre piece of dry land in Lot No. 30. (Parcel No. 5 on deed)				

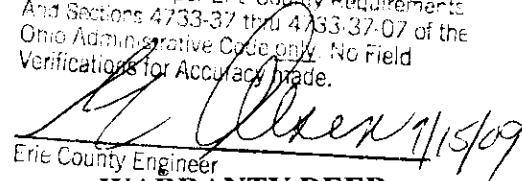
OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00294.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Flora J. Bardshar, widow	Harold E. Harris	12/7/1964	12/7/1964 at 3:27 PM	Deed Volume 351, Page 180	None Shown	Warranty Deed
Fee	Fee	Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing 15.917 acres, more or less.				
The Estate of Bert S. Bardshar, deceased by Erie County Probate Court Case No. 12105	Flora J. Bardshar	7/27/1962	7/27/1962 at 1:08 PM	Deed Volume 328, Page 308	Exempt	Certificate of Transfer
Und. ½ Int.	Und. ½ Int.	Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing after exceptions 10.184 acres, 0.386 of an acre and 7 acres, more or less. (Parcel 1-3 on deed)				
Allen J. Bardshar and Martha B. Bardshar, husband and wife	Bert S. Bardshar and Flora J. Bardshar	10/5/1916	10/5/1916 at 2:45 PM	Deed Volume 103, Page 535	None Shown	Warranty Deed
Fee	Fee	Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot Nos. 26 and 29 in Section No. 3 and containing after exceptions 30 acres, more or less				

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE: \$	_____
EXEMPT:	☒
H.E. TRANSFER:	
\$	_____
Thomas J. Paul Erie County Auditor	
Trans. Fees: \$	3.50
Date: 7/15/09	By: 

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the
Ohio Administrative Code only. No Field
Verifications for Accuracy made.


Erie County Engineer

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that John A. Krebs and Patricia S.

Krebs, husband and wife, the Grantors, for the consideration of One Dollar (\$1.00) and other valuable consideration, received to their full satisfaction of **John A. Krebs and Patricia S. Krebs, Trustees of the John A. Krebs and Patricia S. Krebs Family Trust**, the Grantees, whose tax mailing address will be 408 Kiwanis Avenue, Huron, Ohio 44839, do **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said Grantees, their successors and assigns, the following described premises, situated in the Township of Huron, County of Erie and State of Ohio:

See **'EXHIBIT A'** attached hereto and made a part hereof.

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

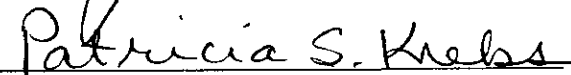
TO HAVE AND TO HOLD the said premises, with the appurtenances thereunto belonging, unto the said Grantees, their successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors, and assigns, covenant with the said Grantees, their successors 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 to **BARGAIN, SELL** and **CONVEY** the same in the manner aforesaid, and that the same are free and clear from all encumbrances whatsoever, except rights of way, restrictions, assessments, both general and special, certified and uncertified, not yet due and payable; and that the said Grantors will warrant and defend said premises with the appurtenances thereunto belonging to the said Grantees, their successors and assigns, against all lawful claims and demands whatsoever, except as above stated.

Grantors have executed this instrument on the 13th day of July, 2009.



 John A. Krebs



 Patricia S. Krebs

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 **John A. Krebs** and **Patricia S. Krebs**, husband and wife, who are known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and who acknowledged that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 13th day of July, 2009.



Notary Public



DEAN S. LUCAL
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.

This instrument was prepared by Dean S. Lucal of the Law Firm of BROWNING, MEYER & BALL CO., LPA, 165 East Washington Row, Suite 311, Sandusky, Ohio 44870.

"EXHIBIT A"

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

PARCEL NO. 1:

Being that part of Lot 26, Section 3, Huron Township, Erie County, Ohio, as follows:

Beginning at a point in the center line of the Cleveland-Sandusky Road, south 55° 17' east, 923.67 feet from its intersection with the westerly line of a 37.275 acre tract owned by Martha Bardshar and recorded in Volume 107, Page 149, Erie County Deed Records; thence north 28°30' east, along the easterly line of lands conveyed to Anthony and Ida LiBassi by deed recorded in Volume 305, Page 184, Erie County Deed Records, 242.00 feet to the northeast corner thereof; thence north 55°17' west, along said LiBassi's north line, 100.58 feet to line of lands conveyed to Harold E. Harris by deed recorded in Volume 351, Page 180, Erie County Deed Records; thence south 66°30' east, along said Harris lands, 200.51 feet to the westerly line of lands conveyed to Maxwell M. and Marian L. McCrillis in Volume 304, Page 265, Volume 265, Page 220, and Volume 192, Page 6, Erie County Deed Records; thence south 0°05' east, along last mentioned line, 340.47 feet to the center line of the Cleveland-Sandusky Road; thence north 55°17' west along said center line, 264.20 feet to the place of beginning and containing 1.17 acres.

PRIOR DEED REFERENCE: Volume 563, Page 601, Erie County, Ohio,
Deed Records.

PERMANENT PARCEL NO. 39-00298.000

PARCEL NO. 2:

Situated in the Township of Huron, County of Erie, and State of Ohio: Being that part of Original Lot 25, Section 3, as follows:

Beginning at a point in the north line of said Lot 25, south $86^{\circ}27'40''$ east, 20.02 feet from the northwest corner thereof; thence south $0^{\circ}54'$ west, parallel with and 20 feet easterly, measured at right angles, from the westerly line of said Lot 25, a distance of 785.00 feet to the centerline of a drainage ditch;

Thence northeasterly, along said ditch by the following courses: north $83^{\circ}24'$ east, 15.00 feet; north $46^{\circ}09'$ east, 160.00 feet; north $11^{\circ}54'$ east, 231.00 feet; north $40^{\circ}09'$ east, 220.00 feet; north $14^{\circ}34'$ east, 133.00 feet; and north $52^{\circ}34'$ east, 195.35 feet to the north line of said Lot 25;

Thence north $86^{\circ}27'40''$ west, along last mentioned line, 496.96 feet to the place of beginning and containing 4.1863 acres, more or less, but subject to all legal highways.

EXCEPTING, HOWEVER, the following property:

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 193.90 feet to 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 323.08 feet to a point on the westerly line of lands now or formerly owned by C. Hughes, Trustee, as recorded in Volume 545, Page 995, of the Erie County, Deed Records.

2. Thence South $51^{\circ}14'09''$ West continuing along the westerly line of said Hughes lands, a distance of 195.35 feet to a point;
3. Thence South $13^{\circ}14'09''$ West continuing along the westerly line of C. Hughes, Trustee land, a distance of 133.00 feet to a point;
4. Thence South $38^{\circ}49'09''$ West continuing along the westerly line of C. Hughes, Trustee land, a distance of 220.00 feet to a point;
5. Thence South $11^{\circ}42'30''$ West continuing along the westerly line of C. Hughes, Trustee land, a distance of 232.88 feet to a point;
6. Thence South $45^{\circ}14'15''$ West continuing along the westerly line of C. Hughes, Trustee land, a distance of 160.00 feet to a point;
7. Thence South $82^{\circ}29'15''$ West, a distance of 15.00 feet to a point on the easterly line of said Ameritrust Co. lands;
8. Thence North $00^{\circ}00'45''$ West along the easterly line of said Ameritrust Co. lands, a distance of 385.05 feet to a point;
9. Thence North $67^{\circ}17'18''$, a distance of 184.67 feet to a point;

10. Thence North $00^{\circ}35'21''$ East, a distance of 321.97 feet to the principal place of beginning and containing 2.7885 acres of land, but subject to all 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 July 13, 1989, per Ronald A. Morehouse, Registered Surveyor No. 5340.

PRIOR DEED REFERENCE: Volume 563, Page 603, Erie County, Ohio, Deed Records.

PERMANENT PARCEL NO. 39.00290.000

PARCEL NO. 3:

That part of lot number thirty (30), in section number three (3) of said Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning at the southwest corner of said lot number 30; running thence North $1^{\circ}30'$ West, along the west line of said lot, 31.55 chains to the south line of a 15 acre parcel of land conveyed to Charles A. Dildine, et al., by deed dated February 17, 1886 and recorded in Volume 50 of Deeds, Page 76, Erie County, Ohio records; thence South $89^{\circ}20'$ East, along said last mentioned line. 14.64 chains; thence South $1^{\circ}30'$ East, 31.55 chains to the south line of said lot number 30; thence North $89^{\circ}20'$ West along the south line of said lot, 14.64 chains to the place of beginning, containing 46.00 acres, more or less, excepting therefrom the north ten (10) acres thereof, as conveyed to Edward J. Hinde, Jr., and Chester E. Stanford, by deed dated January 21, 1941 and recorded in Volume 167 of Deeds, Page 67, Erie County, Ohio records. Containing

exclusive of said exception, 36.00 acres more or less, but subject to all legal highways.

PRIOR DEED REFERENCE: Volume 563, Page 608, Erie County, Ohio,
Deed Records.

PERMANENT PARCEL NO. 39.00290.000

PARCEL NO. 4:

That part of lot number thirty (30), in section number three (3) of said Huron Township, Erie County, Ohio, known as being a parcel of dry land, being an island or peninsula lying east of and adjoining parcel 1 above described, containing 0.50 of an acre, more or less, but subject to all legal highways.

PRIOR DEED REFERENCE: Volume 563, Page 608, Erie County, Ohio,
Deed Records.

PARCEL NO. 5:

That part of lot number twenty-five (25) in section number three (3), of said Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning at the intersection of the center line of the Cleveland-Sandusky Road and the west line of said lot number 25; running thence northerly along the west line of said lot number 25, to the northwest corner thereof, being also the southwest corner of lot number 30; thence easterly along the south line of said lot number 30, a distance of 20 feet; thence southerly parallel with the west line of said lot number 25, to the center line of the Cleveland-Sandusky Road; thence westerly along the center line of said road to the place of beginning, containing 0.75 of an acre more or less, excepting therefrom that part thereof conveyed to Board of County Commissioners of Erie County, Ohio, by deed dated April 17, 1926 and recorded in Volume 128 of

Deeds, Page 283, Erie County, Ohio Records. Containing in all 37.246 acres, more or less, but subject to all legal highways.

PRIOR DEED REFERENCE: Volume 563, Page 608, Erie County, Ohio,
Deed Records.

PERMANENT PARCEL NO. 39-00290.000

PARCEL NO. 6:

Being ten acres of land off the north end of parcel no. 1 as described in a certain deed from Charles E. Johnson to Emma F. Johnson recorded in Volume 135, Page 222 of the Erie County, Ohio Record of Deeds. The same being ten acres of land off the north end of Lot No. 30 in Section 3 formerly owned Estella A. Stanford and conveyed by her to Edward J. Hinde, Jr. and Chester E. Stanford by deed recorded in Deed Volume 167, Page 67 in the Deed Records of Erie County. The said ten acres are bounded on the north by the Wyandotte Sporting Club, on the east by the Wyandotte Sporting Club, on the west by land formerly owned by B. S. and Flora Bardshar and on the south by the land of Gertrude S. Herig or land formerly owned by Gertrude S. Herig. The said ten acres being four hundred fifty and eighty-two one-hundredths ($450 \frac{82}{100}$) feet on the east and west side and fourteen and sixty-four one-hundredths ($14 \frac{64}{100}$) chains on the north and south sides. Together with a right for ingress and egress to said premises over and across the premises of land formerly owned by Estella A. Stanford, said right of way having been conveyed by her to the said Edward J. Hinde, Jr., his guests, employees, invitees, administrators, executors, heirs and assigns by foot, automobile, truck or other vehicle.

PRIOR DEED REFERENCE: Volume 563, Page 608, Erie County, Ohio,
Deed Records.

PARCEL NO. 7:

Being situated in the State of Ohio, County of Erie, Huron Township, Section #3, Part OL 26 & 29, and further described as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, said point

being located S 55° 17' E measured along the centerline of said road from the intersection of the west line of M. Bardshar lands a distance of 772.80'; thence, N 28° 30' E, a distance of 429.00' to a point; thence, N 0° 07' W a distance of 2382.63' to a point marking the southwest corner of a 3.602 acre parcel conveyed to Dale Bardshar by Erie County Deed Vol. 181, Page 615; thence, S 87° 58' E along said south line of Dale Bardshar lands a distance of 273.19' to a point in the east line of OL #29, said point marking the southeast corner of said Dale Bardshar lands; thence, S 0° 05' E along the east line of OL #29 & 26 a distance of 2306.37' to a point marking the northeast corner of a 2.126 acre parcel conveyed to Maxwell & Marian McCrillis by Erie County Deed Vol. 304, Page 593, Vol. 265, Page 220, Vol. 192, Page 6; thence, S 89° 55' W along said north line of McCrillis lands a distance of 136.00' to a point marking the northwest corner of said McCrillis lands; thence, S 0° 05' E along the west line of said McCrillis lands a distance of 339.18' to a point; thence, N 66° 30' W a distance of 200.51' to a point marking the northwest corner of a .56 acre parcel of land conveyed to Anthony & Ida LiBassi by Erie County Deed Vol. 305, Page 184; thence, S 28° 30' W along the west line of said LiBassi lands a distance of 242.00' to a point in the centerline of the Cleveland-Sandusky Road, said point marking the southwest corner of said LiBassi lands; thence, N 55° 17' W along the centerline of the Cleveland-Sandusky Road a distance of 50.29' to the point of beginning, containing 15.917 acres more or less, but subject to all legal highways and easements of record.

EXCEPTING, HOWEVER, the following property which was conveyed by Tracie E. Harris, Executor of the Will of Harold E. Harris, to the State of Ohio, Department of Natural Resources, in deed dated June 6, 1979

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

Also one other piece of dry land in said Lot Number 30 and being an Island or peninsula lying North of said first cove and East of said E. Kelly's land. Containing one-half acre of land, be the same more or less.

The above description being the one used in a deed from Charles A. Dildine, et al., to Emmett Kelley dated February 17, 1886, and recorded December 22, 1890, in Volume 55, Page 84 of deed records of Erie County, Ohio.

EXCEPTING FURTHER, HOWEVER, the following property:

Being a parcel of land located in part of Original Lots 29 and 30, 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 30 at the northeasterly corner of lands now or formerly owned by Patricia Ann Dwight, as recorded in Volume 519, Page 1003, of the Erie County Deed Records;

1. Thence South $87^{\circ}52'43''$ East along the northerly line of said Original Lot 30 and the northerly line of said Ameritrust Co. lands, a distance of 969.47 feet to a point on the westerly line of lands now or formerly owned by the State of Ohio, Department of Natural Resources, as recorded in Volume 477, Page 518, of the Erie County Deed Records;
2. Thence South $00^{\circ}05'16''$ West along the westerly line of said State of Ohio lands, as recorded in Volume 477, Page 518, and Volume 481, Page 112, of the Erie County Deed Records, a distance of 2058.38 feet to a point on the southerly line of Original Lot 30 and the northerly line of lands now or formerly owned by C. Hughes, Trustee, as recorded in Volume 545, Page 995 of the Erie County Deed Records.
3. Thence North $87^{\circ}47'31''$ West along the southerly line of Original Lot 30 and the northerly line of C. Hughes, Trustee land, a distance of 695.57 feet to a point;
4. Thence North $09^{\circ}29'32''$ East, a distance of 153.47 feet to a point;
5. Thence North $64^{\circ}47'20''$ East, a distance of 245.48 feet to a point;
6. Thence North $05^{\circ}09'59''$ East, a distance of 321.44 feet to a point;
7. Thence North $60^{\circ}52'13''$ West, a distance of 216.73 feet to a point;
8. Thence North $86^{\circ}55'02''$ West, a distance of 631.01 feet to a point on the

easterly line of lands now or formerly owned by said Dwight;

9. Thence North $00^{\circ}01'55''$ West along said Dwight's easterly line, a distance of 788.07 feet to a point;
10. Thence South $87^{\circ}55'22''$ East along said Dwight's southerly line, a distance of 273.11 feet (previously recorded as 273.97 feet) to a point on the easterly line of said Dwight's lands;
11. Thence North $00^{\circ}00'12''$ West along said Dwight's easterly line, a distance of 573.79 feet (previously recorded as 577.05 feet) to the principal place of beginning and containing 43.6230 acres of land, but subject to all 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 July 13, 1989, per Ronald A. Morehouse, Registered Surveyor No. 5340.

EXCEPTING, FURTHER, HOWEVER, the following property:

Being a parcel of land located in part of Original lot 29, Section 3, Huron Township, Erie County, Ohio, and being more particularly described as follows:

Beginning at a point at the northeasterly corner of Original Lot 29 at the northeasterly corner of lands now or formerly owned by Patricia Ann Dwight, as recorded in Volume 519, Page 1003, of the Erie County Deed Records; thence South $00^{\circ}00'12''$ East along the easterly line of Lot 29 and the easterly line of said Dwight's lands, 402.61 feet to a point and the principal place of beginning for this description;

1. Thence continuing South $00^{\circ}00'12''$ East along the easterly line of said Original Lot 29, a distance of 171.18 feet to a point;
2. Thence North $87^{\circ}55'22''$ West a distance of 273.11 feet to a point;

3. Thence North $00^{\circ}01'55''$ West a distance of 171.40 feet to a point;
4. Thence South $87^{\circ}52'39''$ East a distance of 273.21 feet to the principal place of beginning and containing 1.0734 acres of land.

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

PRIOR DEED REFERENCE: Volume 563, Page 608, Erie County, Ohio,
Deed Records.

PERMANENT PARCEL NO. 39.00294.000

PARCEL NO. 8:

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

Being a part of Lot 26 in Section Number 3 of said Township and more fully described as follows:

Beginning at the point of the intersection of the centerline of the Cleveland-Sandusky State Road with the East line of said Lot Number 26; thence,

1. North in the East line of said Lot 26, a distance of 774.0 feet to an iron stake; thence,
2. West at right angles to the East line of said Lot 26, a distance of 136.0 feet; thence,
3. South, parallel with said East line of Lot Number 26, a distance of 679.65 feet to the centerline of said Cleveland-Sandusky State Road; thence,

4. South 55° 15' East, a chord distance of 165.52 feet to the place of beginning, containing 2.126 acres of land, more or less. Subject, however, to all legal highways, easements and restrictions of record.

PRIOR DEED REFERENCE: Recording Number 200901174, Erie County,
Ohio, Recorder.

PERMANENT PARCEL NO. 39-00421.00

KNOW ALL MEN BY THESE PRESENTS:

AMERITRUST COMPANY, NATIONAL ASSOCIATION
(formerly known as THE CLEVELAND TRUST
COMPANY)

~~Execut~~
~~Administrat~~
Trustee under Agreement with Harold E. Harris dtd.
~~Guardian of~~ 1/27/64
~~Receiver of~~
~~Commissioner~~

by the power conferred by Article V, Paragraph (A) of said Trust Agreement, and every other
power, for Ten dollars (\$10.00) paid, grants, with

fiduciary covenants, to JOHN A. KREBS and PATRICIA S. KREBS (Husband and Wife) for their
joint lives and to the survivor of them,
whose tax mailing address is 408 Kiwanis Avenue, Huron, Ohio 44839, the

following real property: As more fully described on Exhibit A attached hereto and by this
reference made a part hereof.

Subject to: Restrictions, conditions, easements and encroachments of record; zoning
ordinances, if any; and real estate taxes and assessments, both general and special,
currently a lien but not yet due and payable.

Prior instrument reference: Volume 484 page 386

Witness hand this 18th day of May, 1990.

Signed, acknowledged and delivered
in the presence of:

Marianne S. Paul
Janice C. Supo

AMERITRUST COMPANY, NATIONAL ASSOCIATION, TRUSTEE

By: Lee A. Matia
Lee A. Matia, Senior Trust Real Estate
Officer

By: Richard W. Stenberg
Richard W. Stenberg, Vice President

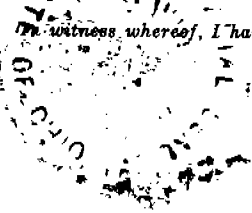
STATE OF OHIO, CUYAHOGA COUNTY, ss:

Be it remembered, that on the 18th day of May, 1990,

before me, the subscriber, a Notary Public within and for said County, personally came Lee A. Matia, Senior Trust Real
Estate Officer and Richard W. Stenberg, Vice President, the grantor

in the above conveyance, and acknowledged the signing thereof to be their voluntary act and deed, for the
purpose mentioned herein.

In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



Marianne S. Paul
Notary Public, Cuyahoga County, Ohio

My commission expires:

This instrument prepared by:

Berick, Pearlman & Mills Co., L.P.A.
1350 Eaton Center, 1111 Superior Avenue
Cleveland, Ohio 44114 (216)861-4900

APPROVED

5-18-90
ERIE COUNTY ENGINEER

*Strike out inapplicable phrase

MARIANNE S. PAUL, Notary Public State of Ohio (Portage Cty.) My Commission Expires March 18, 1994	
This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the revised code.	
FEE \$	SEE FIRST D440.
EXEMPT	
R.E. TRANSFER \$	
JAMES W. McKEEN COUNTY AUDITOR	

EXHIBIT A

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

I. Parcel No. 1: That part of lot number thirty (30), in section number three (3) of said Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning at the southwest corner of said lot number 30; running thence North 1°30' West, along the west line of said lot, 31.55 chains to the south line of a 15 acre parcel of land conveyed to Charles A. Dildine, et al., by deed dated February 17, 1886 and recorded in Volume 50 of Deeds, Page 76, Erie County, Ohio records; thence South 89°20' East, along said last mentioned line, 14.64 chains; thence South 1°30' East, 31.55 chains to the south line of said lot number 30; thence North 89°20' West along the south line of said lot, 14.64 chains to the place of beginning, containing 46.00 acres, more or less, excepting therefrom the north ten (10) acres thereof, as conveyed to Edward J. Hinde, Jr., and Chester E. Stanford, by deed dated January 21, 1941 and recorded in Volume 167 of Deeds, Page 67, Erie County, Ohio records. Containing exclusive of said exception, 36.00 acres more or less, but subject to all legal highways.

Parcel No. 2: That part of lot number thirty (30), in section number three (3) of said Huron Township, Erie County, Ohio, known as being a parcel of dry land, being an island or peninsula lying east of and adjoining parcel 1 above described, containing 0.50 of an acre, more or less, but subject to all legal highways.

Parcel No. 3: That part of lot number twenty-five (25) in section number three (3), of said Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning at the intersection of the center line of the Cleveland-Sandusky Road and the west line of said lot number 25; running thence northerly along the west line of said lot number 25, to the northwest corner thereof, being also the southwest corner of lot number 30; thence easterly along the south line of said lot number 30, a distance of 20 feet; thence southerly parallel with the west line of said lot number 25, to the center line of the Cleveland-Sandusky Road; thence westerly along the center line of said road to the place of beginning, containing 0.75 of an acre more or less, excepting therefrom that part thereof conveyed to Board of County Commissioners of Erie County, Ohio, by deed dated April 17, 1926 and recorded in Volume 128 of Deeds, Page 283, Erie County, Ohio Records. Containing in all 37.246 acres, more or less, but subject to all legal highways.

Parcel No. 4: Being ten acres of land off the north end of parcel no. 1 as described in a certain deed from Charles E. Johnson to Emma F. Johnson recorded in Volume 135, Page 222 of the Erie County, Ohio Record of Deeds. The same being ten acres of land off the north end of Lot No. 30 in Section 3 formerly owned by Estella A. Stanford and conveyed by her to Edward J. Hinde, Jr. and Chester E. Stanford by deed recorded in Deed Volume 167, Page 67 in the Deed Records of Erie County. The said ten acres are bounded on the north by the Wyandotte Sporting Club, on the east by the Wyandotte Sporting Club, on the west by land formerly owned by B. S. and Flora Bardshar and on the south by the land of Gertrude S. Herig or land formerly owned by Gertrude S. Herig. The said ten acres being four hundred fifty and eighty-two one-hundredths (450 82/100) feet on the east and west side and fourteen and sixty-four one-hundredths (14 64/100)

MIDLAND TITLE SECURITY INC.

chains on the north and south sides. Together with a right for ingress and egress to said premises over and across the premises of land formerly owned by Estella A. Stanford, said right of way having been conveyed by her to the said Edward J. Hinde, Jr., his guests, employees, invitees, administrators, executors, heirs and assigns by foot, automobile, truck or other vehicle.

Parcel No. 5: Being situated in the State of Ohio, County of Erie, Huron Township, Section #3, Part OL 26 & 29, and further described as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, said point being located S 55° 17' E measured along the centerline of said road from the intersection of the west line of M. Bardshar lands a distance of 772.80'; thence, N 28° 30' E, a distance of 429.00' to a point; thence, N 0° 07' W a distance of 2382.63' to a point marking the southwest corner of a 3.602 acre parcel conveyed to Dale Bardshar by Erie County Deed Vol. 181, Page 615; thence, S 87° 58' E along said south line of Dale Bardshar lands a distance of 273.19' to a point in the east line of OL #29, said point marking the southeast corner of said Dale Bardshar lands; thence, S 0° 05' E along the east line of OL #29 & 26 a distance of 2306.37' to a point marking the northeast corner of a 2.126 acre parcel conveyed to Maxwell & Marian McCrillis by Erie County Deed Vol. 304, Page 593, Vol. 265, Page 220, Vol. 192, Page 6; thence, S 89° 55' W along said north line of McCrillis lands a distance of 136.00' to a point marking the northwest corner of said McCrillis lands; thence, S 0° 05' E along the west line of said McCrillis lands a distance of 339.18' to a point; thence, N 66° 30' W a distance of 200.51' to a point marking the northwest corner of a .56 acre parcel of land conveyed to Anthony & Ida LiBassi by Erie County Deed Vol. 305, Page 184; thence, S 28° 30' W along the west line of said LiBassi lands a distance of 242.00' to a point in the centerline of the Cleveland-Sandusky Road, said point marking the southwest corner of said LiBassi lands; thence, N 55° 17' W along the centerline of the Cleveland-Sandusky Road a distance of 50.29' to the point of beginning, containing 15.917 acres more or less, but subject to all legal highways and easements of record.

II. Excepting, however, the following property which was conveyed by Tracie E. Harris, Executor of the Will of Harold E. Harris, to the State of Ohio, Department of Natural Resources, in deed dated June 6, 1979:

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

Also one other piece of dry land in said Lot Number 30 and being an Island or peninsula lying North of said first cove and East of said E. Kelly's land. Containing one-half acre of land, be the same more or less.

The above description being the one used in a deed from Charles A. Dildine, et al., to Emmett Kelley dated February 17, 1886, and recorded December 22, 1890, in Volume 55, Page 84, of deed records of Erie County, Ohio.

III. Excepting, further, however, the following property:

Being a parcel of land located in part of Original Lots 29 and 30, 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 30 at the northeasterly corner of lands now or formerly owned by Patricia Ann Dwight, as recorded in Volume 519, Page 1003, of the Erie County Deed Records;

1. Thence South 87°52'43" East along the northerly line of said Original Lot 30 and the northerly line of said Ameritrust Co. lands, a distance of 969.47 feet to a point on the westerly line of lands now or formerly owned by the State of Ohio, Department of Natural Resources, as recorded in Volume 477, Page 518, of the Erie County Deed Records;
2. Thence South 00°05'16" West along the westerly line of said State of Ohio lands, as recorded in Volume 477, Page 518, and Volume 481, Page 112, of the Erie County Deed Records, a distance of 2058.38 feet to a point on the southerly line of Original Lot 30 and the northerly line of lands now or formerly owned by C. Hughes, Trustee, as recorded in Volume 545, Page 995 of the Erie County Deed Records;
3. Thence North 87°47'31" West along the southerly line of Original Lot 30 and the northerly line of C. Hughes, Trustee land, a distance of 695.57 feet to a point;
4. Thence North 09°29'32" East, a distance of 153.47 feet to a point;
5. Thence North 64°47'20" East, a distance of 245.48 feet to a point;
6. Thence North 05°09'59" East, a distance of 321.44 feet to a point;
7. Thence North 60°52'13" West, a distance of 216.73 feet to a point;
8. Thence North 86°55'02" West, a distance of 631.01 feet to a point on the easterly line of lands now or formerly owned by said Dwight;
9. Thence North 00°01'55" West along said Dwight's easterly line, a distance of 788.07 feet to a point;
10. Thence South 87°55'22" East along said Dwight's southerly line, a distance of 273.11 feet (previously recorded as 273.97 feet) to a point on the easterly line of said Dwight's land;
11. Thence North 00°00'12" West along said Dwight's easterly line, a distance of 573.79 feet (previously recorded as 577.05 feet) to the principal place of beginning and containing 43.6230 acres of land, but subject to all 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 July 13, 1989, per Ronald A. Morehouse, Registered Surveyor No. 5340.

IV. Excepting, further, however, the following property:

Being a parcel of land located in part of Original Lot 29, Section 3, Huron Township, Erie County, Ohio, and being more particularly described as follows:

Beginning at a point at the northeasterly corner of Original Lot 29 at the northeasterly corner of lands now or formerly owned by Patricia Ann Dwight, as recorded in Volume 519, Page 1003, of the Erie County Deed Records; thence South 00°00'12" East along the easterly line of Lot 29 and the easterly line of said Dwight's lands, 402.61 feet to a point and the principal place of beginning for this description;

1. Thence continuing South 00°00'12" East along the easterly line of said Original Lot 29, a distance of 171.18 feet to a point;
2. Thence North 87°55'22" West a distance of 273.11 feet to a point;
3. Thence North 00°01'55" West a distance of 171.40 feet to a point;
4. Thence South 87°52'39" East a distance of 273.21 feet to the principal place of beginning and containing 1.0734 acres of land.

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

3 1402392

FIDUCIARY DEED
(Statutory Form) FILED

90 MAY 18 P4:09
FROM

AMERITRUST COMPANY, INC., TRUSTEE
U/A/W HAROLD E. HARRIS DEED. 11/27/64

TO
ERIC COUNTY, OHIO

JOHN A. KREBS AND PATRICIA S. KREBS
(HUSBAND AND WIFE)

Date May 18 1990

Transferred
James W. McKee
FEELER County Auditor.

RECORDER'S OFFICE

State of Ohio, County of Erie

Received for Record
May 18th, 19 90

at 4:09 o'clock P. M.,
Recorded May 21st, 1990.
and Recorded in Vol. 563 Deeds,

page 608-613 inc.

John W. Schaeffer,
Recorder.

18.00 Paid
This instrument prepared by:

MIDLAND TITLE SECURITY INC.
18-8203

EXECUTOR'S DEED UNDER A WILL

KNOW ALL MEN BY THESE PRESENTS: That whereas, the last will of Harold E. Harris, late of Cuyahoga County and State of Ohio, was duly admitted to probate on the 27th day of May, 1975, in and by the Probate Court of Cuyahoga County, State of Ohio, by which said last will Tracie E. Harris was named as the executor thereof, with power and authority conferred thereby to sell and convey, as provided in Item VI (B) (2) of said last will, to wit:

"B. In addition to all powers conferred by law upon any Executor, I hereby authorize my Executor, without seeking approval of any court, to exercise the following powers:

(2) To sell, dispose of or deal with any or all of my property, real or personal, or both and to exercise such powers for such purposes and upon such terms and conditions as my Executor shall deem proper;"

And whereas, on the 27th day of May, 1975, said Tracie E. Harris was duly confirmed, appointed and qualified by said court as the executor of said will, and is still such executor as will further appear by the records of said Court on docket 834 at page 835525.

And whereas, Item III of said last will directs that all the rest, residue and remainder of decedent's property, real and personal, be devised and bequeathed to The Cleveland Trust Company, as Trustee under Trust Agreement between Harold E. Harris and The Cleveland Trust Company, dated January 27, 1964.

Now, therefore, the said Tracie E. Harris, as executor as aforesaid, by virtue of the power and authority aforesaid, does hereby grant, bargain, sell and convey unto Ameritrust Company (successor-in-interest, by change of name, to The Cleveland Trust Company) as Trustee under Trust Agreement between Harold E. Harris and The Cleveland Trust Company, dated January 27, 1964, its successors and assigns, the following described real estate, situate in the Township of Huron, in the County of Erie and State of Ohio, to-wit:

PARCEL NO. 1:

That part of lot number thirty (30), in section number three (3) of said Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning at the southwest corner of said lot number 30; running

thence north 1° 30' West, along the west line of said lot, 31.55 chains to the south line of a 15 acre parcel of land conveyed to Charles A. Dildine, et al., by deed dated February 17, 1886 and recorded in Volume 50 of Deeds, Page 76, Erie County Ohio records; thence south 89° 20' east, along said last mentioned line, 14.64 chains; thence south 1° 30' east, 31.55 chains to the south line of said lot number 30; thence north 89° 20' west along the south line of said lot, 14.64 chains to the place of beginning, containing 46.00 acres, more or less, excepting therefrom the north ten (10) acres thereof, as conveyed to Edward J. Hinde, Jr., and Chester E. Stanford, by deed dated January 21, 1941 and recorded in Volume 167 of deeds, Page 67, Erie County Ohio records. Containing exclusive of said exception, 36.00 acres more or less, but subject to all legal highways.

PARCEL NO. 2:

That part of lot number thirty (30), in section number three (3) of said Huron Township, Erie County, Ohio, known as being a parcel of dry land, being an island or peninsula lying east of and adjoining parcel 1 above described, containing 0.50 of an acre, more or less, but subject to all legal highways.

PARCEL NO. 3:

That part of lot number twenty-five (25) in section number three (3), of said Huron Township, Erie County, Ohio, bounded and described as follows:
Beginning at the intersection of the center line of the Cleveland-Sandusky Road and the west line of said lot number 25; running thence northerly along the west line of said lot number 25, to the north-west corner thereof, being also the southwest corner of lot number 30; thence easterly along the south line of said lot number 30, a distance of 20 feet; thence southerly parallel with the west line of said lot number 25, to the center line of the Cleveland-Sandusky Road; thence westerly along the center line of said road to the place of beginning, containing 0.75 of an acre more or less, excepting therefrom that part thereof conveyed to Board of County Commissioners of Erie County, Ohio, by deed dated April 17, 1926 and recorded in Volume 128 of Deeds, Page 283, Erie County Ohio Records. Containing in all 37.246 acres, more or less, but subject to all legal highways.

PARCEL NO. 4:

Being ten acres of land off the North end of parcel no. 1 as described in a certain deed from Charles E. Johnson to Emma F. Johnson Recorded in Volume 135, Page 222 of the Erie County, Ohio Record of Deeds. The same being ten acres of land off the north end of Lot No. 30 in Section 3 formerly owned by Estella A. Stanford and conveyed by her to Edward J. Hinde, Jr. and Chester E. Stanford by deed recorded in Deed Volume 167, Page 67 in the Deed Records of Erie County. The said ten acres are bounded on the North by the Wyandotte Sporting Club, on the East by the Wyandotte Sporting Club, on the West by land formerly owned by B.S. and Flora Bardshar and on the South by the land of Gertrude S. Herig or land formerly owned by Gertrude S. Herig. The said ten acres being four hundred fifty and eighty two one hundredths (450 82/100) feet on the ~~North~~ ^{East} side and ~~South~~ ^{West} side and fourteen and sixty four one hundredths (14 64/100)

North South
chains on the ~~East~~ and ~~West~~ sides. Together with a right for Ingress and Egress to said premises over and across the premises of land formerly owned by Estella A. Stanford said right of way having been conveyed by her to the said Edward J. Hinde, Jr., his guests, employees, invitees, administrators, executors, heirs and assigns by foot, automobile, truck or other vehicle.

PARCEL NO. 5:

Being situated in the State of Ohio, County of Erie, Huron Township, Section #3, Part OL 26 & 29, and further described as follows:

Beginning at a point in the Centerline of the Cleveland-Sandusky Road, said point being located S 55° - 17' E measured along the centerline of said road from the intersection of the west line of M. Bardshar lands a distance of 772.80'; thence, N 28° - 30' E, a distance of 429.00' to a point; thence, N 0° - 07' W a distance of 2382.63' to a point marking the southwest corner of a 3.602 acre parcel conveyed to Dale Bardshar by Erie County Deed Vol. 181, Page 615; thence, S 87° - 58' E along said south line of Dale Bardshar lands a distance of 273.19' to a point in the east line of OL #29, said point marking the southeast corner of said Dale Bardshar lands; thence, S 0° - 05' E along the east line of OL #29 & 26 a distance of 2306.37' to a point marking the northeast corner of a 2.126 acre parcel conveyed to Maxwell & Marian McCrillis by Erie County Deed Vol. 304, Page 593, Vol. 265, Page 220, Vol. 192, Page 6; thence, S 89° - 55' W along said north line of McCrillis lands a distance of 136.00' to a point marking the northwest corner of said McCrillis lands; thence, S 0° - 05' E along the west line of said McCrillis lands a distance of 339.18' to a point; thence, N 66° - 30' W a distance of 200.51' to a point marking the northwest corner of a .56 acre parcel of land conveyed to Anthony & Ida LiBassi by Erie County Deed Vol. 305, Page 184; thence, S 28° - 30' W along the west line of said LiBassi lands a distance of 242.00' to a point in the centerline of the Cleveland-Sandusky Road, said point marking the southwest corner of said LiBassi lands; thence, N 55° - 17' W along the centerline of the Cleveland-Sandusky Road a distance of 50.29' to the point of beginning, containing 15.917 acres more or less, but subject to all legal highways and easements of record.

Excepting, however, the following property which was conveyed by Tracie E. Harris, Executor of the Will of Harold E. Harris, to the State of Ohio, Department of Natural Resources, in deed dated June 6, 1979:

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

Also one other piece of dry land in said Lot Number 30 and being an Island or peninsula lying North of said first cove and East of said E. Kelly's land. Containing one-half acre of land, be the same more or less.

The above description being the one used in a deed from Charles A. Dildine, et al., to Emmett Kelley dated February 17, 1886, and recorded December 22, 1890, in Volume 55, Page 84, of deed records of Erie County, Ohio.

TO HAVE AND TO HOLD the same to said Grantee, its successors and assigns forever, in trust, as fully and completely as said Tracie E. Harris as executor, as aforesaid, by virtue of said will, proceedings, etc., may, can, or should convey the same.

IN WITNESS WHEREOF, the said Tracie E. Harris as executor, as aforesaid, has hereunto set her hand this 28th day of December, 1979.

Signed and acknowledged in our presence:

William M. Mills Tracie E. Harris
John C. Scherer Tracie E. Harris, Executor

STATE OF OHIO)
) SS:
 CUYAHOGA COUNTY)

On this 28th day of December, 1979, before me, a Notary Public in and for said county, personally came Tracie E. Harris, executor of the last will of Harold E. Harris, deceased, the grantor in the foregoing deed, and as such executor acknowledged the signing thereof to be her voluntary act and deed.

Witness my hand and official seal on the day last above mentioned.

This conveyance has been examined and the Grantor has complied with Section 319-202 of the Revised Code.

FEE \$
 EXEMPT
 GERALD SCHWEINFURTH, County Auditor

William M. Mills
 Notary Public
 WILLIAM M. MILLS, Attorney
 NOTARY PUBLIC - STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R. C.

This Instrument Prepared By:
 Hadley, Matia, Mills & MacLean Co., L.P.A.
 1800 East Ohio Building
 Cleveland, Ohio 44114
 (216) 696-7040



0315603

Tracie E. Harris
 Dec 28 1979
 John C. Scherer

1980 MAY 23 PM 2:18
 JOHN C. SCHERER
 RECORDER
 ERIE COUNTY, OHIO

Received May 23rd., 1980 at 2:18 P.M.
 Recorded May 27th., 1980 in Erie County
 Deed Records, Vol. 484, Page 326-329 inc.

John C. Scherer, Recorder

- 4 -

MICROFILMED

CHICAGO TITLE INSURANCE CO.

Account # 013
 7.00 Paid

Know all Men by these Presents

That Flora J. Bardshar, widow, residing at 3103 West Cleveland Road, Huron, Ohio,

of the Township of Huron, County of Erie
and State of Ohio, Grantor, in consideration of the sum of
*****TEN DOLLARS*****(\$10.00)*****and other valuable considerations
to her paid by Harold E. Harris, 3701 Tolland Road,

of the City of Cleveland, County of Cuyahoga,
and State of Ohio, Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said Grantee,

Harold E. Harris, his

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:

Being situated in the State of Ohio, County of Erie, Huron Township, Section #3, Part
OL 26 & 29, and further described as follows:

Beginning at a point in the Centerline of the Cleveland-Sandusky Road, said point
being located S 55° - 17' E measured along the centerline of said road from the inter-
section of the west line of M. Bardshar lands a distance of 772.80'; thence, N 28° -
30' E, a distance of 429.00' to a point; thence, N 0° - 07' W a distance of 2382.63'
to a point marking the southwest corner of a 3.602 acre parcel conveyed to Dale
Bardshar by Erie County Deed Vol. 181, Page 615; thence, S 87° - 58' E along said
south line of Dale Bardshar lands a distance of 273.19' to a point in the east line
of OL # 29, said point marking the southeast corner of said Dale Bardshar lands;
thence, S 0° - 05' E along the east line of OL # 29 & 26 a distance of 2306.37' to
a point marking the northeast corner of a 2.126 acre parcel conveyed to Maxwell &
Marian McCrillis by Erie County Deed Vol. 304, Page 593, Vol. 265, Page 220, Vol. 192,
Page 6; thence, S 89° - 55' W along said north line of McCrillis lands a distance of
136.00' to a point marking the northwest corner of said McCrillis lands; thence,
S 0° - 05' E along the west line of said McCrillis lands a distance of 339.18' to a
point; thence, N 66° - 30' W a distance of 200.51' to a point marking the northwest
corner of a .56 acre parcel of land conveyed to Anthony & Ida LiBassi by Erie County
Deed Vol. 305; Page 184; thence, S 28° - 30' W along the west line of said LiBassi
lands a distance of 242.00' to a point in the centerline of the Cleveland-Sandusky
Road, said point marking the southwest corner of said LiBassi lands; thence, N 55° -
17' W along the centerline of the Cleveland-Sandusky Road a distance of 50.29' to the
point of beginning, containing 15.917 acres more or less, but subject to all legal
highways and easements of record.

Subject to a license, hereby reserved, for the Grantor, and for Max McCrillis whose
lands abut Grantor's on the east, ~~thence~~ to drain surface waters onto the southerly
portion of the land described above, to the extent they are presently doing so, but
no waters containing sewage shall be so drained.

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee, Harold E. Harris, his

heirs and assigns forever.

And the said Grantor, Flora J. Bardshar,

for herself and for her heirs,
do es hereby covenant with the said Grantee, Harold E. Harris, his

heirs and assigns, that she is lawfully seized of the premises
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever,
except easements of record, and taxes and assessments, both general and special,
accrued but not yet due and payable;

11/15/12

and that she will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, Harold E. Harris, his heirs and assigns against the lawful claims of all persons whomsoever, save as above excepted.

In Witness Whereof the said Grantor, Flora J. Bardshar, widow, has

~~hereunto set~~ her hand, this 7th day of December, 1964, in the year of our Lord one thousand nine hundred and sixty-four.

Signed and acknowledged in presence of

Bernice C. Tessel
Wilbert G. Schwer

Flora J. Bardshar

The State of OHIO

ERIE County ss.

Be it Remembered That on this 7th day of December, A.D. 1964, before me, the subscriber, a Notary Public in and for said county, personally came the above named Flora J. Bardshar, a widow,

in the foregoing Deed, and acknowledged the signing of the same to be her 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:

Wilbert G. Schwer
Notary Public.



This instrument prepared by Wilbert G. Schwer, Attorney at Law, Sandusky, Ohio.

200484
Warranty Deed

FILED 7/27/64
Bardshar

CARL MOORE
RECORDER
ERIE COUNTY OHIO
Harold E. Harris

Transferred Dec. 7, 1964
Carl A. Speir
COUNTY AUDITOR
Fee 1.05

STATE OF OHIO
COUNTY OF Erie ss
RECEIVED FOR RECORD ON THE
7th day of Dec. 1964
at 3:27 o'clock P.M.
and RECORDED Dec. 9th 1964 in
DEED Book 351 PAGE 180-181
Carl A. Speir
COUNTY RECORDER
RECORDERS FEE \$ 2.00

LAW OFFICES OF
SCHWER & MOORE
4-6-8 CABLE BLOCK
SANDUSKY, OHIO
LOUISVILLE TITLE NO. 7439

Certificate for Transfer of Real Estate

Revised Code, Sec. 2113.61

Probate Court Erie County, OhioIn the Matter of
THE ESTATE OFNo. 12105Bert S. Bardshar

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.....

Bert S. Bardshar

, a resident of

Huron Townshipin said County, died testate on the28th

day of

August19 61

(1)

(testate or intestate)

that his last Will and Testament was filed in the Probate Court of Erie County
on Oct. 25, 1961, and recorded in Volume 54 of Wills, on page 185 in said County.and that on the 6th day of December, 19 61, (2)Marian McGrilliswas appointed by this Court, (3) Executrixof the estate of said decedent; that said estate is
being administered under No. 12105 and a memorandum record of said

estate can be found in Administration Docket No., Page

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 1: That part of lot 26 section 3 Huron Twp. and described as follows: Bounded on the north by the north line of lot 26; on the east by the east line of lot 26; on the south by the north r/w line of the NYC RR Co.; on the west by the westerly line of a parcel of land now or formerly owned by Martha V. Bardshar excepting therefrom, 0.01 acres conveyed to the Bd. of County Commissioners by deed recorded in Vol. 128 of deeds, page 502, also excepting therefrom, 2.126 acres conveyed to Maxwell M. and Marian L. McGrillis as set forth in Deeds recorded in Volume 304 pg 593, Volume 265 pg. 220, Volume 192 pg. 6, also excepting therefrom, 0.25 acres conveyed to Claude & Hildegard Ommert and recorded in Volume 318 pg 439 of Deeds, excepting therefrom also 0.56 acres of land conveyed to Anthony & Ida LiBassi by deed recorded in Vol. 305 pg. 184, excepting also, 0.033 acres and 2.061 acres conveyed to Abraham L. & Dorothy M. Garlock, Jr. by deeds recorded in Vol. 300 pg. 628 and Vol. 282 pg. 55, excepting, also, 9.0 acres conveyed to Claude & Hildegard Ommert and recorded in Volume 259 of Deeds page 78, excepting also, 2.048 acres conveyed to Richard M. & Agnes H. DeMay by deed recorded in Vol. 184 pg. 263 of Deeds. and containing 10.184 acres of land, more or less, subject to legal highways and easements of record.

Parcel 2: Being a 0.386 acre parcel situated in lot 26 section 3 of Huron Township and adjoining parcel no. 1 above.

Parcel 3: Being a 7.0 acre parcel situated in lot 29 of section 3, Huron Township and bounded on the east by the east line of lot 29 and on the west by the east boundary line of lands of Dale M. Bardshar.

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. 2113.61 write in pertinent facts.
3. "Administrator," "Executor" or "Commissioner to execute instruments of conveyance."

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

Names	P. O. Address	Relationship	Interest Passing
Flora J. Bardshar	3103 W. Cleveland Rd. Huron, O.	wife	whole of undivided $\frac{1}{2}$

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

Names	P. O. Address	Relationship	Interest Passing
Flora J. Bardshar	3103 W. Cleveland Rd. Huron, O.	wife	whole of undivided $\frac{1}{2}$

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 27th day of July, 1962.



JOHN W. BAXTER
Probate Judge
Deputy Clerk

1S4091
1962 JUL 27 PM 1 08
No. 12105
Doc. CARL A. SPEIR
RECORDED
PROBATE COURT
Erie County, O.
In the Matter of the Estate of
Bert S. Bardshar
Deceased
CERTIFICATE FOR TRANSFER
OF REAL ESTATE
Transferred July 27th, 1962
By Louis Schulz Auditor
Fee \$1.05
Received for Record
July 27th, 1962,
at 1:08 o'clock P.M.
Recorded July 30th, 1962
Recorded Vol. 328 Page 308-309
By Carl A. Speir Recorder
Deputy
Louis Schulz
BAXTER, BROTHMAN, PUBLISHED, SPRINGFIELD, OHIO
62-1-8

In Witness Whereof, the said Andrew Petersen Jr. and Josephine Petersen his wife, who hereby releases her right and expectancy of dower in said premises, have hereunto set their hands, this fourth day of October in the year A.D. nineteen hundred and sixteen (1916).

Signed and acknowledged in presence of us:

E.C. Sprau

Andrew Petersen

F. Erich Hartmann

Josephine Petersen

The State of Ohio, Erie County, SS. On this 4th day of October, A.D. 1916, before me, a Notary Public in and for said County, personally came Andrew Petersen Jr. and Josephine Petersen the grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

(SEAL)

F. Erich Hartmann, Notary Public, Erie County, O.

Received October 5th, 1916 AT 11.15 A.M.

George F. Burmeister, Recorder.

Recorded October 5th, 1916

Compared Per. *H. Homer Mill* Deputy

Recorder's Fee \$.60

(NO. 1585)

Allen J. & Martha B. Bardshar

TO

Bert S. & Flora J. Bardshar

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That We, Allen J. Bardshar and Martha B. Bardshar (husband and wife) in consideration of One Dollar and other valuable considerations to us in hand paid by Bert S. Bardshar and Flora J. Bardshar the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said Bert S. Bardshar and Flora J. Bardshar their heirs and assigns forever, the following described Real Estate, situated in Township of Huron in the County of Erie and State of Ohio, to-wit:

Being parts of lots numbers Twenty-six and Twenty-nine (26 & 29) in the Third Section of Huron Township, Erie County, Ohio, described as follows: being the East part of said lots, bounded North by the North line of lot 29, on the East by the East lines of said lots, South by land formerly owned by Jacob Dale and on the West by Jacob Dale's land, except from the above 1 Acre and ^(1.24375 Acres) 55 rods more or less, deeded by A. Kelsey to Rhoebe Hunt and now owned by Elizabeth Dale, also reserving to A. Kelsey a right-of-way on the East line of said land 12 feet wide from the Huron and Sandusky road to the North line of said lot 26 and 8 feet wide 34 rods north on the East line of said lot, #29, the same to be used by said Kelsey as a road, or lane to his land situate in lot #30 and for no other purpose, should he require the same said reservation of said road to extend to said Kelsey his heirs, Executors and administrators and assigns and the said Bardshar his heirs and Executors, Administrators and assigns to have the right to the use of the same, also excepting from the above a strip of land 16½ feet in width off the South end of said land and is part of lot #26 bounded East by the East line of said lot #26, on the South by the road from Sandusky to Huron and on the West by the West line of said 14.50 Acres owned by said Bardshar in said Lot Number 26, the land hereby intended to be conveyed, being 14½ Acres in lot 26 and 15½ acres, in lot 29, more or less. The grantor reserves to himself, his heirs and assigns a strip of land 25 feet off the East side of lots 26 & 29, said right-of-way, lying between the Wagon road and the Lake Shore and Michigan Southern Railway Company, right-of-way, running South to the land owned by the Estate of Jacob Dale, in lots 26 and 29, in the Third Section of Huron Township, Erie County, Ohio.

It is understood and agreed that the grantor and the grantee herein, shall pay one-half the expense for the erecting of a fence on the West side of the right-of-way herein conveyed.

and all the Estate, Title and Interest of the said grantors either in Law or in Equity, of, to and in said premises; Together with all the privileges and appurtenances to the same belonging; To Have and To Hold the same to the use of the said grantees, their heirs and assigns forever.

And the said Allen J. Bardshar and Martha B. Bardshar for themselves and for their heirs executors and administrators, does hereby Covenant with the said Grantees, their heirs and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; that the title so conveyed is Clear, free and unincumbered, and that they do Warrant and will Defend the same against all lawful claims of all persons whomsoever.

In Witness Whereof, The said Allen J. Bardshar and Martha B. Bardshar his wife, who hereby release her right and expectancy of dower in said premises, have hereunto set their hands, this Fifth day of October, in the year A.D. nineteen hundred and sixteen (1916)
Signed and acknowledged in our presence:

A.H.Biehl

Allen J. Bardshar

Wilbur L. Biehl

Martha B. Bardshar

The State of Ohio, Erie County, SS. I Hereby Certify, That on the Fifth day of October in the year A.D. nineteen hundred and sixteen (1916) before me, a Notary Public in and for said County, personally came Allen J. Bardshar and Martha B. Bardshar the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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

(SEAL)

Wilbur L. Biehl, Notary Public, Erie County, Ohio.

Received October 5th, 1916 AT 2.45 P.M.

George F. Surmeister, Recorder

Recorded October 5th, 1916

Compared Per. *J. Homer Hill* Deputy

Recorder's Fee \$1.15

(NO. 1588)

Cora E. Ackerman,

TO

Otto Full

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That I, Cora E. Ackerman, (Divorced), the Grantor, for the consideration of Twenty-Two Hundred and No/100 Dollars (\$2,200.00#) received to my full satisfaction of Otto Full the grantee, do give, grant, bargain, sell and convey unto the said grantee, his heirs and assigns, the following described premises, situated in the village of Vermillion, County of Erie and State of Ohio:

And known as being Lot No. Fifty (50), in Block No. Thirty (30), fronting on "Hanover Square" according to the original Plat and survey of said Village. 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 Grantee, his heirs and assigns forever. And I the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that at and until the en sealing 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 for year 1916 which grantee assumes and agrees to pay. and that I will warrant and defend said premises with the appurtenances there

No. 33113
WARRANTY DEED

Bert S. & Flora Bardshar To Bd. of County Commissioners of Erie Co.
KNOW ALL MEN BY THESE PRESENTS, That We, Bert S. and Flora Bardshar, husband and wife

the Grantors, for the consideration of ----- One -----00/100 Dollars (\$1.00) -----
received to our full satisfaction of The Board of County Commissioners of Erie County, Ohio
the Grantees, do give, grant, bargain, sell and convey unto the said Grantees, its successors ~~heirs and assigns,~~
the following described premises, situated in the Township of Huron County of Erie, and State of Ohio:

Being a triangular parcel of land on the north side of The Cleveland-Sandusky Road (I.C.H.#3) in Lot 26, Section 3, Huron Township, Erie County, Ohio, and morefully described as follows:

Beginning at a point in the north line of the Cleveland-Sandusky Road at its intersection with the west line of lot 25; thence westerly along the north line of said Cleveland-Sandusky Road 124.8 feet; thence ^{North} ~~86~~ degrees- 47 minutes east 120.35 feet to a point in the west line of lot 25; thence south 34 degrees- 35 minutes east along the west line of said lot 25, 8.19 feet to the place of beginning, containing in all .01 of an acre, more or less.

Note: The north line of the Cleveland-Sandusky Road is assumed to be east and west for purposes of description.

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

And the said Grantors, do for ourselves & our heirs, executors and administrators, covenant with the said Grantee, its successors ~~heirs and assigns~~ and assigns, that at and until the ensembling of these presents ... 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,

and that we will WARRANT and DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee its successors ~~heirs and assigns~~ and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, grantors herein

do hereby remise, release and forever quit-claim unto the said Grantee, its successors ~~heirs and assigns~~ and assigns, all our right and expectancy of dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands the 6th day of July

in the year of our Lord one thousand nine hundred and twenty-six.

Signed and Acknowledged in the presence of

Idamae Hessler

Fred W. Bauer

B.S. Bardshar

Flora Bardshar

THE STATE OF OHIO, ERIE COUNTY, ss. BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named

Bert and Flora Bardshar, 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 Sandusky, Ohio

this 6th day of July A. D. 1926.

(Notarial Seal)

~~Revenue Stamp~~

Received July 14th, 1926 at 10:30 A.M.

Recorded July 16th, 1926.

Fee for Record: None required.

Fred W. Bauer,

Notary Public

Richard E. Riegger

Recorder

PROOF READ

KNOW ALL MEN BY THESE PRESENTS, that BERT S BARDSHAR and FLORA J. BARDSHAR, (Husband and Wife) the Grantors, in consideration of One Dollars (\$⁰⁰/₁₀₀) paid by the COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO, the Grantees, the receipt of which is hereby acknowledged, do hereby grant to the said Grantees, their successors and assigns, the right and easement to construct, install, maintain, operate, repair, remove and replace a water main or mains, with all necessary fittings and valves, in and upon the following-described property, to-wit:

Situated in Sec. 3, Lot 26, Huron Twp., Erie County, Ohio and being a strip of land 36½ feet in width, the northerly line of which binds on the C/L of the Cleveland-Sandusky Road and extends from the westerly property line to the easterly property line of the Grantor a distance of 30.45 feet on the C/L of said road.

Also the right and easement to move onto said land, and there to use and operate, such machinery and equipment as may be required, from time to time, for the constructing, installing, maintaining, operating, repairing, removing or replacing of such water main or mains, including fittings and valves.

TO HAVE AND TO HOLD said right and easement unto the said Grantees, their successors and assigns, forever.

Provided, however, that such water main or mains shall be buried at least four (4) feet below the surface of the ground; and that all damages to crops, fences or other property of the Grantors caused by the constructing, installing, maintaining, operating, repairing, removing or replacing of such water main repaired or paid for by them.

FOUR STAR BRAND

SOUTH-WORTH CO. U.S.A.

100% COTTON FIBER

IN WITNESS WHEREOF, the said BERT S. BARDSHAR and FLORA J. BARDSHAR have hereunto set their hands, this 5th day of August 1959.

Signed and Acknowledged
in the Presence of:

Elma B. Voight
Elma B. Voight

Bert S. Bardshar
Flora J. Bardshar

STATE OF OHIO)
COUNTY OF ERIE) ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named BERT S. BARDSHAR and FLORA J. BARDSHAR, 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 subscribed my name and affixed my official seal at Huron, Ohio, this 5th day of August 1959.



Elma B. Voight
Notary Public

ELMA B. VOIGHT, Notary Public
My Commission Expires Jan. 13, 1962

Prepared by:
C. A. Voight

167818
1959 DEC 16 PM 3 10

CARL A. SPEIR
RECORDED
ERIE COUNTY, OHIO
EASEMENT
From

Name BERT S. & FLORA J. BARDSHAR

Address R. D. #1

City & State Huron, Ohio

To The

COMMISSIONERS OF ERIE COUNTY, O.

TRANSFERRED

, 19

, Auditor

Received Dec. 16th, 1959

At 3:10 o'clock P. M.

Recorded Dec. 18th, 1959

In Erie County

Record of Deeds, Vol. 306 Page 48-

Recorder's Fee, \$ 1.00

Carl A. Speir,

THE ERIE COUNTY TITLE CO.

24135

11

EASEMENT

We/I, the undersigned Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations received to our/my satisfaction of OHIO EDISON COMPANY, an Ohio Corporation, the Grantee, do hereby give and grant unto the Grantee, its successors and assigns, an easement and right-of-way as described below for lines for the distribution of electric current, including telephone and telegraph, upon and over lands of Grantor situated in the Township of Huron County of Erie, and State of Ohio, and being In East part of Lot 26 & 29 of Section therein, which said lands are described as follows:

Bounded on the North by lands now or formerly owned by Lake Erie
 Bounded on the East by lands now or formerly owned by Anthony & Ida L. Bassi
C. E. & L. L. Standford
 Bounded on the South by lands now or formerly owned by U.S. #6 & S.R. #2 or Cleveland Rd.
 Bounded on the West by lands now or formerly owned by Elmer & Eliz. Stenger
Dale B. Bardshar

The easement herein granted is more definitely described as follows: The Grantee, its successors and assigns, is hereby granted an easement and right of way across Grantor property for the purpose of construction erecting and locating electric lines, poles and equipment in, on or over said premises for the purpose of providing electric service.

The easement and right-of-way herein granted includes the right to enter upon said lands and erect, operate, and permanently maintain thereon the usual fixtures and equipment required, for the distribution of electric current, telephone and telegraph and the right to trim and keep trimmed any and all trees which may interfere with or endanger the safe and efficient operation of the lines.

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

IN WITNESS WHEREOF, WE/I have hereunto set our/my hand this 25th

day of May, 1960.

Signed in the presence of:

Clarence M. John

Howard L. Busdicker

Bert S. Bardshar

Edora J. Bardshar



THIS SPACE RESERVED
FOR RECORDER'S STAMP

170501

STATE OF OHIO,
COUNTY OF Erie

Before me, a Notary Public in and for said County and State personally appeared the above name

Bert S. Bardshar
Edora J. Bardshar

who, being by me duly sworn acknowledge the signing of the foregoing easement to be their free act and deed for the giving and granting of the rights therein named, including dower, and that they are/is still satisfied therewith.

Witness my hand and official seal, this 25th day of May, 1960.

Howard L. Busdicker

HOWARD L. BUSDICKER = NOTARY PUBLIC
ERIE-SANDUSKY-HURON-OTTAWA COUNTY, OHIO
Notary Public My Commission Expires April 6, 1963

THIS INSTRUMENT WAS PREPARED BY OHIO EDISON COMPANY.

Recorded May 31st, 1960 in
Erie Co. Deed Records.
Vol. 309 Pg. 513
Carl A. Speir, Recorder.

1960 MAY 27 AM 10 30

CARL A. SPEIR
RECORDER
ERIE COUNTY, OHIO

100 Ind

MEMORANDUM OF TRUST FOR THE REVOCABLE INTER VIVOS
TRUST AGREEMENT OF JOHN A. KREBS AND PATRICIA S. KREBS
(Ohio Revised Code Sections 5301.255)

This **MEMORANDUM OF TRUST** ("Memorandum") is made and entered into this 13th day of July, 2009, by **JOHN A. KREBS** and **PATRICIA S. KREBS**, as Grantors, under the **JOHN A. KREBS AND PATRICIA S. KREBS FAMILY TRUST** dated July 13, 2009.

This Memorandum is subject to the terms, conditions, and provisions of a certain unrecorded testamentary document known as the **JOHN A. KREBS AND PATRICIA S. KREBS FAMILY TRUST** dated July 13, 2009 (Trust Agreement"), by and between **JOHN A. KREBS** and **PATRICIA S. KREBS**, as Grantors, and **JOHN A. KREBS** and **PATRICIA S. KREBS**, as original Co-Trustees.

(1) The names and addresses of the Grantors, original Co-Trustees and Successor Trustee(s) are as follows:

- (A) **JOHN A. KREBS**, Grantor
408 Kiwanis Avenue
Huron, Ohio 44839
- (B) **PATRICIA S. KREBS**, Grantor
408 Kiwanis Avenue
Huron, Ohio 44839
- (C) **JOHN A. KREBS**, original Co-Trustee
408 Kiwanis Avenue
Huron, Ohio 44839

- (D) **PATRICIA S. KREBS**, original Co-Trustee
408 Kiwanis Avenue
Huron, Ohio 44839
- (E) **VIKTOR E. KREBS**, Successor Trustee
291 Morewood Parkway
Rocky River, Ohio 44116
- (F) **KIMBERLE K. EASTON**, Alternate Successor Trustee
3159 South Monaco Circle
Denver, Colorado 80222

For the purposes of this Memorandum, the powers and authority set forth herein shall apply equally to the original Co-Trustees named herein and to any Successor or Alternate Trustee acting hereunder, and such Successor or Alternate Trustee shall have all the rights, powers and duties, authority and responsibility conferred upon the Co-Trustees originally named herein.

(2) The **JOHN A. KREBS AND PATRICIA S. KREBS FAMILY TRUST** was executed on July 13, 2009.

(3) The authority of the Co-Trustees relative to the acquisition, management, sale, conveyance, transfer or encumbrance of real property, are as follows:

. . .” 7.1.3. **Management and Operation of Real Estate**. To manage, operate, repair and improve and to rent or lease, regardless of the length of the term, any real estate forming a part of the trust estate.

7.1.4. **Investments**. To open and maintain accounts with stock brokerage firms, and to execute all documents necessary for the opening and maintenance thereof, and on behalf of the Trust to invest the trust estate in, and to buy, sell and trade:

7.1.4.1. . . .

7.1.4.2. Any other real or personal property, including (but not limited to) precious metals or stones, commodities and commodity interests, interests in oil, gas and mineral wells, mines and leases, shares or interests in real estate, and interests in general partnerships, limited partnerships or limited liability companies;

7.1.9. **Purchase, Sale, and Disposition of Property.** To purchase, sell, exchange, convey, or dispose of, or to acquire or grant options with respect to, any property, real or personal, and any purchase or sale may be made by private contract or by public auction, and for cash or upon credit, or partly for cash and partly upon credit, as Trustee may deem best, and no person dealing with Trustee shall be bound to see to the application of any monies paid.

7.1.10. **Right to Borrow and Provide Security.** To borrow money from any financial institution or source of financing deemed appropriate by Trustee, for any purpose connected with the protection, preservation, or improvement of the trust estate, whenever in Trustee's judgment advisable, and as security therefor to mortgage or pledge any property forming a part of the trust estate upon such terms and conditions as Trustee may deem advisable.

7.1.11. **Right to Make Conveyances and Encumbrances.** To make, execute, acknowledge and deliver any and all deeds, leases and assignments and other legal instruments necessary or proper to carry out the provisions of this Agreement; and to pledge, mortgage and encumber any and all assets of the trust estate for any purpose, at any time, from time to time, on any terms and in any manner as Trustee may, in Trustee's sole discretion, deem advisable and appropriate; and to pledge or encumber assets of the trust estate to collateralize the loans and other obligations of any Grantor or other beneficiary hereunder, and to act as guarantor on such loans and obligations of any Grantor or other beneficiary hereunder."

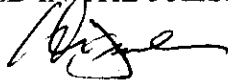
- (4) The original Trust Agreement is located at 408 Kiwanis Avenue, Huron, Ohio.

(5) The original Trust Agreement, as executed on the 13th day of July, 2009, has not been revoked or otherwise altered.

(6) There are no restrictions or limitations contained in the subject Trust Agreement with respect to the authority enumerated in ARTICLE SEVEN that would impair the ability of the Co-Trustees of the Trust Agreement to freely purchase, accept, acquire, sell, transfer and/or convey interests in real property, insofar as persons dealing with the Trust Agreement are concerned.

IN WITNESS WHEREOF, the Co-Trustees have executed this Memorandum of Trust, on this 13th day of July, 2009.

SIGNED IN THE PRESENCE OF:



Witness

Victoria A. Manuella

Witness



John A. Krebs, Co-Trustee

Patricia S. Krebs

Patricia S. Krebs, Co-Trustee

State of Ohio)
) ss:
County of Erie)

Before me, a Notary Public, in and for said county and state, personally appeared the above-named **John A. Krebs** and **Patricia S. Krebs, Co-Trustees**, who are known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and who acknowledged that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky,
Ohio, this 13th day of July, 2009.

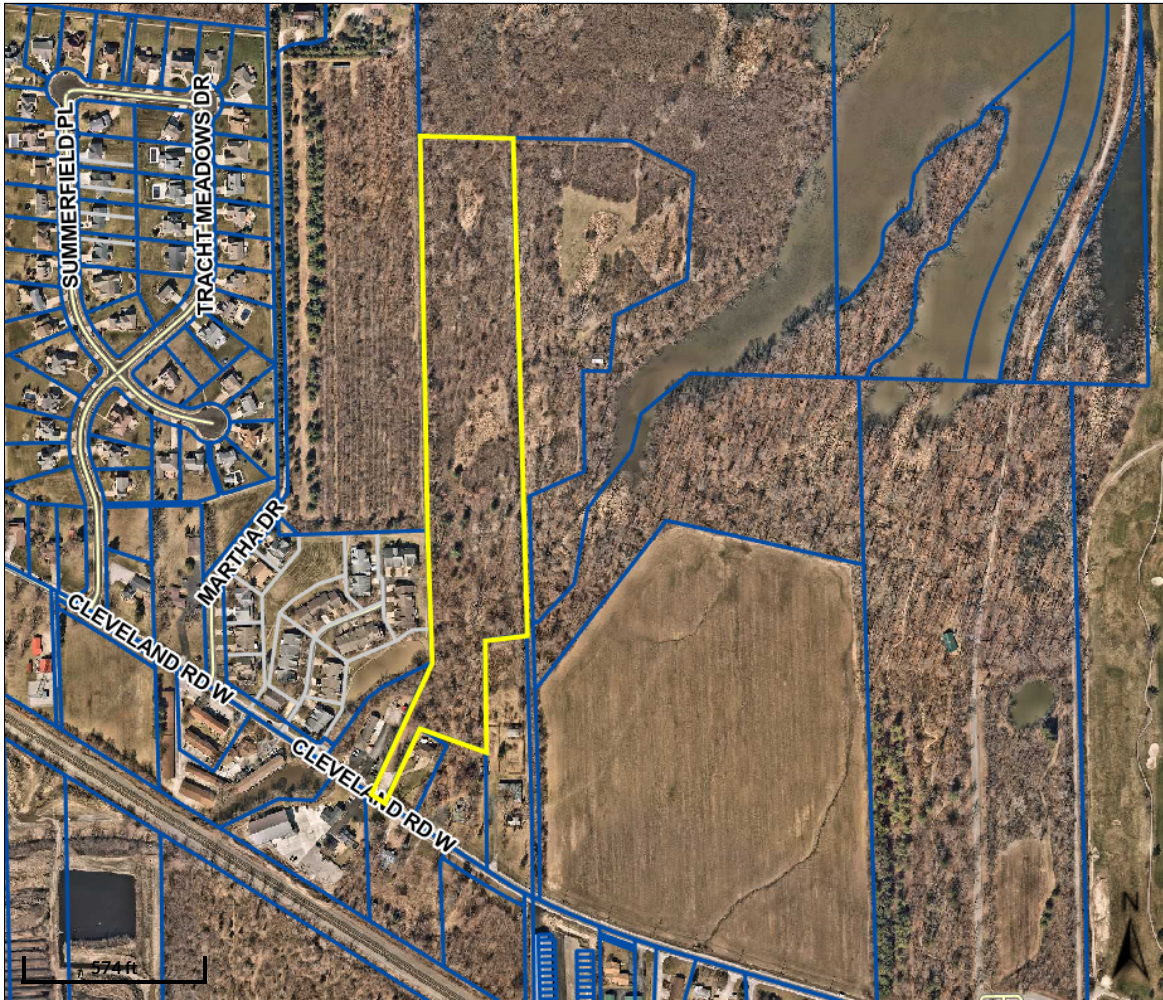


Notary Public

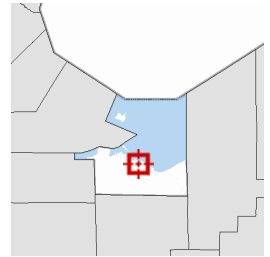


DEAN S. LUCAL
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.

This instrument was prepared by Dean S. Lucal of the Law Firm of Browning, Meyer & Ball Co., LPA, 165 East Washington Row, Suite 311, Sandusky, Ohio 44870.



Overview



Legend

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

Parcel ID	39-00294.000	Acreage	9.89	Last 2 Sales	Date	Price	Vol/Page
Owner	KREBS JOHN A & PATRICIA S TRUSTEES (Owner Address)				7/15/2009		
	KREBS JOHN A & PATRICIA S TRUSTEES (Tax Payer Address)				1/1/1987		
Property Address	CLEVELAND HURON						

Date created: 11/28/2023

Last Data Uploaded: 11/28/2023 3:18:17 AM

Developed by Schneider
GEOSPATIAL

Summary

Parcel Number **39-00294.000**
Map Number 39166100006
Location Address CLEVELAND
Legal Acres 9.8900
Legal Description 3-26 PT OF ESIDE N CLEVE SANDY RD & PT N RR N OF RD 9.8945A
(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 100-AGRICULTURAL VACANT LAND
(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

Owner Address	Tax Payer Address
KREBS JOHN A & PATRICIA S TRUSTEES	KREBS JOHN A & PATRICIA S TRUSTEES
408 KIWANIS AVENUE	408 KIWANIS AVENUE
HURON OH 44839	HURON OH 44839

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
RS-RESIDUAL	7.5137	0	0	0	100%	4000	\$30,050
W-WOODS	2.337	0	0	0	100%	3000	\$7,010
RD-ROAD	0.0393	0	0	0	100%	0	\$0
Total	9.8900						\$37,060

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	\$37,060	\$37,060	\$37,060	\$37,060	\$37,060
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$37,060	\$37,060	\$37,060	\$37,060	\$37,060

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	\$12,970	\$12,970	\$12,970	\$12,970	\$12,970
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$12,970	\$12,970	\$12,970	\$12,970	\$12,970

Tax Year
(click for detail)

2022 Pay 2023

Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
\$0.00	\$541.64	\$541.64		\$0.00	\$0.00

2022 Pay 2023 Tax Details

	1st Half	2nd Half	Total
Gross Charge:	\$599.16	\$599.16	\$1,198.32
Reduction Factor:	(\$302.12)	(\$302.12)	(\$604.24)
Non Business Credit:	(\$26.22)	(\$26.22)	(\$52.44)
Owner Occupancy Credit:	\$0.00	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00	\$0.00
Total RE Taxes:	\$270.82	\$270.82	\$541.64
Special Assessments:	\$0.00	\$0.00	\$0.00
Penalties:	\$0.00		
Interest:	\$0.00		
Delinquent:	\$0.00	\$0.00	\$0.00
Total Taxes:	\$270.82	\$270.82	\$541.64
Net Paid:	(\$270.82)	(\$270.82)	(\$541.64)
Surplus:	\$0.00	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00	\$0.00
Uncollectable:	\$0.00	\$0.00	\$0.00
Net Due:	\$0.00	\$0.00	\$0.00

2021 Pay 2022

\$0.00	\$540.18	\$540.18		\$0.00	\$0.00
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2020 Pay 2021

\$0.00	\$554.00	\$554.00		\$0.00	\$0.00
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For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Payments

Payment Date	Amount Paid
7/7/2023	\$270.82
2/2/2023	\$270.82
6/28/2022	\$270.09
2/2/2022	\$270.09
7/8/2021	\$277.00
2/17/2021	\$277.00
7/6/2020	\$287.12
2/10/2020	\$287.12
7/11/2019	\$288.68
2/8/2019	\$288.68
7/3/2018	\$278.13
2/9/2018	\$278.13
7/14/2017	\$275.74
2/10/2017	\$275.74
7/8/2016	\$271.57
2/12/2016	\$271.57

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
7/15/2009	\$0	KREBS JOHN A & PATRICIA S	KREBS JOHN A & PATRICIA S TRUSTEES	4
1/1/1987	\$0	UNKNOWN	KREBS JOHN A & PATRICIA S	1

Recent Sales In Area

Sale date range:

From:

11/28/2020

To:

11/28/2023

Sales by Neighborhood

1500

Feet



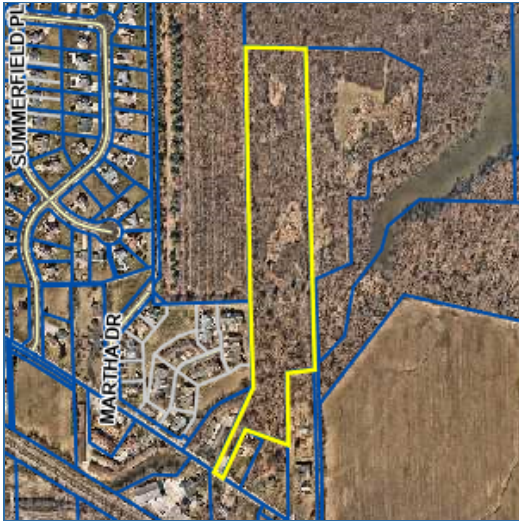
Sales by Distance

Historical Grand List

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

39-00294.000 (PDF)

Map



Property Card

Property Card

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

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