

TITLE REPORT

C/R/S	ERI-US 0006 Connectivity Corridor
PARCEL	39-00391.000
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
Antonio Munoz and Janice A. Munoz	Husband and Wife	Fee

Mailing Address: 3014 Angels Dr. W.
 Sandusky, OH 44870

Phone Number: (419) 324-4599 – Antonio
 (419) 621-9338

Property Address: 3313 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 (now City of Huron), County of Erie and State of Ohio and known as being part of Original Lot 26 in Section 3, Town-6-North, Range-22-West and containing 0.7486 of an acre of land, more or less (parcel B on deed) and further identified as Auditor's Parcel No. 39-00391.000.

0.7486 of an acre per Erie County Auditor

Title acquired by: Instrument No. 202208175 & Instrument No. 201606563

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

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

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None found or record		

(3-C) **EASEMENTS**

Name & Address	Type
Dale Bardshar and Elizabeth Bardshar, husband and wife to County Commissioners of Erie County, Ohio 2900 Columbus Ave., Sandusky, OH 44879 Deed Volume 306, Page 79 filed on 12/11/1959 at 2:56 PM Unable to determine if in take area	Utility Easement

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

Deed Volume 187, Page 630 filed on 11/4/1946 at 9:30 AM included for informational purposes.

(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
39-00391.000	<u>\$20,660.00</u>	<u>\$87,130.00</u>	<u>\$107,790.00</u>	<u>\$787.81 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 4/2/1904 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) 39-00391.000 and presently standing in the name of Antonio Munoz and Janice A. Munoz 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

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00391.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
Antonio Munoz, married Fee Janice A. Munoz releases dower	Antonio Munoz and Janice A. Munoz, husband and wife Fee	8/25/2022	8/26/2022 at 10:49 AM	Instrument No. 202208175	Exempt	Survivorship General Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Original Lot 26 in Section 3, Town-6-North, Range-22-West and containing 0.7486 of an acre of land, more or less. (Parcel B on deed)				
Michael D. Kraus, married and Michelle L. Melragon, married Fee Jill E. Kraus and Jeffrey W. Melragon release dower	Antonio Munoz, married Fee	7/28/2016 & 7/29/2016	8/2/2016 at 10:44 AM	Instrument No. 201606563	\$105.00	General Warranty Deed
		Situated in the City of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.				
Michael D. Kraus, Trustee of the Dean K. Kraus Trust dated February 22, 2000, as amended and restated Fee	Michael D. Kraus and Michelle L. Melragon Fee	5/8/2013	5/14/2003 at 3:04 PM	Instrument No. 201305165	Exempt	Fiduciary's Deed
		Situated in the City of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.				

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00391.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Dean K. Kraus, divorced and not remarried Fee	Michael D. Kraus, Trustee of the Dean K. Kraus Revocable Living Trust dated February 22, 2000, as amended and revised Fee	6/17/2012	6/22/2012 at 3:14 PM	Instrument No. 201206535	Exempt	Warranty Deed
Situated in the City of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.						
Natalie Gardner Kraus, Co-Trustee of the Natalie Gardner Kraus Living Trust dated February 22, 2000, and Dean K. Kraus, Co-Trustee of the Natalie Gardner Living Trust dated February 22, 2000 Fee	Dean K. Kraus Fee	5/24/2012	5/25/2012 at 2:34 PM	Instrument No. 201205545	Exempt	Quit Claim Deed
Situated in the City of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.						
Dean K. Kraus Fee	Natalie Gardner Kraus or Dean K. Kraus, Co-Trustees or their successors in Trust under the Natalie Gardner Kraus Living Trust dated February 22, 2000 Fee	2/22/1999	3/31/2000 at 1:47 PM	Instrument No. 200004003	Exempt	Quit Claim Deed
Situated in the City of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.						
Note: no marital status listed for the Grantor, however he is conveying to his spouse and himself in Trust.						
Carole Kraus aka Carole L. Kraus, divorced and formerly married to the Grantee herein Und. ½ Int.	Dean K. Kraus Und. ½ Int.	8/28/1972	9/1/1972 at 3:42 PM	Deed Volume 420, Page 624	Exempt	Quit Claim Deed
Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.						

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00391.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Dale M. Bardshar and Elizabeth M. Bardshar aka Elizabeth Bardshar, husband and wife Fee	Dr. Dean Kraus and Carole Kraus Fee	8/8/1967	8/16/1967 at 11:41 AM	Deed Volume 377, Page 371	\$25.30	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Outlot No. 26, Section No. 3, and containing 1.2352 acres, more or less.				
Joseph J. Faber and Mary E. Faber, husband and wife Fee	Dale M. Bardshar and Elizabeth M. Bardshar, husband and wife Fee	5/12/1964	5/25/1964 at 2:40 PM	Deed Volume 345, Page 515	\$39.60	Warranty Deed with Survivorship Covenants
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Original Lot Nos. 26 & 29, in Section No. 3, and containing 37.79 acres, more or less.				
David J. Hacker, Sr. and Elnora Hacker, husband and wife Fee	Joseph J. Faber and Mary E. Faber, husband and wife Fee	10/13/1961	10/13/1961 at 11:39 AM	Deed Volume 321, Page 250	Exempt	Warranty Deed with Survivorship Covenants
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Original Lot Nos. 26 & 29, in Section No. 3, and containing 37.79 acres, more or less. (Parcel No. 1 on deed)				
Joseph J. Faber and Mary E. Faber, husband and wife Fee	David J. Hacker, Sr. and Elnora Hacker, husband and wife Fee	10/13/1961	10/13/1961 at 11:38 AM	Deed Volume 321, Page 247	Exempt	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Original Lot Nos. 26 & 29, in Section No. 3, and containing 37.79 acres, more or less. (Parcel No. 1 on deed)				

Transferred
 In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.

FEE \$ _____

Exempt:

R.E. TRANSFER: \$ _____

Richard H. Jeffrey
 Erie County Auditor

Trans. Fees: \$ 1.00

Date: 8/26/22 By: [Signature]

PER O.R.C. 319.203
 Erie County Auditor
 [Signature]
 Date
 [Signature]

SURVIVORSHIP GENERAL WARRANTY DEED

ANTONIO MUNOZ, MARRIED, for valuable consideration paid, grants to ANTONIO MUNOZ AND JANICE A. MUNOZ, HUSBAND AND WIFE, for their joint lives, remainder to the survivor of them, whose tax mailing address is 301 Angels Drive, Sandusky, Ohio 44870, the following real property:

**SEE ATTACHED
 PARCEL A – 0.4743-ACRE AND
 PARCEL B – 0.7486-ACRE**

Permanent Parcel Nos.: PARCEL A: _____
 PARCEL B: _____
Prior Deed Reference: RN201606563
 Erie County, Ohio Official Records

These premises are transferred with general warranty covenants, excepting therefrom taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantees assume and agree to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

JANICE A. MUNOZ, WIFE OF GRANTOR, releases all rights of dower herein.

EXECUTED this 25th day of August, 2022.

[Signature] Antonio Munoz
 [Signature] Janice A. Munoz

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named ANTONIO MUNOZ AND JANICE A. MUNOZ, HUSBAND AND WIFE, who represented to me to be said persons and who signed the foregoing Instrument and acknowledged the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 25th day of August, 2022.

[Signature]
 Notary Public



PETER J. MCGORY, Attorney
 Notary Public, State of Ohio
 My Commission Expires 8/26/2025
 Section 147.03 R.C.

LEGAL DESCRIPTION OF A 0.4743-ACRE PARCEL A

Being a parcel of land situated in part of Original Lot 26 in Section 3 of Huron Township, Town-6-North, Range-22-West, Erie County, Ohio and being more particularly described as follows:

COMMENCING at a found monument box (Station 3+10.00) marking a point of curvature of the centerline of Tracht Meadows Drive (60' R/W).

Thence, North 75° 34' 30" East, a distance of 30.79 feet, to a set 5/8" iron bar marking the easterly right-of-way of said Tracht Meadows Drive, a southwesterly corner of the 4 Seasons Estates Subdivision Number 1 (Plat Volume 35, Page 89) and the POINT OF BEGINNING;

Thence, North 88° 34' 52" East, along a southerly line of said 4 Seasons Estates Subdivision, a distance of 137.04 feet, to a found 3/4" iron pipe marking the northwesterly corner of a parcel of land, now or formerly owned by Spartan Turf, LLC thru RN 201601589 of the records of Erie County;

Thence, South 01° 28' 57" East, along the westerly line of said Spartan Turf lands, a distance of 175.31 feet, to a set 5/8" iron bar;

Thence, North 71° 39' 33" West, a distance of 145.85 feet, to a set 5/8" iron bar marking the easterly right-of-way of said Tracht Meadows Drive;

Thence, North 01° 24' 27" West, along the easterly right-of-way of said Tracht Meadows Drive, a distance of 126.00 feet, to the POINT OF BEGINNING.

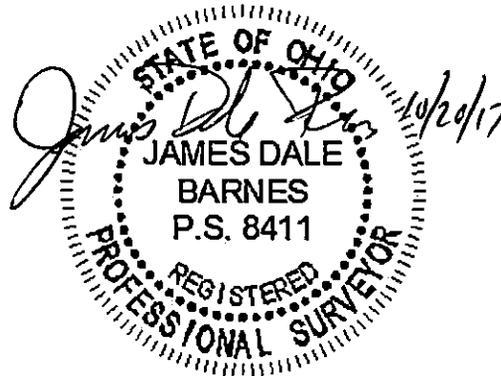
Containing in all, 0.4743 acres of land (20,659.92 sq. ft.), more or less. The meridian is based upon the Ohio North State Plane Coordinate System.

Error of Closure is 1:201,448.28

Prior Reference(s): RN 201606563

This legal description is based upon an actual field survey performed for Anthony Munoz by James Dale Barnes, P.S. 8411, of Barnes Surveying in October, 2017.

October 20th, 2017
Job No. 17041
JDB/jdb



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.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 8-9-2022

LEGAL DESCRIPTION OF A 0.7486-ACRE PARCEL B

Being a parcel of land situated in part of Original Lot 26 in Section 3 of Huron Township, Town-6-North, Range-22-West, Erie County, Ohio and being more particularly described as follows:

COMMENCING at a found monument box (Station 3+10.00) marking a point of curvature of the centerline of Tracht Meadows Drive (60' R/W).

Thence, North 75° 34' 30" East, a distance of 30.79 feet, to a set 5/8" iron bar marking the easterly right-of-way of said Tracht Meadows Drive and a southwesterly corner of the 4 Seasons Estates Subdivision Number 1 (Plat Volume 35, Page 89);

Thence, South 01° 24' 27" East, along the easterly right-of-way of said Tracht Meadows Drive, a distance of 126.00 feet, to a set 5/8" iron bar marking the POINT OF BEGINNING;

Thence, South 71° 39' 33" East, a distance of 145.85 feet, to a set 5/8" iron bar marking the westerly line of a parcel of land, now or formerly owned by Spartan Turf, LLC thru RN 201601589 of the records of Erie County;

Thence, South 01° 28' 57" East, along said Spartan Turf lands, passing at a distance of 232.64 feet, a found 3/4" iron pipe marking the northerly right-of-way of Cleveland-Sandusky Road (60' R/W), a total distance of 256.36 feet, to a set mag nail marking the centerline of said Cleveland-Sandusky Road;

Thence, North 59° 00' 43" West, along the centerline of said Cleveland-Sandusky Road, a distance of 162.97 feet, to a set mag nail marking the southerly extension of the easterly right-of-way of said Tracht Meadows Drive;

Thence, North 01° 24' 27" West, along the easterly right-of-way of said Tracht Meadows Drive, a distance of 218.32 feet, to the POINT OF BEGINNING.

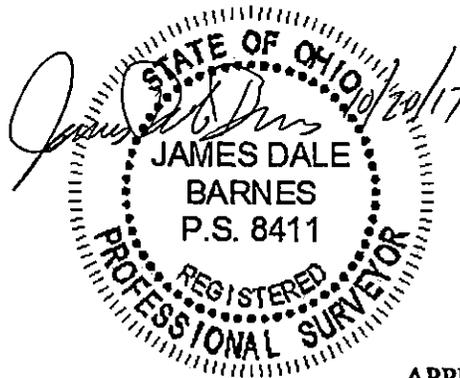
Containing in all, 0.7486 acres of land (32,607.63 sq. ft.), more or less of which 0.0748 acres of land (3,258.71 sq. ft.) lies within the right-of-way of Cleveland-Sandusky Road. The meridian is based upon the Ohio North State Plane Coordinate System.

Error of Closure is 1:99,177.22

Prior Reference(s): RN 201606563

This legal description is based upon an actual field survey performed for Anthony Munoz by James Dale Barnes, P.S. 8411, of Barnes Surveying in October, 2017.

October 20th, 2017
Job No. 17041
JDB/jdb



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.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 8-9-2022

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code	
FEE \$	125.00
Exempt	
R.E. TRANSFER	
\$	315.00
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	50
Date: 8/2/16	By: [Signature]

Per O.R.C. 319.203
 [Signature]
 Erie County Auditor/Engineer
 8/2/16
 Date

[Signature: Richard H. Jeffrey]

GENERAL WARRANTY DEED
 Ohio Revised Code §5302.05

Know All Persons By These Presents:

That, we, **Michael D. Kraus** (Married) and **Michelle L. Melragon** (Married), the **Grantors**, for valuable consideration paid, received to our full satisfaction, do hereby give, grant, bargain, sell and convey, with general warranty covenants, to **Antonio Munoz** (Married), the **Grantee**, whose tax mailing address will be **Union Home Mortgage, 8241 Dow Circle West, Strongsville, Ohio 44136**, the following described **Real Property**:

Situated in the City of Huron, County of Erie, and State of Ohio:
 And being further described in **EXHIBIT "A"** attached hereto and made a part hereof.

Permanent Parcel Number: **39-00391.000**
 Premises Address: **3313 Cleveland Road West, Huron, Ohio 44839**
 Prior Instrument Reference: **Instrument Number RN 201305165**

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, Grantee's heirs and assigns forever.

And, we, **Michael D. Kraus** and **Michelle L. Melragon**, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, Grantee's heirs and assigns, that at and until the ensealing 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 encumbrances whatsoever, excepting from said covenants all conditions and restrictions of record, reservations, easements (however created), encroachments that do not materially affect the use or value of the property, zoning ordinances, if any, and taxes and assessments, both general and special, which are a lien on the property but not yet due and payable, and that we will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, Grantee's heirs and assigns, against all lawful claims and demands whatsoever.

And for valuable consideration, we, **Jill E. Kraus** and **Jeffrey W. Melragon**, spouses of the said Grantors, respectively, do hereby remise, release and forever quit-claim unto the said Grantee, Grantee's heirs and assigns, all our right and expectancy of **Dower**, if any, in the above described premises.

EXHIBIT "A"

Legal Description

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

Being part of the West one-half of Outlot Number 26, Section Number 3, Huron Township, Erie County, State of Ohio and more fully described as follows:

Commencing at a point at the intersection of the centerline of Camp Road and the Cleveland-Sandusky Road;

Thence along the centerline of said Cleveland-Sandusky Road a distance of 1046.71 feet to the centerline of a proposed 60 foot future street;

Thence forth 60° 45' East along the centerline of the Cleveland-Sandusky Road, a distance of 16.73 feet to a point;

Thence South 55° 17' East a distance of 18.73 feet to the place of beginning and the East line of the proposed street;

Thence North 0° 3' East along the Easterly line of said proposed street, a distance of 345.23 feet to a point;

Thence South 89° 57' East of 137.04 feet to an iron pin in and the Northwest corner of property now or formerly owned by E. Lee and Dorothy R. Wendland;

Thence South 0° 3' West along said E. Lee and Dorothy R. Wendland's West line and passing through an iron pin in the North line of the Cleveland-Sandusky Road, a distance of 440.00 feet to the centerline of said road;

Thence North 55° 17' West along said centerline of 166.62 feet to the place of beginning, containing 1.2352 acres more or less, but subject to all legal highways, easements and restrictions of record.

Permanent Parcel Number: **39-00391.000**

Premises Address: **3313 Cleveland Road West, Huron, Ohio 44839**

End

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	
Exempt:	<input checked="" type="checkbox"/>
R.E. TRANSFER:	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees:	500
Date:	5.14.13
	By: [Signature]

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.

[Signature]
Erie County Engineer

Fiduciary's Deed

Statutory Form Ohio Restated Code Section 5302.09

KNOW ALL MEN BY THESE PRESENTS THAT Michael D. Kraus, Trustee of the Dean K. Kraus Trust Dated February 22, 2000, as amended and restated, the Grantor, by the power conferred by Dean K. Kraus Trust Dated February 22, 2000, as amended and restated, and every other power, grants with fiduciary covenants to MICHAEL D. KRAUS, whose tax mailing address is 3920 Grey Tower Rd., Jackson, MI 49201, and MICHELLE L. MELRAGON whose tax mailing address is 2269 Bristol, Columbus, OH 43221, as tenants in common, the following real property:

Situated in the City of Huron, County of Erie and State of Ohio, with the Legal description attached hereto and incorporated by reference herein, marked "Exhibit A".

Permanent Parcel No(s): 39-00391.000

RN: 201206535

IN WITNESS WHEREOF, the Grantor hereunto set its hand the 8 day of May, 2013.

GRANTOR:

[Signature of Michael D. Kraus]

MICHAEL D. KRAUS, TRUSTEE OF THE
DEAN K. KRAUS TRUST DATED FEBRUARY 22,
2000, AS AMENDED AND RESTATED

STATE OF MICHIGAN)
) SS:
WAYNE COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **Michael D. Kraus, Trustee of the Kean K. Kraus Trust Dated February 22, 2000, as amended and restated**, and acknowledged that he did sign this instrument and the same is its free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 8 day of May, 2013.

Muhsinah Sami
NOTARY PUBLIC



This instrument Prepared By:
Kenneth E. Bogden
Attorney at Law
725 Sycamore Line
Sandusky, OH 44870
419-626-3800

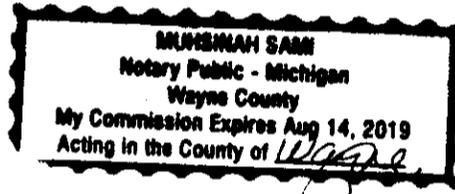


EXHIBIT A
3313 CLEVELAND ROAD W., HURON, OH

situated in the City of Huron, County of Erie, and State of Ohio:

Being part of the west one-half of Outlot Number 26, Section Number 3, Huron Township, Erie County, State of Ohio and more fully described as follows:

Commencing at a point at the intersection of the centerlines of Camp Road and the Cleveland-Sandusky Road; thence along the centerline of said Cleveland-Sandusky Road a distance of 1046.71 feet to the centerline of a proposed 60 foot future street thence forth 60 deg. 45' east along the centerline of the Cleveland-Sandusky Road, a distance of 16.73 feet to a point; thence south 55 deg. 17' east a distance of 18.73 feet to the place of beginning and the east line of the proposed street; thence north 0 deg. 3' east along the easterly line of said proposed street, a distance of 345.23 feet to a point; thence south 89 deg. 57' east of 137.04 feet to an iron pin in and the northwest corner of property now or formerly owned by E. Lee and Dorothy R. Wendland; thence south 0 deg. 3' west along said E. Lee and Dorothy R. Wendland's west line and passing through an iron pin in the north line of the Cleveland-Sandusky Road, a distance of 440.00 feet to the centerline of said road; thence north 55 deg. 17' west along said centerline a distance of 166.62 feet to the place of beginning, containing 1.2352 acres more or less, but subject to all legal highways, easements and restrictions of record.

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code	
FEE \$	
Exempt	<input checked="" type="checkbox"/>
R.E. TRANSFER	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	50
Date: 6/22/12	By: [Signature]

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.

[Signature]
Erie County Engineer 6/25/12

[Signature]

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT Dean K. Kraus, divorced and not remarried, the Grantor, claiming title by or through instrument recorded in RN 201205545, Erie County Recorder's Office, for valuable consideration thereunto given, received to his full satisfaction of Michael D. Kraus, Trustee of the Dean K. Kraus Revocable Living Trust dated February 22, 2000, as amended and revised, the Grantee, whose tax mailing address will be 3920 Grey Tower Road, Jackson, MI 49201 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his heirs and assigns, the following described premises, situated in the City of Huron, County of Erie, and State of Ohio: Legal description attached hereto and incorporated by reference herein, marked Exhibit A.

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

AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantee, his heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

Executed this 17th day of June, 2012.

GRANTOR:

[Signature]
DEAN K. KRAUS

STATE OF OHIO

SS:

STARK COUNTY

Cynthia Conroy

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Dean K. Kraus and acknowledged that he did sign this instrument and the same is his free act and deed.

JUNE 2012.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this



NOTARY PUBLIC

This Instrument Prepared by:

Kenneth E. Bogden (0030795)
RENO, BOGDEN & FERBER
CO., L.P.A.
725 Sycamore Line
Sandusky, OH 44870
(419) 626-3800

DEBRA R. BUTTERMAN
NOTARY PUBLIC • STATE OF OHIO
Recorded in Stark County
My commission expires Aug. 16, 2015

DKK

EXHIBIT A
3313 CLEVELAND ROAD W., HURON, OH

situated in the City of Huron, County of Erie, and State of Ohio:

Being part of the west one-half of Outlot Number 26, Section Number 3, Huron Township, Erie County, State of Ohio and more fully described as follows:

Commencing at a point at the intersection of the centerlines of Camp Road and the Cleveland-Sandusky Road; thence along the centerline of said Cleveland-Sandusky Road a distance of 1046.71 feet to the centerline of a proposed 60 foot future street thence forth 60 deg. 45' east along the centerline of the Cleveland-Sandusky Road, a distance of 16.73 feet to a point; thence south 55 deg. 17' east a distance of 18.73 feet to the place of beginning and the east line of the proposed street; thence north 0 deg. 3' east along the easterly line of said proposed street, a distance of 345.23 feet to a point; thence south 89 deg. 57' east of 137.04 feet to an iron pin in and the northwest corner of property now or formerly owned by E. Lee and Dorothy R. Wendland; thence south 0 deg. 3' west along said E. Lee and Dorothy R. Wendland's west line and passing through an iron pin in the north line of the Cleveland-Sandusky Road, a distance of 440.00 feet to the centerline of said road; thence north 55 deg. 17' west along said centerline a distance of 166.62 feet to the place of beginning, containing 1.2352 acres more or less, but subject to all legal highways, easements and restrictions of record.

Transferred
In Compliance with sections 319-292 and 322-02 of the Ohio Revised Code
FEE \$ _____
Exempt: <input checked="" type="checkbox"/>
R.E. TRANSFER: _____
\$ _____
Richard H. Jeffrey Erie County Auditor
Trans. Fees: \$ <u>500</u>
Date: <u>5-25-12</u> By: <u>MB</u>

APPROVED as per Erie County Requirements
As Auditors 4763-27 and 4763-28 of the
Ohio Administrative Code. No field
Verifications for Accuracy made.

R. Bullock
Erie County Engineer

Quit-Claim Deed

Ohio Revised Code §5302.11

KNOW ALL MEN BY THESE PRESENTS THAT Natalie Gardner Kraus, Co-Trustee of the Natalie Gardner Kraus Living Trust dated February 22, 2000, and Dean K. Kraus, Co-Trustee of the Natalie Gardner Living Trust dated February 22, 2000, the Grantors, claiming title by or through instrument recorded in RN200004003, Erie County Recorder's Office, for valuable consideration thereunto given, received to their full satisfaction of **Dean K. Kraus, the Grantee, whose tax mailing address will be 3313 Cleveland Road West, Huron, Ohio 44839 do:**

GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM unto Grantee, his heirs and assigns, all right, title and interest as said Grantors have in and to the following described premises, situated in the City of Huron, County of Erie, and State of Ohio: Legal description attached hereto and incorporated by reference herein, marked Exhibit A.

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

Executed this 24 day of May, 2012.

GRANTORS:

Natalie Gardner Kraus Co-Trustee
NATALIE GARDNER KRAUS,
CO-TRUSTEE OF THE NATALIE
GARDNER KRAUS LIVING TRUST
DATED FEBRUARY 22, 2000

EXHIBIT A

3313 CLEVELAND ROAD W., HURON, OH

situated in the City of Huron, County of Erie, and State of Ohio:

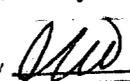
Being part of the west one-half of Outlot Number 26, Section Number 3, Huron Township, Erie County, State of Ohio and more fully described as follows:

Commencing at a point at the intersection of the centerlines of Camp Road and the Cleveland-Sandusky Road; thence along the centerline of said Cleveland-Sandusky Road a distance of 1046.71 feet to the centerline of a proposed 60 foot future street thence forth 60 deg. 45' east along the centerline of the Cleveland-Sandusky Road, a distance of 16.73 feet to a point; thence south 55 deg. 17' east a distance of 18.73 feet to the place of beginning and the east line of the proposed street; thence north 0 deg. 3' east along the easterly line of said proposed street, a distance of 345.23 feet to a point; thence south 89 deg. 57' east of 137.04 feet to an iron pin in and the northwest corner of property now or formerly owned by E. Lee and Dorothy R. Wendland; thence south 0 deg. 3' west along said E. Lee and Dorothy R. Wendland's west line and passing through an iron pin in the north line of the Cleveland-Sandusky Road, a distance of 440.00 feet to the centerline of said road; thence north 55 deg. 17' west along said centerline a distance of 166.62 feet to the place of beginning, containing 1.2352 acres more or less, but subject to all legal highways, easements and restrictions of record.

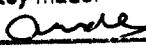
Know all Men by these Presents, That Dean K. Kraus, the Grantor, who claims title by or through instrument 254025, recorded in Volume 420, Page 624, County Recorder's Office, for the consideration of Zero Dollars (\$ 0.00) received to his full satisfaction of Natalie Gardner Kraus or Dean K. Kraus, Co-Trustees or their successors in Trust under the Natalie Gardner Kraus Living Trust dated February 22, 2000 and any amendments thereto, the Grantees, whose TAX MAILING ADDRESS will be 3313 West Cleveland Road Huron, Ohio 44839 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 he, the said Grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Huron, County of Erie, and State of Ohio:

Being part of the west one-half of Outlot Number 26, Section Number 3, Huron Township, Erie County, State of Ohio and more fully described as follows:

Commencing at a point at the intersection of the centerlines of Camp Road and the Cleveland-Sandusky Road; thence along the centerline of said Cleveland-Sandusky Road a distance of 1046.71 feet to the centerline of a proposed 60 foot future street thence forth 60 deg. 45' east along the centerline of the Cleveland-Sandusky Road, a distance of 16.73 feet to a point; thence south 55 deg. 17' east a distance of 18.73 feet to the place of beginning and the east line of the proposed street; thence north 0 deg. 3' east along the easterly line of said proposed street, a distance of 345.23 feet to a point; thence south 89 deg. 57' east of 137.04 feet to an iron pin in and the northwest corner of property now or formerly owned by E. Lee and Dorothy R. Wendland; thence south 0 deg. 3' west along said E. Lee and Dorothy R. Wendland's west line and passing through an iron pin in the north line of the Cleveland-Sandusky Road, a distance of 440.00 feet to the centerline of said road; thence north 55 deg. 17' west along said centerline a distance of 166.62 feet to the place of beginning, containing 1.2352 acres more or less, but subject to all legal highways, easements and restrictions of record.

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.	
FEE: \$	_____
EXEMPT: \$	<input checked="" type="checkbox"/> _____
R.E. TRANSFER: \$	_____
JUDE T. HAMMOND Erie County Auditor	
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 
Date: 3-31-00

This instrument prepared by:

Higgins & Higgins, Co., L.P.A.
703 Westview Towers
21010 Center Ridge Road
Rocky River, Ohio 44116
(440) 331-9307

RN 200004003 Page 1 of 2
ERIE COUNTY OHIO RECORDER
John W. Schaeffer 2P
RECORDING FEE: 14.00
CTR Date 03/31/2000 Time 13:47:52

MICROFILMED

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 his heirs, nor any other persons claiming title through or under him shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 22nd day of February, in the year of our Lord two thousand.

Signed in the presence of:

Elizabeth White
Elizabeth White

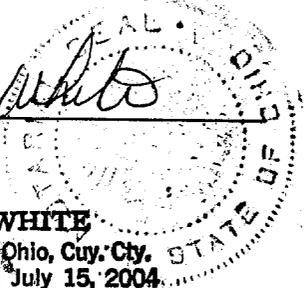
Dean K. Kraus
Dean K. Kraus

Robert M. Higgins
Robert M. Higgins

The State of Ohio)
) ss.
Erie County)

Before me, a notary public in and for said County and State, personally appeared the above named Dean K. Kraus who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Huron Ohio, this 22nd day of February, A.D. 1999.

Elizabeth White


This instrument prepared by:

Higgins & Higgins, Co., L.P.A.
703 Westview Towers
21010 Center Ridge Road
Rocky River, Ohio 44116
(440) 331-9307

*Transferred
March 31, 2000
Jude T. Hammond
Jude T. Hammond*

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 grantor, nor her heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred. And for valuable consideration

do hereby remise, release and forever quit-claim unto the said grantee, his heirs and assigns, all right and expectancy of power in the above described premises.

In Witness Whereof, I have hereunto set my hand, the 28th day of August, 1972, in the year of our Lord one thousand nine hundred and SEVENTY-TWO, (1972)

Signed and acknowledged in presence of Patricia A. Rockwell, Phyllis J. Wallon

CAROLE KRAUS

State of Ohio, ss. Before me, a NOTARY PUBLIC in and for said County and State, personally appeared the above named CAROLE KRAUS (A.K.A. CAROLE L. KRAUS) DIVORCED AND FORMERLY MARRIED TO THE GRANTEE HEREIN 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 day of August, A. D. 1972 Phyllis J. Wallon

This instrument was prepared by RICHARD DELAMATRE, ATTORNEY HURON, OHIO

5425 Deed

FILED CAROLE KRAUS 1972 SEP 1 PM 3 42 TO CARL A SPEIR RECORDER ERIE COUNTY OHIO DEAN K. KRAUS

Transferred 9-1-1972 State of Ohio

County of Erie ss Received for Record on the 1st day of September 1972 at 3:42 o'clock P. M. and Recorded September 5th, 1972 in Deed Book 420 Page 624-625

Carl A. Speir COUNTY RECORDER Recorders fee \$ 3.00 Paid

MICROFILMED

Mad. R. De Lamatre

Know All Men By These Presents,

That, We, Dale M. Bardshar and Elizabeth M. Bardshar, ^{aka Elizabeth Bardshar} husband and wife

the Grantor^s, who claim title by or through instrument recorded in Volume _____, Page _____, County Recorder's Office, for the consideration of - -One Dollar (\$1.00) and other good and valuable consideration received to our full satisfaction of

Dr. Dean Kraus and Carole Kraus

the Grantee^s, whose TAX MAILING ADDRESS will be 3313 West Cleveland Road, Huron, Ohio

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

Being part of the west one-half of Outlot No. 26, Section No. 3, Huron Township, Erie County, State of Ohio and more fully described as follows:

Commencing at a point at the intersection of the centerlines of Camp Road and the Cleveland-Sandusky Road; thence along the centerline of said Cleveland-Sandusky Road a distance of 1046.71 feet to the centerline of a proposed 60 foot future street; thence south 60 degrees 45 minutes east along the centerline of the Cleveland-Sandusky Road, a distance of 16.73 feet to a point; thence south 55 degrees 17 minutes east a distance of 18.73 feet to the place of beginning and the east line of the proposed street; thence north 0 degrees 03 minutes east along the easterly line of said proposed street, a distance of 345.23 feet to a point; thence south 89 degrees 57 minutes east a distance of 137.04 feet to an iron pin in and the northwest corner of property now or formerly owned by E. Lee and Dorothy R. Wendland; thence south 0 degrees 03 minutes west along said E. Lee and Dorothy R. Wendland's west line and passing through an iron pin in the north line of the Cleveland-Sandusky Road, a distance of 440.00 feet to the centerline of said road; thence north 55 degrees 17 minutes west along said centerline a distance of 166.62 feet to the place of beginning, containing 1.2352 acres more or less, but subject to all legal highways, easements and restrictions of record.



APPROVED BY ERIE REGIONAL
PLANNING COMMISSION
"NO PLAT REQUIRED"

Aug 10, 1967
J. M. M.

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

William B. Bentley
Huron Township zoning Inspector

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

And we Dale M. Bardshar and Elizabeth M. Bardshar the said Grantor s do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling 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 real estate taxes and assessments, if any, which real estate taxes and assessments, if any, shall be pro-rated to the date of the delivery of this deed,

and that we 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 aforesaid

And for valuable consideration

and forever quit claims unto the said Grantee s, their heirs and assigns, all right and easements of whatsoever nature in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 9th day of August, in the year of our Lord one thousand nine hundred and sixty-seven.

Signed and acknowledged in presence of

Clara A. Nusterhold Dale M. Bardshar
Lewis L. Marquart Elizabeth M. Bardshar

State of Ohio, } ss. Before me, a Notary Public
Erie County, } in and for said County and State, personally appeared
the above named Dale M. Bardshar and Elizabeth M. 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 set my hand and official seal, at Sandusky, Ohio this 8th day of August A. D. 19 67.

Lewis L. Marquart
Notary Public

This instrument prepared by Lewis L. Marquart of Marquart, Wennes & Marquart, Attorneys at Law, 805-807 Feick Bldg., Sandusky, Ohio

219287

Filed
Marquart & Wennes

1967 AUG 16 AM 11 41

Dale M. Bardshar and Elizabeth M. Bardshar
ERIE COUNTY RECORDER

Dr. Dean Kraus and Carole Kraus
3313 W. Cleveland Road
Huron, Ohio

Transferred Aug 16 1967

Carl A. Speck
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF ERIE SS

RECEIVED FOR RECORD ON THE

16th day of August 1967

at 11:41 o'clock A.M.

and RECORDED August 18th, 1967 in

DEED Book 377 PAGE 372-372

Carl A. Speck
COUNTY RECORDER

RECORDERS FEE \$ 2.00 Paid

MARQUART, WENNES & MARQUART
ATTORNEYS & COUNSELORS AT LAW

805-807 FEICK BUILDING
SANDUSKY, OHIO

Ohio Tax SE-10482

Know all Men by these Presents

That we, Joseph J. Faber and Mary E. Faber, husband and wife,

, the Grantors,

~~do hereby convey unto the said Grantees, and to the survivor of them, his or her heirs and assigns, the following described premises, situated in the Township of Huron, County of Erie, State of Ohio, containing~~

~~the sum of Ten~~ no/100 ~~Dollars (\$10.00)~~)

and other valuable consideration

received to our full satisfaction of

Dale M. Bardshar and Elizabeth M. Bardshar

, husband and wife, the Grantees,

whose TAX MAILING ADDRESS will be 3210 W. Cleveland Road, Huron, Ohio

do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, and to the survivor of them, his or her heirs and assigns, the following described premises, situated in the Township of Huron, County of Erie, State of Ohio:

Those parts of original lots numbers Twenty-six (26) and Twenty-nine (29), in Section Number Three (3) in Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning in the center line of the Cleveland-Sandusky Road (so-called), at its intersection with the west line of the land now or formerly owned by Martha V. Bardshar, same being the west line of the land conveyed to Jacob Dale, by deed dated December 2, 1850 and recorded in Volume 8 of Deeds, page 460, Erie County, Ohio Records; running thence northerly, along said last mentioned line, a distance of thirty-seven hundred twenty-three and seventy hundredths (3723.70) feet to the south line of land or marsh formerly owned by the Wyandotte Sporting Club; thence westerly, along said last mentioned line, a distance of four hundred fifty-six and ninety hundredths (456.90) feet to the east line of land now or formerly owned by Andrew F. Linker; thence southerly, along said last mentioned line, a distance of thirty-four hundred forty-seven and fifty hundredths (3447.50) feet to the center line of the Cleveland-Sandusky Road; thence easterly, along the center line of said road, a distance of five hundred thirty-six and ten hundredths (536.10) feet to the place of beginning, containing thirty-seven and seventy-nine hundredths (37.79) acres, be the same more or less, but subject to all legal highways.

As part consideration of the purchase price hereof, title to all crops on premises hereinabove described belonging to the Grantors, grown or being grown, shall be and become the property of the Grantees herein effective as of the date of sale of the aforesaid premises; excepting, however, Grantors give no warranty, express or implied, and make no representation as to quality, variety, amount or productiveness of said crops being grown.



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 thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors 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, except taxes, general and special, if any, which shall be prorated between the Grantors and Grantees herein as of the delivery date of this instrument,

and further, that said Grantors will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration Joseph J. Faber and Mary E. Faber

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

In Witness Whereof We have hereunto set our hands, the 12th

day of May, in the year of our Lord one thousand nine hundred and sixty-four

Signed and acknowledged in presence of

Maureen Harmon

Joseph J. Faber
Joseph J. Faber

Sharon Dehn

Mary E. Faber
Mary E. Faber

State of Ohio

Before me, a notary public

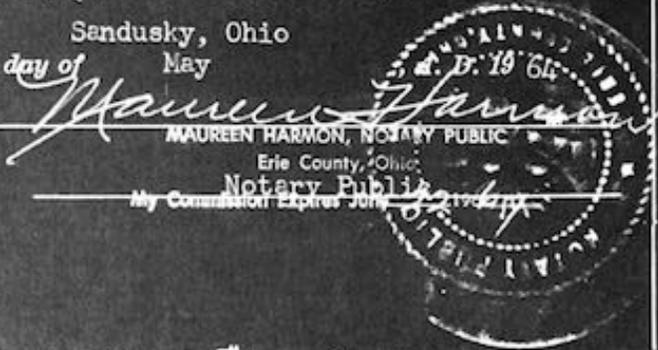
Erie County, ss. in and for said County and State, personally appeared the above named

Joseph J. Faber and Mary E. Faber, 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 12th day of May



THIS INSTRUMENT PREPARED BY:
Robert W. Beamer, Attorney
Bliss Building, Sandusky, Ohio

196538



FILED

Not Public
JOSEPH J. FABER & MARY E. FABER
FEBRUARY 40

TO R. A. SPEIR
RECORDER
ERIE COUNTY OHIO

DALE M. BARDSHAR & ELIZABETH M. BARDSHAR

165

Transferred May 25-1964
L. Schwenzler
FEB 70 P. H.
COUNTY AUDITOR

State of Ohio
County of Erie ss

Received for Record on the
25th day of May 19 64
at 2:40 o'clock P. M.
and Recorded May 27th 19 64 in
Deed Book 345 Page 515
516

Carl A. Speir
COUNTY RECORDER

LAWYERS TITLE INSURANCE CORPORATION
BOX 1280 SANDUSKY, OHIO

28785

Know all Men by these Presents

That we, David J. Hacker, Sr. and Elnora Hacker, husband and wife,

of the Township of Townsend, County of Sandusky
and State of Ohio Grantors, in consideration of the sum of
one dollar and other valuable considerations (\$1.00) -----
to us paid by

Joseph J. Faber and Mary E. Faber, husband and wife,
of the Township of Huron, County of Erie
and State of Ohio Grantees, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee, jointly for life during their joint lives and then to the survivor of
them, and to the heirs and assigns of such survivor forever,

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

PARCEL NO. 1 - Those parts of original lots numbers Twenty-Six (26) and Twenty-Nine (29), in Section Number three (3), in Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning in the center line of the Cleveland-Sandusky Road (so-called), at its intersection with the west line of the land now or formerly owned by Martha V. Bardshar, same being the west line of the land conveyed to Jacob Dale, by deed dated December 2, 1850 and recorded in Volume 8 of Deeds, page 460, Erie County, Ohio records; running thence northerly, along said last mentioned line, a distance of Thirty-seven hundred twenty-three and seventy hundredths (3723.70) feet to the south line of land or marsh formerly owned by the Wyandotte Sporting Club; thence westerly, along said last mentioned line, a distance of four hundred fifty-six and ninety hundredths (456.90) feet to the east line of land now or formerly owned by Andrew F. Linker; thence southerly, along said last mentioned line, a distance of thirty-four hundred forty-seven and fifty hundredths (3447.50) feet to the center line of the Cleveland-Sandusky Road; thence easterly along the center line of said road, a distance of five hundred thirty-six and ten hundredths (536.10) feet to the place of beginning, containing thirty-seven and seventy-nine hundredths (37.79) acres, more or less, but subject to legal highways.

PARCEL NO. 2 - The east twenty (20) acres of the west twenty-nine and seventy-five hundredths (29.75) acres of that part of original lot number Twenty-seven (27), in Section Number three (3), in Huron Township, Erie County, Ohio, lying south of the center line of the Hull Road (so-called). Said premises being bounded on the north by the center line of the Hull Road; on the east by the west line of the land now or formerly owned by George Faber and

Matilda P. Faber; on the south by the south line of said lot 27; and on the west by the east line of the land conveyed to Rhea V. Dildine and ^Bessie A. Dildine by deed dated October 31, 1914, and recorded in Volume 101 of Deeds page 19, Erie County, Ohio records, and being the same premises conveyed in a deed from Dildine, Administrator to George and Henry Faber, recorded in Volume 95 pages 37 and 38 and in Volume 169 page 343 of the Erie County Deed Records. Excepting therefrom that portion thereof conveyed to Chester Sinwald and Ruth E. Sinwald by Joseph J. Faber and Mary E. Faber, by warranty deed, dated January 16, 1961, and recorded in Volume 316 Page 367, Erie County, Ohio Deed Records.

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

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees, jointly for life during their joint lives and then to the survivor of them, and to the heirs and ~~assigns of such survivor forever.~~ assigns of such survivor forever,*

And the said Grantors, David J. Hacker, Sr. and Elnora Hacker,

for themselves and their heirs,
do hereby covenant with the said Grantees,

their heirs and assigns, that they are lawfully seized of the premises
aforsaid; that the said premises are Free and Clear from all Incumbrances whatsoever
except taxes and assessments, if any,

and that they will forever Warrant and Defend the same, with the appurtenances, unto the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor, David J. Hacker, Sr. and Elnora Hacker, husband and wife,

who hereby release their right of dower in the premises, have hereunto set their hand, this 13th day of October in the year of our Lord one thousand nine hundred and sixty-one (1961)

Signed and acknowledged in presence of Ralph C. Pisano Patricia J. Brunell

David J. Hacker Sr. Elnora Hacker

The State of OHIO Erie County ss.

Be it Remembered That on this 13th day of October A. D. 1961 before me, the subscriber, a notary public in and for said county, personally came the above named

David J. Hacker, Sr. and Elnora Hacker

the Grantor

in the foregoing Deed, and acknowledged the signing of the same to be their 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.



Ralph C. Pisano

RALPH C. PISANO, NOTARY PUBLIC MY COMMISSION EXPIRES APR. 29, 1963

This Instrument Prepared By Ralph C. Pisano

178928

Warranty Deed

David J. Hacker, Sr. and Elnora Hacker

Please do Not Publish TO

Joseph J. Faber and Mary E. Faber 3315 West Cleveland Road Huron, Ohio

Transferred Oct. 13th 1961 Carl A. Spahr COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Erie ss

RECEIVED FOR RECORD ON THE

13th day of October 1961

at 11:39 o'clock A.M.

and RECORDED October 16, 1961 in

DEED BOOK 321 PAGE 250-251-252

Carl A. Spahr COUNTY RECORDER

RECORDERS FEE \$ 3.00

Ralph C. Pisano Attorney at Law Huron, Ohio

Know all Men by these Presents

That we, Joseph J. Faber and Mary E. Faber, husband and wife,

of the Township of Huron, County of Erie
and State of Ohio Grantor, in consideration of the sum of
one dollar and other valuable considerations (\$1.00) -----
to us paid by

David J. Hacker, Sr. and Elnora Hacker, husband and wife,

of the Township of Townsend, County of Sandusky
and State of Ohio Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee,

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

PARCEL NO. 1 - Those parts of original lots numbers Twenty-Six (26) and Twenty-Nine (29), in Section Number three (3), in Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning in the center line of the Cleveland-Sandusky Road (so-called), at its intersection with the west line of the land now or formerly owned by Martha V. Bardsher, same being the west line of the land conveyed to Jacob Dale, by deed dated December 2, 1850 and recorded in Volume 8 of Deeds, page 460, Erie County, Ohio records; running thence northerly, along said last mentioned line, a distance of Thirty-seven hundred twenty-three and seventy hundredths (3723.70) feet to the south line of land or marsh formerly owned by the Wyandotte Sporting Club; thence westerly, along said last mentioned line, a distance of four hundred fifty-six and ninety hundredths (456.90) feet to the east line of land now or formerly owned by Andrew F. Linker; thence southerly, along said last mentioned line, a distance of thirty-four hundred forty-seven and fifty hundredths (3447.50) feet to the center line of the Cleveland-Sandusky Road; thence easterly, along the center line of said road, a distance of five hundred thirty-six and ten hundredths (536.10) feet to the place of beginning, containing thirty-seven and seventy-nine hundredths (37.79) acres, more or less, but subject to legal highways.

PARCEL NO. 2 - The east twenty (20) acres of the west twenty-nine and seventy-five hundredths (29.75) acres of that part of original lot number Twenty-seven (27), in Section Number Three (3), in Huron Township, Erie County, Ohio, lying south of the center line of the Hull Road (so-called). Said premises being bounded on the north by the center line of the Hull Road; on the east by the

west line of the land now of formerly owned by George Faber and Matilda P. Faber; on the south by the south line of said lot 27; and on the west by the east line of the land conveyed to Rhea V. Dildine and Bessie A. Dildine by deed dated October 31, 1914, and recorded in Volume 101 of Deeds page 19, Erie County, Ohio records, and being the same premises conveyed in a deed from Dildine, Administrator to George and Henry Faber, recorded in Volume 95 pages 37 and 38 and in Volume 169 page 343 of the Erie County Deed Records. Excepting therefrom that portion thereof conveyed to Chester Sinwald and Ruth E. Sinwald by Joseph J. Faber and Mary E. Faber, by warranty deed, dated January 16, 1961, and recorded in Volume 316 Page 367, Erie County, Ohio Deed Records.

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

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

their heirs and assigns forever.

And the said Grantors, Joseph J. Faber and Mary E. Faber,

for themselves and their heirs,

do hereby covenant with the said Grantee s,

their heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever except taxes and assessments, if any,

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee,

their heirs and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantors, Joseph J. Faber and Mary E. Faber, husband and wife,

who hereby release their right of dower in the premises, have hereunto set their hand, this 13th day of October in the year of our Lord one thousand nine hundred and sixty-one (19 61)

Signed and acknowledged in presence of

Ralph C. Pisano
Patricia J. Brownell

Joseph J. Faber
Mary E. Faber

The State of OHIO }
Erie County } SS.

Be it Remembered That on this 13th day of October A.D. 19 61, before me, the subscriber, a notary public in and for said county, personally came the above named

Joseph J. Faber and Mary E. Faber

the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be their 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.



Ralph C. Pisano

RALPH C. PISANO, NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 29, 1963

This Instrument was Prepared By Ralph C. Pisano

178927

Warranty Deed

1961 OCT 13
Joseph J. Faber and
Mary E. Faber
Please do not publish
THIS TO

David J. Hacker, Sr. and
Elnora Hacker

Transferred Oct. 13, 1961
Lester A. Schweinfurt
COUNTY AUDITOR

STATE OF OHIO
COUNTY OF Erie SS
RECEIVED FOR RECORD ON THE
13th day of October 1961
at 11:38 o'clock A.M.
and RECORDED October 16, 1961 in
DEED Book 321 PAGE 247-
248-249

Carl A. Spehr,
COUNTY RECORDER

RECORDERS FEE \$ 3.00

* Ralph C. Pisano
Attorney at Law
Euron, Ohio

Know all Men by these Presents

That, we, Henry Faber and Mary C. Faber, his wife,

for divers good causes and considerations thereunto moving, and especially for the sum of One Dollar and other valuable considerations - - - - - Dollars (\$1.00) received to our full satisfaction of

Joseph J. Faber and Mary E. Faber, husband and wife

the Grantor s,
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 we, the said grantor s, 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 original lots numbers Twenty-Six (26) and Twenty-Nine (29), in Section Number three (3), in Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning in the center line of the Cleveland-Sandusky Road (so-called), at its intersection with the west line of the land now or formerly owned by Martha V. Bardshar, same being the west line of the land conveyed to Jacob Dale, by deed dated December 2, 1850 and recorded in Volume 8 of Deeds, page 460, Erie County, Ohio records; running thence northerly, along said last mentioned line, a distance of Thirty-seven hundred twenty-three and seventy hundredths (3723.70) feet to the south line of land or marsh formerly owned by the Wyandotte Sporting Club; thence westerly, along said last mentioned line, a distance of four hundred fifty-six and ninety hundredths (456.90) feet to the east line of land now or formerly owned by Andrew F. Linker; thence southerly, along said last mentioned line, a distance of thirty-four hundred forty-seven and fifty hundredths (3447.50) feet to the center line of the Cleveland-Sandusky Road; thence easterly, along the center line of said road, a distance of five hundred thirty-six and ten hundredths (536.10) feet to the place of beginning, containing thirty-seven and seventy-nine hundredths (37.79) acres, more or less, but subject to legal highways.

Consideration being less than \$100.00, no Documentary Stamps required.

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 grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred. And for valuable consideration I, Mary C. Faber, wife of Henry Faber,

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

In Witness Whereof We have hereunto set our hands, the 28th day of April, in the year of our Lord one thousand nine hundred and fifty-two Signed and acknowledged in presence of

John J. Timmer
Bl. R. [unclear]

Henry Faber
Mary C. Faber

State of Ohio, } ss. Before me, a Notary public
Erie County, } in and for said County and State, personally appeared
the above named Henry Faber and Mary C. Faber, his 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 this 28th day of April, A. D. 19 52
Huron, Ohio



C. G. Perry, Jr.

123813
Quit-Claim Deed

1952 MAY 22 PM 2 49

HENRY FABER and
MARY FABER, his wife
ERIE CO. OHIO

JOSEPH J. FABER and
MARY E. FABER, husband and wife

Transferred MAY 22 1952 19
Wald. B. Schweinfurt
Sec. 20 Co. COUNTY AUDITOR

STATE OF OHIO
COUNTY OF ERIE SS
RECEIVED FOR RECORD ON THE
22nd, day of May 1952
at 2:49 o'clock P.M.
and RECORDED May 26th, 19 52 in
DEED Book 233 PAGE 79-80

Carl A. Speir,
COUNTY RECORDER
RECORDERS FEE \$ 1.20 Paid

TUSSING & PISANO
THE SANSKY ABSTRACT & TITLE CO.
Huron, Ohio
NUMBER 5574

QUIT-CLAIM DEED

DV 169

George Faber

To

Joseph J. & Mary E. Faber

KNOW ALL MEN BY THESE PRESENTS, THAT, I, George Faber, married, the Grantor, for divers good causes and considerations thereunto moving, and especially for the sum of One Dollars (\$1.00) received to my full satisfaction of Joseph J. Faber and Mary E. Faber, husband and wife, 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 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 Township of Huron, County of Erie, and State of Ohio:

PARCEL ONE: Those parts of original lots numbers twenty-six (26) and twenty-nine (29) in section number three (3), in Huron Township, Erie County, Ohio, bounded and described as follows:

Beginning in the center line of the Cleveland-Sandusky Road(so-called), at its intersection with the west line of the land now or formerly owned by Martha V. Bardshar, same being the west line of the land conveyed to Jacob Dale, by deed dated December 2, 1850 and recorded in Volume 8 of Deeds page 460, Erie County, Ohio records; running thence northerly, along said last mentioned line, a distance of thirty-seven hundred twenty-three and seventy hundredths (3723.70) feet to the south line of land or marsh formerly owned by the Wyandotte Sporting Club; thence westerly, along said last mentioned line, a distance of four hundred fifty-six and ninety hundredths (456.90) feet to the east line of land now or formerly owned by Andrew P. Linker; thence southerly, along said last mentioned line, a distance of thirty-four hundred forty-seven and fifty hundredths (3447.50) to the center line of the Cleveland-Sandusky Road; thence easterly, along the center line of said road, a distance of five hundred thirty-six and ten hundredths (536.10) feet to the place of beginning, containing thirty-seven and seventy-nine hundredths (37.79) acres, more or less, but subject to legal highways. Being an undivided one-half interest, and being the same premises described in a deed from Joseph Faber to George and Henry Faber, recorded in Volume 93 page 451 of the Erie County Record of Deeds.

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 his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration I, Matilda Faber, wife of George Faber do hereby remise, release and forever quit-claim unto the said grantees, 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 26th day of January, in the year of our Lord one thousand nine hundred and forty-two.

Signed and acknowledged in presence of

Alvin F. Weichel
Mary E. Carney

George Faber
Matilda Faber

STATE OF OHIO)
) SS.
ERIE COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named George Faber and Matilda Faber 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 26th day of January, A. D. 1942.

(Notarial Seal)
Revenue Stamps \$2.20
Received February 2, 1942, at 3:38 P. M.
Recorded February 17, 1942.
Fee for Record \$.95

Mary E. Carney,
Notary Public.

Carl A. Speir,
Recorder.

PROOF READ

NO. - 331 -

TO George and Henry Faber
WARRANTY DEED

Know all Men by these Presents: That Joseph Faber of Huron Township, Erie County, Ohio

in consideration of the value and the actual considerations paid by George Faber and Henry Faber of said Huron Township the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said George Faber and Henry Faber, their heirs and assigns forever

the following premises, situate in the county of Erie, in the Township of Huron, in the State of Ohio, and bounded as follows:

Being the east part of the west one-half (1/2) of lots numbers twenty-six (26) and twenty-nine (29) in the third section of said township, town sit (6) range twenty-two (22); bounded on the north by marsh lands of the west Huron Sporting Club, on the east by lands belonging to Michael and A. J. Bardshar, on the south by the Huron Road and Sandusky, so-called and on the west by land and premises occupied by Gustavus Graham, comprising and containing forty (40) and 68/100 acres of land, more or less: and being the same premises conveyed to the grantor here- by warranty deed from August Hemminge and wife, dated March 21st 1904, recorded in vol. page 6 of the deed records of said county, excepting always therefrom eight (8) and 32/100 acres this day sold and conveyed to one Neal Everett:

and all the Estate, Title and Interest of the said Joseph Faber either in Law or in Equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said George Faber and Henry Faber, their heirs and assigns forever.

And the said Joseph Faber and for his heirs, executors and administrators, do hereby Covenant with the said George Faber and Henry Faber, their heirs and assigns, that he is the true and lawful owner... of the said premises, and has full power to convey the same; that the title, so conveyed is **Clear, Free and Unincumbered**; and further, that he do Warrant and will Defend the same against all claim, or claims, of all persons whomsoever.

IN WITNESS WHEREOF, the said Joseph Faber and Rosa Faber, his wife, for and in consideration of one dollar and the receipt whereof, hereby release all the right and expectancy of dower in said premises, had hereunto set their hands, this 23rd day of March in the year of our Lord one thousand nine hundred and twelve

SIGNED AND ACKNOWLEDGED IN PRESENCE OF US:
James M. French
Margaret Nolan

Joseph Faber
Rosa Faber

THE STATE OF OHIO, ERIE COUNTY, ss.

BE IT REMEMBERED, That on the 23rd day of March in the year of our Lord one thousand nine hundred and twelve before me, the subscriber, a Notary Public in and for said County, personally came Joseph Faber and Rosa Faber the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name, and affixed my notarial seal, on the day and year last aforesaid.

Received for Record March 25 19012, at 1:25 o'clock P. M. James M. French Notary Public
Recorded March 25 19012 Walter J. Sauerbaum Recorder
By L. M. Schief Deputy

August and Mary Hemminger, To Joseph Faber

WARRANTY DEED.

Know all Men by these Presents, That I, August Hemminger, of Perkins Township

of the County of Erie, and State of Ohio in consideration of the sum of Six Thousand and Three Hundred dollars in hand paid by Joseph Faber - of Huron Township, Erie County, Ohio, have bargained and sold, and do hereby grant, bargain, sell and convey unto the said Joseph Faber, his heirs and assigns forever, the following premises, situate in the County of Erie, in the State of Ohio and in the Township of Huron - and bounded and described as follows

Being parts of Lots numbered Twenty-six and Twenty-nine (26 & 29) in Section Three (3), Town Six (6), Range Twenty-two (22) and being the East part of the West one-half (1/2) of said Lots numbered Twenty-six and Twenty-nine (26 and 29) and being the same premises of which Harvey Curtis died seized and possessed, and being the same premises conveyed to Allen Bardshar, by the heirs of said Harvey Curtis deceased, and conveyed by said Allen Bardshar to the grantor herein, August Hemminger by deed dated Dec. 4th 1901. Said premises hereby conveyed containing Forty-nine (49) acres of land more or less

Excepting from the above, a strip of land one (1) rod in width on the south side of the Public Highway, extending the entire width of said farm, which said strip of land has been deeded to the Lake Shore Electric Railway Company

Possession of said premises to be given April 1st, 1904 upon payment of the consideration above stated. And the said party of the first part agrees that all till, straw and a clover chaff stack and one-half (1/2) of the growing wheat and other therefrom shall belong to the party of the second part.

The said party of the first part also agrees to pay all taxes and assessments of every description whatsoever that may become due or payable to January 1st, 1904.

To Have and to Hold said premises, with the appurtenances, unto the said Joseph Faber, his heirs and assigns forever.

And the said August Hemminger for himself and his Executor, Administrator and Heirs do hereby covenant with the said heirs and assigns, that he lawfully seized of the premises aforesaid that the said premises are free and clear from all incumbrances whatsoever and that he will forever warrant and defend the same, with the appurtenances, unto the said Joseph Faber, his heirs and assigns, against the lawful claims of all persons whomsoever.

And be it further known, That I, Mary Hemminger, wife

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

In Testimony Whereof, We the said August Hemminger and Mary Hemminger hereunto set our hands and seal this 21st day of March in the year of our Lord Thousand Nine Hundred and Four.

Signed, Sealed, Acknowledged and Delivered in presence of

Jas. D. Parker
Notarial Seal

August Hemminger
Mary Hemminger

THE STATE OF OHIO, ss. Be It Remembered, That on this Twenty-first day of March A. D. 1904, before me, Jas. D. Parker, a Notary Public in and for said County, personally appeared the above named grantors,



August Hemminger and Mary Hemminger his wife, and acknowledged the signing and reading of the within and foregoing conveyance to be their voluntary act and deed for the uses and purposes therein expressed, and that In Testimony Whereof, I hereunto affix my official seal, the day and year above written.

Received April 2nd 1904, at 9:15, A.M.
Recorded April 8th 1904

Jas. D. Parker Notary Public
J. P. ... Recorder.

EASEMENT

VOL. 306 PAGE 79

KNOW ALL MEN BY THESE PRESENTS, that DALE BARDSHAR and ELIZABETH BARDSHAR, (Husband and Wife) the Grantors, in consideration of One Dollars ($\$ \frac{1}{00}$) 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 $36\frac{1}{2}$ 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 662.29 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 or mains by the Grantees, their successors or assigns, shall be repaired or paid for by them.

IN WITNESS WHEREOF, the said DALE BARDSHAR and ELIZABETH BARDSHAR have hereunto set their hands, this 5th day of August 1959.

Signed and Acknowledged in the Presence of

C.A. Voight
Elma B. Voight

Dale Bardshar
Elizabeth 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 DALE BARDSHAR and ELIZABETH 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

Prepared by C.A.Voight

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

167745
1959 DEC 11 PM 2 56

CARL A. SPEAR
EASEMENT
ERIE COUNTY, OHIO
From

DALE & ELIZABETH BARDSHAR
Address R. D. #1
City & State Huron, Ohio
To The

COMMISSIONERS OF ERIE COUNTY, O.

TRANSFERRED
, 19
, Auditor

Received Dec. 11th, 1959
at 2:56 o'clock P. M.

Recorded Dec. 14th, 1959
in Erie County

Record of Deeds, Vol. 306 Page 79-80
Carl A. Spear, Recorder

Recorder's Fee, \$No Fee

THE ERIE COUNTY TITLE CO.

24131

KNOW ALL MEN BY THESE PRESENTS, That we, GEORGE FABER and HENRY FABER, both married, the Grantors, for divers good causes and considerations thereunto moving, and especially for the sum of ONE DOLLAR (\$1.00) received to our full satisfaction of THE NEW YORK CENTRAL RAILROAD COMPANY, a corporation of the State of Ohio and other States whose post office address is 718 B. of L. E. Building, Cleveland, Ohio, the Grantee, have given, granted, remised, released and forever quitclaimed, and do by these presents absolutely give, grant, remise, release and forever quitclaim unto the said Grantee, its successors 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, and known as being a part of Lot Twenty-six (26) in Section Three (3) of said Township, and further known as being a strip of land 100 feet in width, being 50 feet on each side of the original center line of the railroad of the Grantee herein, extending across those certain 30-acre and 23-acre tracts of land in said Lot 26 and in Lot 29 which were set off to Harvey Curtis and Polly Curtis, respectively, in Partition Proceedings in the Huron County, Ohio, Court of Common Pleas, as recorded in Partition Record Volume 3, Pages 276-279, of said Court, and being the same strip of land 100 feet in width which was released by said Harvey Curtis to Junction Railroad Company, a predecessor of the Grantee herein, by Release dated October 17, 1851, and containing 1.274 acres, more or less.

TO HAVE AND TO HOLD the premises aforesaid with the privileges and appurtenances thereunto belonging unto the said Grantee, its successors and assigns, forever.

And for valuable consideration, we, MATILDA FABER, wife of said George Faber, and MARY C. FABER, wife of said Henry Faber, do hereby remise, release and forever quitclaim unto the said Grantee, its successors and assigns, all our right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the 2nd day of November, in the year of our Lord one thousand nine hundred and forty-six.

Signed and acknowledged in the presence of:

Anna K. Nier

 Anna K. Nier

Jas. F. Flynn

 Jas. F. Flynn

George Faber

 George Faber

Matilda Faber

 Matilda Faber

Henry L. Faber

 Henry Faber

Mary C. Faber

 Mary C. Faber

STATE OF OHIO)
) ss.
 COUNTY OF ERIE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named GEORGE FABER and MATILDA FABER, husband and wife, and HENRY

FABER and MARY C. FABER, 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 2nd day of November, A. D. 1946.



Anna K. Nier

 (Anna K. Nier) Notary Public

My Commission expires Sep. 14, 1947

98050

1946 NOV 4 PM 9 50

Recorded December 26th, 1946 in
 Erie County Deed Records.

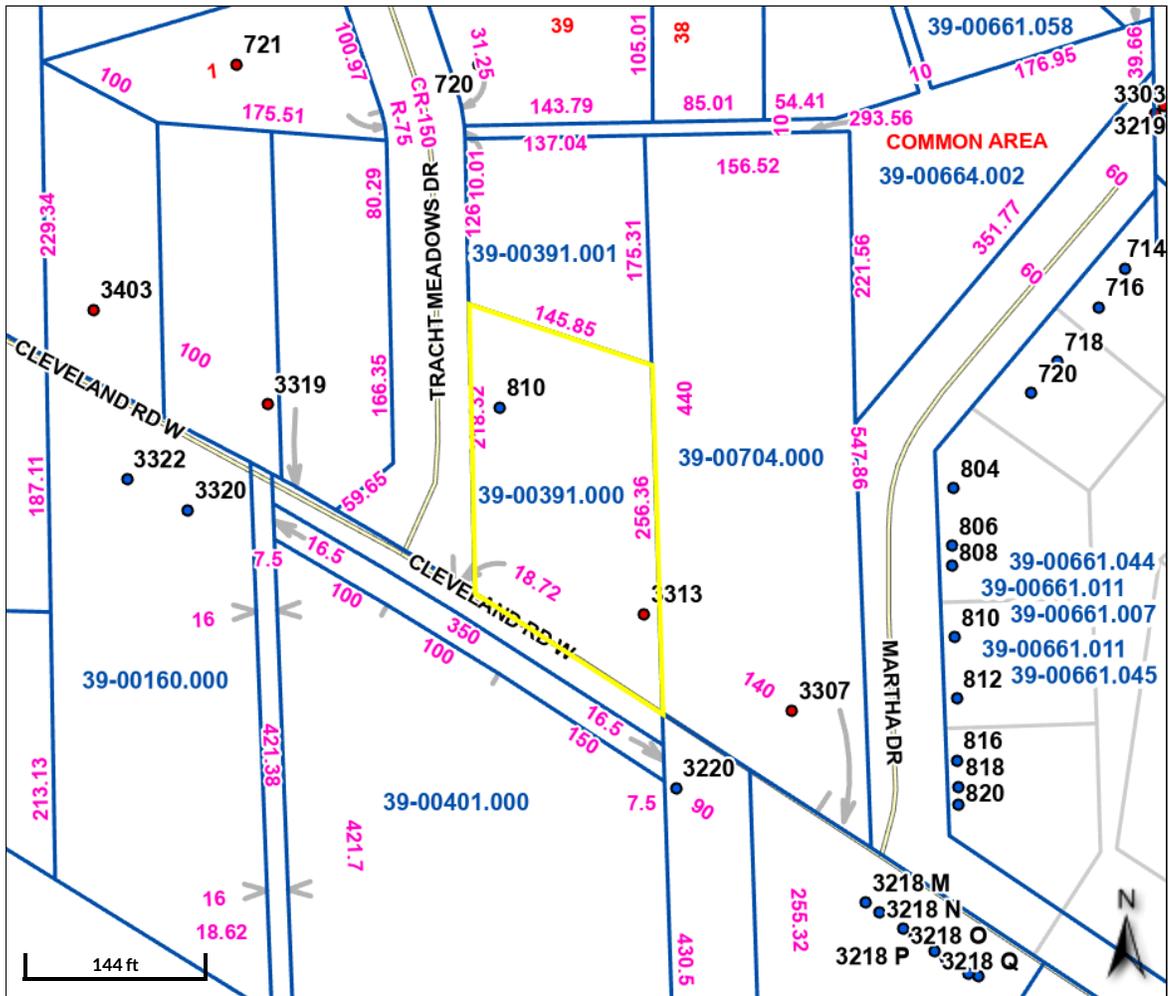
Vol. Page

Carl A. Speir, Recorder.

Geo. J. Speir

10/1/46

1.25 Acres



Legend

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

activeYear = 2022
 BeaconID = 39-00391.000
 Conveyance = 40763
 DeededOwne = MUNOZ ANTONIO & JANICE A
 FID = 4892
 Instrument = JS-JOINT SURVIVORSHIP
 macres = 0.7486
 mcamald = 3900391000
 mClassific = 510
 mdeedPage =
 mdeedVolum = 202208175
 MKT Impr_V = 87130
 MKT_Land_V = 20660
 MKT_Total_ = 107790
 mlegalDesc = 3 LOT 26 N SIDE OF CLEVELAND RD
 .7486A
 mlocCity = HURON
 mlocState = OH

mlocStrDir =
 mlocStrNam = CLEVELAND
 mlocStrNo = 3313
 mlocStrNo2 =
 mlocStrS_1 =
 mlocStrSuf = RD
 mlocZipCod = 44839
 mmapNumber = 41140
 mpropertyN = 39-00391.000
 mstateScho = HURON CSD
 mtaxsetcod = 39
 Neighborho = 03900-RES-HURON TWP-
 HURON
 NumberOfPr = 1
 OwnAddress = 3014 ANGELS DR W
 OwnCity = SANDUSKY
 OwnCountry = USA
 OwnName = MUNOZ ANTONIO & JANICE A

OwnState = OH
 OwnZipcode = 44870
 PIN = 39-00391.000
 pin_nodash = 3900391000
 SaleAmount = 0
 SaleDate = 1661472000000
 SalePr = 0
 SaleYear = 2022
 Shape_STAR = 5628.7291103400003
 Shape_STLe = 327.70077696200002
 TaxpAddres = 3014 ANGELS DR W
 TaxpCity = SANDUSKY
 TaxpCountr = USA
 TaxpName = MUNOZ ANTONIO & JANICE
 A
 TaxpState = OH
 TaxpZipcod = 44870
 ValidSale = NO

Date created: 11/27/2023
 Last Data Uploaded: 11/27/2023 3:17:19 AM

Summary

Parcel Number 39-00391.000
Map Number 41140
Location Address 3313 CLEVELAND RD
Legal Acres 0.7486
Legal Description 3 LOT 26 N SIDE OF CLEVELAND RD .7486A
 (Note: Not to be used on legal documents.)
Neighborhood 03900-RES-HURON TWP-HURON
Tax District 39-HURON TOWNSHIP - HURON CSD
School District HURON CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 510-SINGLE FAMILY DWELLING
 (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
MUNOZ ANTONIO & JANICE A	MUNOZ ANTONIO & JANICE A
3014 ANGELS DR W	3014 ANGELS DR W
SANDUSKY OH 44870	SANDUSKY OH 44870

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
HF-HOMESITE FRACTIONAL ACREAGE [F	0.7486	0	0	0	115%	32000	\$20,660
Total	0.7486						\$20,660

Dwellings

Card 1	Heating Central Heat
Number of Stories 1.5	Cooling NONE
Style 01-SINGLE FAMILY	Basement FULL
Year Built 1945	Attic 395
Year Remodeled 0	Finished Living Area 1341
Rooms 8	First Floor Area 1292
Bedrooms 4	Upper Floor Area 0
Full Bath 1	Half Floor Area 49
Half Bath 0	Finished Basement Area 0
Family Rooms 0	Total Basement Area 888
Dining Rooms 0	Fireplace Openings 0
Grade C	Fireplace Stack Count 0
Grade Adjustment 100.0000	Value
Condition F-FAIR	

Additions

Card 1

Line	Description	Area	Appraised Value (100%)
1	STP-STOOP	40	\$720
2	OFP-OPEN FR PORCH	20	\$400

Improvements

Card 1

Description	Dimensions	Area	Year Built	Appraised Value (100%)
SHOPFR-SHOP - FRAME	50 x 26	1300	1970	\$15,100
Total				\$15,100

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	\$20,660	\$33,540	\$33,540	\$33,540	\$33,540
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$87,130	\$87,130	\$82,330	\$82,330	\$82,330
Total Value (Appraised 100%)	\$107,790	\$120,670	\$115,870	\$115,870	\$115,870

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	\$7,230	\$11,740	\$11,740	\$11,740	\$11,740
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$30,500	\$30,500	\$28,820	\$28,820	\$28,820
Total Value (Assessed 35%)	\$37,730	\$42,240	\$40,560	\$40,560	\$40,560

Tax Year

(click for detail)

	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
<input type="checkbox"/> 2022 Pay 2023	\$0.00	\$1,575.62	\$1,575.62		\$0.00	\$0.00

2022 Pay 2023 Tax Details

	1st Half	2nd Half	Total
Gross Charge:	\$1,742.95	\$1,742.95	\$3,485.90
Reduction Factor:	(\$878.81)	(\$878.81)	(\$1,757.62)
Non Business Credit:	(\$76.33)	(\$76.33)	(\$152.66)
Owner Occupancy Credit:	\$0.00	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00	\$0.00
Total RE Taxes:	\$787.81	\$787.81	\$1,575.62
Special Assessments:	\$0.00	\$0.00	\$0.00
Penalties:	\$0.00		
Interest:	\$0.00		
<input checked="" type="checkbox"/> Delinquent:	\$0.00	\$0.00	\$0.00
Total Taxes:	\$787.81	\$787.81	\$1,575.62
Net Paid:	(\$787.81)	(\$787.81)	(\$1,575.62)
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

<input checked="" type="checkbox"/> 2021 Pay 2022	\$0.00	\$1,759.28	\$1,759.28		\$0.00	\$0.00
<input checked="" type="checkbox"/> 2020 Pay 2021	\$0.00	\$1,732.46	\$1,732.46		\$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
6/26/2023	\$787.81
2/21/2023	\$787.81
6/30/2022	\$879.64
2/11/2022	\$879.64
7/1/2021	\$866.23
2/12/2021	\$866.23
7/2/2020	\$897.91
2/11/2020	\$897.91
6/26/2019	\$902.78
2/8/2019	\$902.78
7/10/2018	\$855.25
2/15/2018	\$855.25
6/29/2017	\$826.88
2/8/2017	\$826.88
8/24/2016	\$1,252.94
5/19/2016	\$56.95
2/22/2016	\$1,140.31

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
8/26/2022	\$0	MUNOZ ANTONIO	MUNOZ ANTONIO & JANICE A	1
8/26/2022	\$0	MUNOZ ANTONIO & JANICE A	MUNOZ ANTONIO & JANICE A	1
8/2/2016	\$105,000	KRAUS MICHAEL D & MICHELLE L MELRAGON	MUNOZ ANTONIO	1
5/14/2013	\$0	KRAUS MICHAEL D TRUSTEE	KRAUS MICHAEL D & MICHELLE L MELRAGON	1
6/22/2012	\$0	KRAUS DEAN K	KRAUS MICHAEL D TRUSTEE	1
5/25/2012	\$0	KRAUS NATALIE GARDNER & D	KRAUS DEAN K	1
3/31/2000	\$0	KRAUS DEAN K	KRAUS NATALIE GARDNER & D	1
1/1/1950	\$0	UNKNOWN	KRAUS DEAN K	0

Recent Sales In Area

Sale date range:

From: To:

Sales by Neighborhood

1500

Feet



Sales by Distance

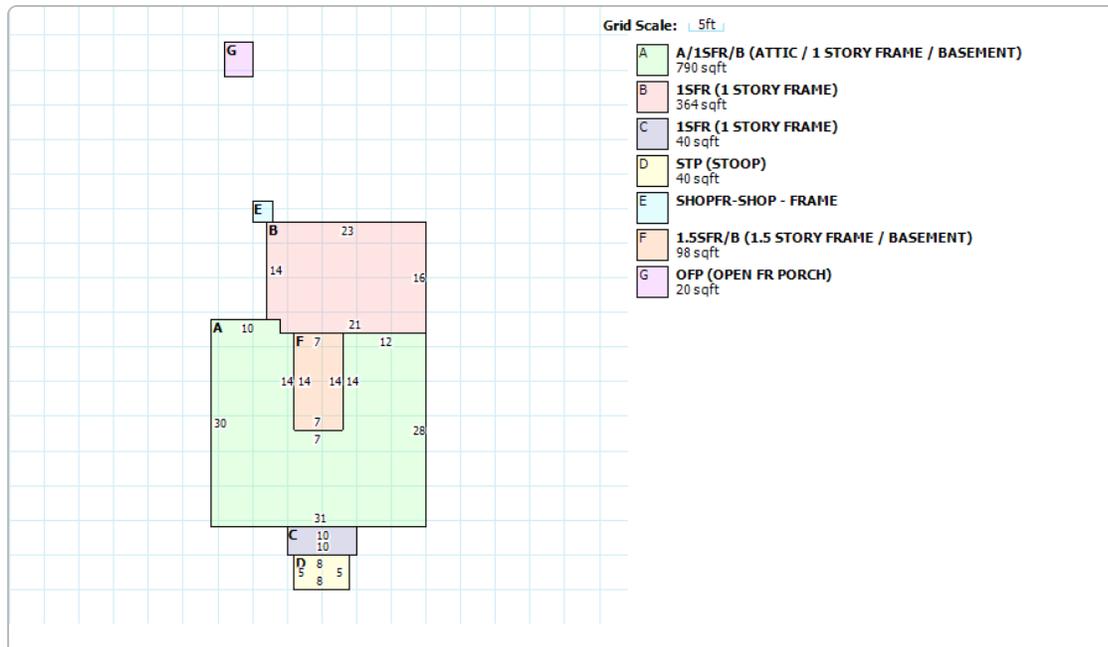
Historical Grand List

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

39-00391.000 (PDF)

Sketches

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



Map



Property Card

Property Card

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

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Developed by
 Schneider
GEOSPATIAL

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00391.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Henry Faber and Mary C. Faber, his wife	Joseph J. Faber and Mary E. Faber, husband and wife	4/28/1952	5/22/1952 at 2:49 PM	Deed Volume 233, Page 79	Exempt	Quit Claim Deed
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 Original Lot Nos. 26 & 29, in Section No. 3, and containing 37.79 acres, more or less.				
George Faber, married	Joseph J. Faber and Mary E. Faber, husband and wife	1/26/1942	2/2/1942 at 3:38 PM	Deed Volume 169, Page 498	\$2.20	Quit Claim Deed
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 Original Lot Nos. 26 & 29, in Section No. 3, and containing 37.79 acres, more or less.				
Matilda Faber releases dower						
Joseph Faber, married	George Faber and Henry Faber	3/23/1912	3/25/1912 at 1:25 PM	Deed Volume 90, Page 451	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 Original Lot Nos. 26 & 29, in Section No. 3, and containing 40.68 acres, excepting therefrom 8.32 acres.				
Rosa Faber releases dower						
August Heminger, married	Joseph Faber	3/21/1904	4/2/1904 at 9:15 AM	Deed Volume 77, Page 6	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 Original Lot Nos. 26 & 29, in Section No. 3, and containing 49 acres, excepting therefrom a strip of land conveyed to the Lake Shore Electric Railway Company.				
Mary Heminger releases dower						