

8 Bauman P1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, We, Dorothy M. Gerken and Luther F. Gerken, wife and husband, Patricia A. Kremer and Donald G. Kremer, wife and husband, and Joan R. Meyer and Norman J. Meyer, wife and husband, the Grantors, who claim title by or through instrument recorded in Volume 195, Page 782, of the Record of Deeds of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to us paid by Romeo S. Flora and Julita T. Flora, the Grantees, whose Tax Mailing Address will be 8 Bauman Place, Napoleon, Ohio 43545, the receipt whereof is hereby acknowledged, do hereby Give, Grant, Bargain, Sell and Convey to the said Grantees, their heirs and assigns, forever, the real estate described as follows:

Situated in the City of Napoleon, County of Henry and State of Ohio and known as:

A parcel of land situated in the Southwest quarter of Section 12, Township 5 North, Range 6 East in the City of Napoleon, Henry County, Ohio, and more fully described as follows:

Commencing on the north line of the south half of said Section 12 in the center of Oakwood Avenue (Adrian Pike) at a point 414.30 feet easterly from the center of said Section 12; thence S 15° 48' W along the centerline of Oakwood Avenue a distance of 450.88 feet to an iron pin; thence west a distance of 1124.74 feet to an iron pin, the northeast corner of the tract herein conveyed and the place of beginning for this description; thence south 100.00 feet to an iron pin on the north line of Bauman Place Extended - a private drive 50 feet in width; thence west along said north line 115.49 feet to a pipe; thence N 2° 54' W 100.13 feet to a pipe; thence east 120.56 feet to the place of beginning, containing 0.271 of an acre, but subject to all easements and leases of record, zoning ordinances, restrictions, if any, and all legal highways.

As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants, in any and all conveyances of other lots or parcels fronting on Bauman Place and Bauman Place Extended in the City of Napoleon, Ohio, the Grantees herein, for themselves, their successors, their heirs and assigns, hereby covenant and agree to and with the said Grantors, the owner of, or have any title derived immediately or remotely from, through or under the said Grantors, their heirs and assigns, any parcel of land fronting on said Bauman Place or Bauman Place Extended, as follows:

1. Said premises shall be used exclusively for residence purposes.
2. No dwelling shall be erected with a foundation area of less than 1200 square feet excluding the area of porches, breezeway, and a garage or carport. The main floor of all residences shall have a minimum ceiling height of eight (8) feet. Each premises shall have one garage or carport with a hard top (i.e. blacktop or concrete) driveway.
3. No structures shall be erected, altered, placed or permitted to remain on said premises other than a single family dwelling and a private garage or carport.
4. No structure shall be erected nearer than a minimum of ten (10) feet from either side line.
5. No structure shall be erected nearer than a minimum of twenty-five (25) feet from Bauman Place or Bauman Place Extended.