

808 W. Clinton

QUIT CLAIM DEED

Karen E. Weitzel, an unmarried woman of legal age, for valuable consideration paid, grants to Encil ReBeau and Timothy ReBeau, whose tax mailing address is 1080 Becca Lane, Napoleon, OH 43545, the following REAL PROPERTY:

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

Being part of Lots Eleven (11) and Twelve (12) of Heller & Donnelly's First Addition to the City of Napoleon, Ohio, and more particularly described as follows:

Commencing at an iron pipe in the Northeast corner of Lot 12, thence Southerly along the East line of Lot 12 and 11 a distance of one hundred forty-nine and 65/100 (149.65) feet to a point; thence Westerly a distance of seventy and 665/1000 (70.665) feet to a point; thence Northerly a distance of one hundred ten and 88/100 (110.88) feet to a point, said point being on the Northerly line of Lot 12; thence Northeasterly along the said Northerly line of Lot 12 a distance of eighty-one and 595/1000 (81.595) feet to the place of beginning, subject to the permanent and perpetual right and easement of Lawrence H. Groll and Viola Groll, their heirs and assigns, to the use of a ten foot, in width, strip of land off of the south side of the above described property for ingress and egress for the benefit of the adjoining and adjacent property now owned by said grantors. Said ten foot strip is part of a twenty foot private driveway which is reserved for the benefit of the above described property and the adjoining and adjacent property, and the Grantees further agree to contribute to maintenance of said right-of-way in the future.

SUBJECT to a further right-of-way and easement for street purposes on and over the following described property:

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

A strip of land, triangular in size, and described as follows: Commencing at a point 149.65 feet south of the northeast corner of Lot 12 in Heller and Donnelly's First Addition of the Village of Napoleon, Ohio, said point being in the east side of Lot 11 in said addition (and also being the southeast corner of Parcel A of Groll's Partition of Lots 10, 11 and 12 of said addition), thence running north a distance of 20 feet, thence running southwesterly a distance of 71.682 feet to a point which is 10 feet north of a line running west from the point of commencement (149.65) feet south of the N.E. corner of Lot 12 thence easterly a distance of 70.665 feet to the place of beginning, which right-of-way and easement was created in Quit-Claim Deed recorded in Volume 154, page 548, Henry County Record of Deeds.

Permanent Parcel No. 41-009213.0240.

Prior Reference: Volume 16, page 687, Official Records of Henry County, Ohio.

Witness my hand this _____ day of _____, 2000.

Signed and acknowledged in
the presence of:

Karen E. Weitzel

STATE OF OHIO
Henry County, ss:

Be It Remembered, That on this _____ day of _____, 2000, before me, the subscriber, a notary public in and for said state, personally came Karen E. Weitzel, an unmarried woman of legal age, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Notary Public, State of Ohio

This instrument was prepared by:
John H. Hanna, Attorney at Law,
Napoleon, OH 43545

QUIT CLAIM DEED

Encil ReBeau and Barbara J. ReBeau, husband and wife, and Timothy ReBeau and Suzanne D. ReBeau, husband and wife, by Encil L. ReBeau, attorney in fact for Timothy E. Rebeau and Suzanne D. ReBeau in accordance with and by authority of a Power of Attorney recorded in Volume _____, page _____, and Volume _____, page _____, Official Records of Henry County, Ohio, for valuable consideration paid, grant to Karen E. Weitzel, whose tax mailing address is 808 West Clinton St., Napoleon, OH 43545, the following REAL PROPERTY:

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

Being a part of the West half (1/2) of the Southeast quarter (1/4) of Section 14, Town 5 North, Range 6 East, and also being a part of Lots 11 and 12 of Heller & Donnelly's First Addition to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Beginning at an iron pipe found in the Northeast corner of Lot No. 12 of Heller and Donnelly's First Addition to the City of Napoleon, Henry County, Ohio; thence North 0 degrees 41' 00" East on the West line of a vacated alley, eighteen and thirty-three hundredths (18.33) feet to a point on the Southerly right-of-way of Indiana Hi-Rail Railroad; thence North 61 degrees 28' 00" East on the Southerly right-of-way of said Railroad and the Northerly line of said alley, eighteen and thirty-three hundredths (18.33) feet to a point on the Easterly side of said alley; thence continuing North 61 degrees 28' 00" East on the Southerly right-of-way of said Railroad, thirty-four and thirty-six hundredths (34.36) feet to an iron pin found; thence South 0 degrees 41' 00" West, one hundred thirty-eight and twenty hundredths (138.20) feet to an iron pin found on the North right-of-way of W. Clinton Street extended; thence South 89 degrees 00' 00" West on the North right-of-way of W. Clinton Street extended, thirty and zero hundredths (30.00) feet to a point; thence continuing South 89 degrees 00' 00" West on the North right-of-way of W. Clinton Street extended and the South line of said vacated alley, sixteen and one hundredth (16.01) feet to a point; thence South 0 degrees 41' 00" West, fifty-four and fifteen hundredths (54.15) feet to a point on the North line of a private driveway; thence South 89 degrees 49' 37" West, seventy and six hundred sixty-five thousandths (70.665) feet to a point; thence North 0 degrees 23' 43" East, one hundred ten and eighty-eight hundredths (110.88)

feet to a point on the Southerly line of an existing sixteen (16) foot alley; thence North 61 degrees 28' 00" East on the Southerly line of said alley, eighty-one and five hundred ninety-five thousandths (81.595) feet to the point of beginning.

Containing 0.345 acres of land more or less.

SUBJECT to the permanent and perpetual right and easement of Lawrence H. Groll and Viola Groll, their heirs and assigns, to the use of a ten foot, in width, strip of land off of the south side of the above described property for ingress and egress for the benefit of the adjoining and adjacent property now owned by said grantors. Said ten foot strip is part of a twenty foot private driveway which is reserved for the benefit of the above described property and the adjoining and adjacent property, and the Grantees further agree to contribute to maintenance of said right-of-way in the future.

SUBJECT to a further right-of-way and easement for street purposes on and over the following described property:

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

A strip of land, triangular in size, and described as follows: Commencing at a point 149.65 feet south of the northeast corner of Lot 12 in Heller and Donnelly's First Addition of the Village of Napoleon, Ohio, said point being in the east side of Lot 11 in said addition (and also being the southeast corner of Parcel A of Groll's Partition of Lots 10, 11 and 12 of said addition), thence running north a distance of 20 feet, thence running southwesterly a distance of 71.682 feet to a point which is 10 feet north of a line running west from the point of commencement (149.65) feet south of the N.E. corner of Lot 12 thence easterly a distance of 70.665 feet to the place of beginning, which right-of-way and easement was created in Quit-Claim Deed recorded in Volume 154, Page 548, Henry County Records of Deeds.

This description includes all of our interest in the alley vacated by Ordinance No. 28-99 recorded at Volume 51, page 520, Official Records of Henry County, Ohio.

Permanent Parcel No. 41-009213.0240.

Prior Reference: Volume _____, page _____, Official Records of Henry County, Ohio.

Witness our hands this _____ day of _____, 2000.

Signed and acknowledged in
the presence of:

Encil ReBeau

Barbara J. ReBeau

Encil L. ReBeau, Power of Attorney for
Timothy ReBeau

Encil L. ReBeau, Power of Attorney for
Suzanne D. ReBeau

STATE OF OHIO
Henry County, ss:

Be It Remembered, That on this _____ day of _____, 2000, before me, the subscriber, a notary public in and for said state, personally came Encil ReBeau and Barbara J. ReBeau, husband and wife, and Timothy ReBeau and Suzanne D. ReBeau, husband and wife, by Encil L. ReBeau, attorney in fact for Timothy L. ReBeau and Suzanne D. ReBeau, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Notary Public, State of Ohio

This instrument was prepared by:
John H. Hanna, Attorney at Law,
Napoleon, OH 43545

Paul J. Westhoven
REGISTERED LAND SURVEYOR
129 W. WASHINGTON STREET, P.O. BOX 172
NAPOLEON, OHIO 43545
Phone (419) 592-0771
Fax (419) 592-0775

DESCRIPTION FOR VACATION OF ALLEY:

A parcel of land being a part of the West half ($\frac{1}{2}$) of the Southeast quarter ($\frac{1}{4}$) of Section 14, Town 5 North, Range 6 East, City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Beginning at an iron pipe found in the Northeast corner of Lot 12 of Heller and Donnelly's First Addition to the City of Napoleon, Henry County, Ohio;

thence North $0^{\circ}41'00''$ East, eighteen and thirty-three hundredths (18.33) feet to a point on the Southerly right-of-way line of Indiana Hi-Rail Railroad;

thence North $61^{\circ}28'00''$ East on the Southerly right-of-way line of said Railroad, eighteen and thirty-three hundredths (18.33) feet to a point on the Easterly side of an existing alley;

thence South $0^{\circ}41'00''$ West on the Easterly side of said alley, one hundred twenty-two and thirty-one hundredths (122.31) feet to a point on the Northerly right-of-way line of West Clinton Street extended;

thence South $89^{\circ}00'00''$ West on the Northerly right-of-way of line West Clinton Street extended, sixteen and one hundredth (16.01) feet to a point on the East line of Lot 12 of Heller and Donnelly's First Addition;

thence North $0^{\circ}41'00''$ East on the Easterly line of said Lot 12 and the Westerly side of said alley, ninety-five and fifty hundredths (95.50) feet to the point of beginning.

Containing 0.043 acres of land more or less.



Paul J. Westhoven
Registered Surveyor No. 5602
Survey No. 4029a-H-CN-2-12-98