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# PERPETUAL UTILITY EASEMENT

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**Know All Men By These Presents:** That, Jerry L. Langenhop a married man, whose tax mailing address is 11-797 Road U, Rt. 1, Napoleon, Ohio, 43545, the Grantors, for and in consideration of the sum of One Hundred Fifty Dollars (\$150.00) and other good and valuable consideration paid by the **City of Napoleon, Ohio**, a municipal corporation organized under the laws of Ohio, the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns forever, a perpetual alienable Utility Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter any of its Utilities that are now in existence or may be in the future, including but not limited to: electric, cable, telephone, telecommunications, water, sewer, and gas utilities. The aforementioned Utilities consist of one or more of its transmission or distribution lines, having a variable number of wires and pipes and all necessary or desirable appurtenances thereto (including but not limited to regulating transmission or distribution equipment and housing therefore, towers or poles made of wood, metal or other materials, telephone and telegraph wires, fiber optic cables, telecommunication antennas, props, guys and anchorages, conduits, pedestals, cables, fixtures, surface monuments, manholes, associated pad or pole mounted electronic equipment and cabinetry, pipes, tile, etc), all the aforementioned both above and below ground, with the further right to permit the attachment of, and/or carry in underground or above ground conduit, wires, cables, pipes and other associated fixtures above or underground facilities of any other company with services and extensions therefrom, in, on, over, and/or under the below described lands, with the right of ingress to and egress from and over said premises (real estate) situated in the Township of Harrison, County of Henry and State of Ohio, and described as:

**A parcel of land being located in the North half (1/2) of the East half (1/2) of the Northwest quarter (1/4) of Section 35, Town 6 North, Range 6 East, Freedom Township, Henry County, Ohio, and which is more particularly described as follows:**

**Beginning at a railroad spike found at the North quarter (1/4) corner of said section 35;**

**thence South 0°00'00" West (assumed bearing for the purposes of this description) on the East line of the Northwest quarter (1/4) of said Section 35, fifty-five and zero hundredths (55.00) feet to a point;**

**thence South 89°38'26" West and parallel with the North line of the Northwest quarter (1/4) of said Section 35, three hundred sixty and zero hundredths (360.00) feet to a point;**

**thence North 71°20'03" West, ninety-eight and sixteen hundredths (98.16) feet to a point;**

**thence North 0°00'00" East, twenty-three and zero hundredths (23.00) feet to a mag nail set on the North line of the Northwest quarter (1/4) of said Section 35;**

**thence North 89°38'26" East on the said North line of the Northwest quarter (1/4) of Section 35, four hundred fifty-three and zero hundredths (453.00) feet to the point of beginning.**

**Containing 0.538 acres of land more or less.**

**This description is based on field survey no. 7259-H-Fr-9-8-01, by Paul J. Westhoven, Registered Land Surveyor 5602.**

The Grantor claims title to the above described property by virtue of deed and documents recorded in Deed/Official Record Volume 237, Page 698 of the records of Henry County, Ohio.



Grantee will also have the right to mark the location of the strip by suitable markers set in the ground, but such markers when set in the ground will be placed in fences or other locations which will not interfere with any reasonable use Grantor will make of the land.

The consideration recited herein shall constitute full and final payment for said easement and all damages sustained and/or claimed by the Grantors, their heirs, executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantor's real estate, that arise from or by reason of the laying, installation, construction, reconstruction, erection, use, operation, maintenance, supplementation, removal or inspection of said Utility(s) and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. Nevertheless, except as otherwise provided herein, Grantee agrees to restore the grounds by seeding and leveling; further, any physical damage caused by the Grantee to Grantor's premises, after completion of the original construction, due to performing maintenance, inspection, reconstruction, supplementation, replacement, repair, and/or removal of said Utility(s), shall be paid, repaired or restored by the Grantee, unless the same is part of an assessed project. The Easement and right-of-way hereby granted includes the perpetual right to cut, trim, and/or otherwise control any trees and/or brush which may endanger the safety of or interfere with the construction and use of said Utility(s) without claim of damage to the trees or brush by the Grantor.

**To Have And To Hold** said Utility Easement, together with all rights and privileges belonging thereto unto the Grantee and its successors and assigns forever. This Utility Easement together with all agreements, covenants, and other provisions recited herein, shall constitute a covenant running with the land for the benefit and use of the Grantee, its successors and assigns forever. The provisions of this Easement will inure to the benefit of and bind the heirs and/or successors and assigns of the respective parties to it.

The Grantor hereby covenants that he is the true and lawful Owner of the above described real estate and have full power and authority to convey the same and that the same is free and clear from all liens and encumbrances whatsoever and that the Grantor will warrant and defend the title to the said easement against all lawful claims. The Grantor warrants that the above described property as subject of said easement does not contain hazardous materials as defined by federal and state statute or regulation.

**In Witness Whereof:** Jerry L. Langenhop, the Grantor, has executed this Perpetual Alienable Utility Easement this 31st day of December, 2001.

Signed and acknowledged in the presence of:

[Signature]

[Signature]  
Jerry L. Langenhop

[Signature]

STATE OF Ohio }  
COUNTY OF Lorain }

ss:

Before me a Notary Public in and for said County, personally appeared the above named, Jerry L. Langenhop the Grantor, who acknowledged that he did sign the foregoing instrument and that same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 31st day of December, 2001.

(seal)

[Signature]  
Notary Public

**SHERYL K. RATHGE**  
**NOTARY PUBLIC, STATE OF OHIO**  
**COMMISSION EXPIRES OCTOBER 15, 2006**



**IN WITNESS WHEREOF:** Lori S. Langenhop, the spouse of the Grantor, Jerry L. Langenhop, does hereby release all rights of dower for this Permanent Easement for Utility Purpose this 31st day of December, 2001.

Signed and acknowledged in the presence of:

[Signature]

[Signature]  
Lori S. Langenhop

[Signature]

STATE OF Ohio

COUNTY OF Henry

ss:

Before me a Notary Public in and for said County, personally appeared the above named Lori S. Langenhop, the spouse of the Grantor, Jerry L. Langenhop, 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 seal this 31st day of December, 2001.

(seal)

[Signature]  
Notary Public

**SHERYL K. RATHGE**  
**NOTARY PUBLIC, STATE OF OHIO**  
**COMMISSION EXPIRES OCTOBER 15, 2006**

Accepted by:

[Signature]  
Dr. Jon A. Bisher, City Manager

31 DEC 01  
Date

***This Instrument Prepared  
and***

***Approved By:***

***David M. Grahn***

***City of Napoleon Law Director  
255 West Riverview Avenue  
Napoleon, Ohio 43545  
(419) 592-3503***

***Easement Description Provided By:***

***Paul J. Westhoven***

***Registered Surveyor No. 5602***

***Easement Description Verified by:***

***Joseph R. Kleiner, Napoleon Engineer***

Langenhop 09-2001 L:\LAW\latus\wordpro\lawdirec\eaments



# Easement Receipt

Easement Description:

**Perpetual Utility Easement - Jerry L. Langenhop**

Are there any attachments to this Easement? \_\_\_\_\_ yes \_\_\_\_\_ no

If attachments, are they attached at time of receipt? \_\_\_\_ yes \_\_\_\_ no

Are any documents referred to in the Easement as "currently on file"? \_\_\_\_\_ yes  
\_\_\_\_\_ no

If referred to in the Easement as "currently on file", are the documents currently  
on file? \_\_\_\_\_ yes \_\_\_\_\_ no

Date Received: \_\_\_\_\_

\_\_\_\_\_  
Records Clerk/Recorder

(Once you have filled out the above information, please return it to the Law Director's office.)

1/4/2002 4:15:03 PM







**CITY OF NAPOLEON - LAW DEPARTMENT**  
**255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545**  
**Phone: 419-592-3503 - Fax: 419-592-4723**

City Law Director  
David M. Grahn  
dgrahn@napoleonohio.com

Administrative Assistant  
Sheryl K. Rathge  
srathge@napoleonohio.com

Wednesday, December 26, 2001

Mr. Jerry L. Langenhop  
11-797 Road U, Rt. 1  
Napoleon, Ohio 43545

Re: Perpetual Utility Easement

Dear Mr. Langenhop:

Please contact my office at your convenience in order that we can have executed an easement issued to the City of Napoleon Electric Department that has been prepared by my office. It is my understanding that the City has already given you the \$150.00 as promised; however, we need for both you and your wife, Lori, to make an appointment so that we may get this matter finalized. You need not come in together to take care of this matter as we will work around both you and Lori's schedule.

Thank you in advance for both your time and consideration in this matter.

Should you have any questions or comments, please do not hesitate to contact my office.

Sincerely,

David M. Grahn  
City Law Director

dmg/skr

i:\langenhop jerry 12-2001 L:\LAW\latus\wordpro\lawdirec\letters 12/26/2001, 11:37:35 AM



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# PERPETUAL UTILITY EASEMENT

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***Know All Men By These Presents:*** That, Jerry L. Langenhop a married man, whose tax mailing address is 11-797 Road U, Rt. 1, Napoleon, Ohio, 43545, the Grantors, for and in consideration of the sum of One Hundred Fifty Dollars (\$150.00) and other good and valuable consideration paid by the **City of Napoleon, Ohio**, a municipal corporation organized under the laws of Ohio, the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns forever, a perpetual alienable Utility Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter any of its Utilities that are now in existence or may be in the future, including but not limited to: electric, cable, telephone, telecommunications, water, sewer, and gas utilities. The aforementioned Utilities consist of one or more of its transmission or distribution lines, having a variable number of wires and pipes and all necessary or desirable appurtenances thereto (including but not limited to regulating transmission or distribution equipment and housing therefore, towers or poles made of wood, metal or other materials, telephone and telegraph wires, fiber optic cables, telecommunication antennas, props, guys and anchorages, conduits, pedestals, cables, fixtures, surface monuments, manholes, associated pad or pole mounted electronic equipment and cabinetry, pipes, tile, etc), all the aforementioned both above and below ground, with the further right to permit the attachment of, and/or carry in underground or above ground conduit, wires, cables, pipes and other associated fixtures above or underground facilities of any other company with services and extensions therefrom, in, on, over, and/or under the below described lands, with the right of ingress to and egress from and over said premises (real estate) situated in the Township of Harrison, County of Henry and State of Ohio, and described as:

**A parcel of land being located in the North half (1/2) of the East half (1/2) of the Northwest quarter (1/4) of Section 35, Town 6 North, Range 6 East, Freedom Township, Henry County, Ohio, and which is more particularly described as follows:**

**Beginning at a railroad spike found at the North quarter (1/4) corner of said section 35;**

**thence South 0°00'00" West (assumed bearing for the purposes of this description) on the East line of the Northwest quarter (1/4) of said Section 35, fifty-five and zero hundredths (55.00) feet to a point;**

**thence South 89°38'26" West and parallel with the North line of the Northwest quarter (1/4) of said Section 35, three hundred sixty and zero hundredths (360.00) feet to a point;**

**thence North 71°20'03" West, ninety-eight and sixteen hundredths (98.16) feet to a point;**

**thence North 0°00'00" East, twenty-three and zero hundredths (23.00) feet to a mag nail set on the North line of the Northwest quarter (1/4) of said Section 35;**

**thence North 89°38'26" East on the said North line of the Northwest quarter (1/4) of Section 35, four hundred fifty-three and zero hundredths (453.00) feet to the point of beginning.**

**Containing 0.538 acres of land more or less.**

**This description is based on field survey no. 7259-H-Fr-9-8-01, by Paul J. Westhoven, Registered Land Surveyor 5602.**

The Grantor claims title to the above described property by virtue of deed and documents recorded in Deed/Official Record **Volume 237, Page 698** of the records of Henry County, Ohio.







**IN WITNESS WHEREOF:** Lori S. Langenhop, the spouse of the Grantor, Jerry L. Langenhop, does hereby release all rights of dower for this Permanent Easement for Utility Purpose this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Signed and acknowledged in the presence of:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Lori S. Langenhop

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

ss:

Before me a Notary Public in and for said County, personally appeared the above named Lori S. Langenhop, the spouse of the Grantor, Jerry L. Langenhop, 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 seal this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

(seal)

\_\_\_\_\_  
Notary Public

**Accepted by:**

\_\_\_\_\_  
Dr. Jon A. Bisher, City Manager

\_\_\_\_\_  
Date

*This Instrument Prepared  
and  
Approved By:  
David M. Grahn  
City of Napoleon Law Director  
255 West Riverview Avenue  
Napoleon, Ohio 43545  
(419) 592-3503  
Easement Description Provided By:  
Paul J. Westhoven  
Registered Surveyor No. 5602  
  
Easement Description Verified by:  
Joseph R. Kleiner, Napoleon Engineer*  
Langenhop 09-2001<EditDate %Db>









Paul J. Westhoven  
REGISTERED LAND SURVEYOR  
523 E. Riverview Avenue - P.O. Box 172  
Napoleon, OH 43545  
Phone (419) 592-0771  
Fax (419) 592-0775

**LEGAL DESCRIPTION**  
**JERRY L. LANGENHOP to THE CITY OF NAPOLEON LIGHT & POWER**  
**Easement for 0.538 acres**

A parcel of land being located in the North half ( $\frac{1}{2}$ ) of the East half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of Section 35, Town 6 North, Range 6 East, Freedom Township, Henry County, Ohio, and which is more particularly described as follows:

Beginning at a railroad spike found at the North quarter ( $\frac{1}{4}$ ) corner of said Section 35;

thence South 0°00'00" West (assumed bearing for the purposes of this description) on the East line of the Northwest quarter ( $\frac{1}{4}$ ) of said Section 35, fifty-five and zero hundredths (55.00) feet to a point;

thence South 89°38'26" West and parallel with the North line of the Northwest quarter ( $\frac{1}{4}$ ) of said Section 35, three hundred sixty and zero hundredths (360.00) feet to a point;

thence North 71°20'03" West, ninety-eight and sixteen hundredths (98.16) feet to a point;

thence North 0°00'00" East, twenty-three and zero hundredths (23.00) feet to a mag nail set on the North line of the Northwest quarter ( $\frac{1}{4}$ ) of said Section 35;

thence North 89°38'26" East on the said North line of the Northwest quarter ( $\frac{1}{4}$ ) of Section 35, four hundred fifty-three and zero hundredths (453.00) feet to the point of beginning.

Containing 0.538 acres of land more or less.

This description is based on field survey No. 7259-H-Fr-9-8-01, by Paul J. Westhoven, Registered Land Surveyor 5602.



October 23, 2001

David Grahn  
Law Director  
City Building  
Napoleon, OH 43545

Re: Robert H. Behrman and Marcia C. Behrman, Perpetual Utility Easement, part of the West Half of the Northwest Quarter of Section 19, Harrison Township, Henry County, Ohio; Jerry L. Langenhop, Perpetual Utility Easement, part of the North Half of the East Half of the Northwest Quarter Section 35, Freedom Township, Henry County, Ohio; and, Steven R. Lankenau, Perpetual Utility Easement, part of the Northwest Quarter of Section 19, Harrison Township, Henry County, Ohio.

Dear Dave:

The title research for Robert H. Behrman and Marcia C. Behrman shows that the Behrmans acquired Lot 2 of the Latta Subdivision by a Warranty Deed in Volume 216, Page 285 filed for record September 11, 1978. The Behrmans acquired Lot 1 of the Latta Subdivision by a Fiduciary Deed in Volume 70, Page 39 filed for record May 8, 2000. The Behrmans then deeded both lots to themselves as Parcel No. 1 and Parcel No. 2 jointly with right of survivorship, by a Warranty Deed in Volume 73, Page 680, filed for record July 18, 2000. Parcel No. 2 which contains 0.546 acres of land and is part of Lot 1 of the Latta Subdivision has a Land Contract in favor of Larry L. Smith and Kelly A. Smith, which Land Contract was filed for record July 18, 2000 in Volume 73, Page 682. The forty year chain of title looks good.

The title research for Jerry L. Langenhop shows that he acquired the North Half of the East Half of the Northwest Quarter of Section 35, being 40 acres and a strip of land of .61 acres in Freedom Township by a Quitclaim Deed in Volume 237, Page 698, filed May 2, 1988. Jerry L. Langenhop has had a partial interest in this real property since 1982. The forty year chain of title looks good.

The title research for Steven R. Lankenau shows that he acquired the West Half of the Northwest Quarter of Section 19, Harrison Township which includes Lots 1-26, Lot 45, Lots 46-117 except for Lots 60 and 61 and known as Kimdale Village Subdivision by two separate deeds being a Fiduciary Deed in Volume 1, Page 791, filed for record January 17, 1997 and by Warranty Deed in Volume 5, Page 1147 filed for record May 1, 1997. The forty year chain of title looks good.

If you have any questions please contact me.

Thank you,  
Jenny Parker  
1005 Westchester Ave.  
Napoleon, OH 43545 599-3674



Date October 15, 2001 Name Jerry L. Langenhop  
RE Location apart in N $\frac{1}{2}$  of the E $\frac{1}{2}$  of NW $\frac{1}{4}$  Section 35, Freedom Twp, HC, OH

Vol. 95 Page 383 Anna Vajen, an unmarried woman Grantor

Instrument TO Ferdinand Langenhop Grantee

WD Description E $\frac{1}{2}$  of NW $\frac{1}{4}$  Section 39 exc RR at of way Freedom Twp

Signed 3-4-15 Filed 3-8-15 at 3:30 P. M. Recorded 3-13-15

Vol. 145 Page 88 Ferdinand Langenhop, deid (10-31-44 DOD) Grantor

Instrument TO Doris Langenhop Grantee

Cent Trans Description all interest in parcel # 2 being E $\frac{1}{2}$  of NW $\frac{1}{4}$  Sec 35  
exc RR at. of way 78.10 ac

Signed 1-30-1945 Filed 1-30-45 at 10:59 A. M. Recorded 1-31-45

Vol. 145 Page 179 Doris Langenhop, deid (3-20-45 DOD) Grantor

Instrument TO Adolph Langenhop & Clara Homan Grantee A

Cent. Trans. Description und $\frac{1}{2}$  interest - to each in parcel # 2 being E $\frac{1}{2}$  of NW $\frac{1}{4}$   
Section 35, Freedom Twp, 78.10 ac

Signed 8-18-1945 Filed 8-18-45 at 11:05 A. M. Recorded 8-21-45

Vol. 143 Page 177 Clara Homan & Fred H. Homan W+H Grantor A

Instrument TO Adolph Langenhop Grantee

WD Description und $\frac{1}{2}$  int in E $\frac{1}{2}$  of NW $\frac{1}{4}$  Section 35, Freedom Twp,  
78.10 ac (less RR at of way)

Signed ~~10-26-45~~ 10-22-1945 Filed 10-22-45 at 3:25 P. M. Recorded 10-24-45

Vol. 182 Page 167 Adolph Langenhop, deid (5-30-65 DOD) Grantor

Instrument TO Mary Langenhop, spouse of Adolph Langenhop Grantee

Cent. Trans Description E $\frac{1}{2}$  of NW $\frac{1}{4}$  of Sec 35, Freedom Twp, less  
RR at. of way, 78.10 acres

Signed 2-23-66 Filed 2-24-66 at 10:35 A. M. Recorded 2-24-66





Page #2 Name Jerry L. Hangerhop  
Vol. 200 Page 636 Mary Hangerhop Grantor

Instrument TO City of Napoleon Grantee

Easement Description perpetual electric utility Easement on, over & through  
35' x 35' parcel in SE corner of E 1/2 of NW 1/4 of Sec 35, Freedom Twp

Signed 1-19-75 Filed 2-18-75 at 11:20 A. M. Recorded 2-21-75

Vol. 223 Page 318 Mary Hangerhop, unmarried woman of legal age Grantor

Instrument TO Lawrence F. Hangerhop, Judy A. Okuley & Jerry Hangerhop Grantee A

WD Description Westerly 12 acres of E 1/2 of NW 1/4 Section 35 Freedom Twp

Signed 1-26-82 Filed 1-26-82 at 11:30 A. M. Recorded 1-26-82

Vol. 223 Page 530 DT & I RR Co., a Delaware Corp Grantor

Instrument TO Leonard L. Richer Trustee Grantee

QCD Description 9 miles of RR rt. of way - includes all RR rt of way  
in Section 35, Freedom Twp, Hc, Ohio

Signed 3-9-82 Filed 3-9-82 at 10:59 A. M. Recorded 3-9-82

Vol. 223 Page 566 Leonard L. Richer, Trustee & wife Donelda Richer Grantor A

Instrument TO Judy Okuley & Jerry L. Hangerhop Grantee A

QCD Description 2.424 acres in NW 1/4 of NE 1/4 Section 35, Freedom Twp -  
old railroad right of way

Signed 3-18-82 Filed 3-15-82 at 2:53 P. M. Recorded 3-19-82

Vol. 223 Page 677 Lawrence F. Hangerhop & Ruth Hangerhop H & W Grantor A

Instrument TO Judy A. Okuley & Jerry L. Hangerhop Grantee A

QCD Description Westerly 12 acres of E 1/2 of NW 1/4 Section 35,  
Freedom Twp, Hc, Ohio

Signed 4-8-82 Filed 4-9-82 at 10:20 A. M. Recorded 4-16-82



Page #3 Name Jerry L. Langerhop

Vol. 225 Page 111 Mary Langerhop, unmarried woman of legal age Grantor

Instrument TO Lawrence F. Langerhop, Judy A. Okuley + Jerry L. Langerhop Grantee S

WD Description Easterly 15 acres of the West 27 acres of E 1/2 of NW 1/4 of Section 35  
Freedom, Twp, HC, OH

Signed 1-28-1983 Filed 1-28-83 at 11:19 A. M. Recorded 1-31-83

Vol. 225 Page 473 Lawrence F. Langerhop + Ruth Langerhop H & W Grantor A

Instrument TO Judy A. Okuley + Jerry L. Langerhop Grantee A

QCD Description Easterly 15 acres of the West 27 acres of E 1/2 of NW 1/4 of  
Section 35, Freedom Twp, HC, OH

Signed 4-15-83 Filed 4-18-83 at 3:02 P. M. Recorded 4-19-83

Vol. 228 Page 167 Mary Langerhop, unmarried woman of legal age Grantor

Instrument TO Lawrence F. Langerhop, Judy A. Okuley + Jerry L. Langerhop Grantee S

WD Description Easterly 15 acres of West 42 acres of E 1/2 of NW 1/4  
Section 35, Freedom Twp, HC, Ohio

Signed 1-16-1984 Filed 1-17-84 at 10:10 A. M. Recorded 1-18-84

Vol. 228 Page 656 Lawrence F. Langerhop + Ruth Langerhop H & W Grantor A

Instrument TO Judy A. Okuley + Jerry L. Langerhop Grantee A

QCD Description Easterly 15 acres of West 42 acres of E 1/2 of NW 1/4  
Section 35, Freedom Twp, HC, Ohio

Signed 4-13-84 Filed 4-17-84 at 10:15 A. M. Recorded 4-17-84

Vol. 235 Page 401 Mary Langerhop, deceased (4-13-86 DOD) Grantor

Instrument TO Jerry L. Langerhop + Judy A. Okuley Grantee A

Cent. Trans. Description und 1/2 interest to each of them in E 1/2 of NW 1/2  
of Section 35, Freedom Twp, less & exc RR at of way + 2 excepted parcels

Signed 3-23-87 Filed 3-24-87 at 3:10 P. M. Recorded 3-24-87



Page #4 Name Jerry Langenhop

Vol. 237 Page 697 Judy A. Okuley + Steve Okuley W+H and Jerry L. Langenhop + Lou S. Langenhop H+W Grantor A

Instrument TO Marsha K. Yarnell Grantee

QCD Description East 1/2 of NW 1/4 Section 35, Freedom Twp, HC, Ohio,  
80 acres plus 1.22 acre strip of land

Signed 4-28-88 Filed 5-2-88 at 2:27 P.M. Recorded 5-2-88

Vol. 237 Page 698 Marsha K. Yarnell + J. Kevin Yarnell W+H Grantor A

Instrument TO Jerry L. Langenhop Grantee

QCD Description North 1/2 of the East 1/2 of NW 1/4 of Section 35, 40 acres  
and strip of land, 61 acres, Freedom Twp, HC, Ohio

Signed 4-29-88 Filed 5-2-88 at 2:28 P.M. Recorded 5-2-88

Vol.      Page      Grantor     

Instrument TO Grantee     

Description     

Signed      Filed      M. Recorded     

Vol.      Page      Grantor     

Instrument TO Grantee     

Description     

Signed      Filed      M. Recorded     

Vol.      Page      Grantor     

Instrument TO Grantee     

Description     

Signed      Filed      M. Recorded



237 698

QUIT-CLAIM DEED \*

We, Marsha K. Yarnell and J. Kevin Yarnell, wife and husband,

(1), of Henry County, Ohio

for valuable consideration paid, grants(s) to

Jerry L. Langenhop, whose tax-mailing address is

11-797 Road U Rt. 1, Napoleon, Ohio 43545

the following REAL PROPERTY: Situated in the County of Henry in the State of Ohio and in the Township of Freedom (2)

The North Half (1/2) of the East Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-five (35), Town Six (6) North, Range Six (6) East, Freedom Township, Henry County, Ohio, containing forty (40) acres of land, more or less, but subject to all legal highways.

Together with a strip of land twenty feet in width along the West side of the Northwest quarter (1/4) of the Northeast quarter (1/4) of Section 35, Town Six (6) North, Range Six (6) East, Freedom Township, containing .61 acres of land, more or less. Subject to taxes and assessments levied and assessed thereon for the year 1987 and thereafter, which taxes and assessments the Grantee hereit assumes and agrees to pay.

Both parcels containing 40.61 acres, more or less.

Prior Instrument Reference: Vol. 237 Page 697 of the Deed Records of Henry County, Ohio.

Witness our hand(s) this 29th day of April, 1988.

Signed and acknowledged in the presence of:

Witness: Marsha K. Yarnell (4)

Witness: J. Kevin Yarnell

State of Ohio County of Henry ss.

BE IT REMEMBERED, That on this 29th day of April, 1988, before me, the subscriber, a Notary Public in and for said state, personally came, Marsha K. Yarnell and J. Kevin Yarnell, wife and husband the Grantor(s) 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.

JOHN H. HANNA, Attorney at Law, State of Ohio, My Comm. Expiration Date, Section 117, 117 G.

This instrument was prepared by John H. Hanna, Attorney at Law, Napoleon, Ohio

- 1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 8301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamp: This instrument has been examined and the Recorder has complied with the provisions of the Revised Code.

AUDITOR'S OFFICE TRANSFERRED DATE MAR 2 1988 James H. Hooper HENRY COUNTY AUDITOR

APR 29 1988 Tax Map Dept.



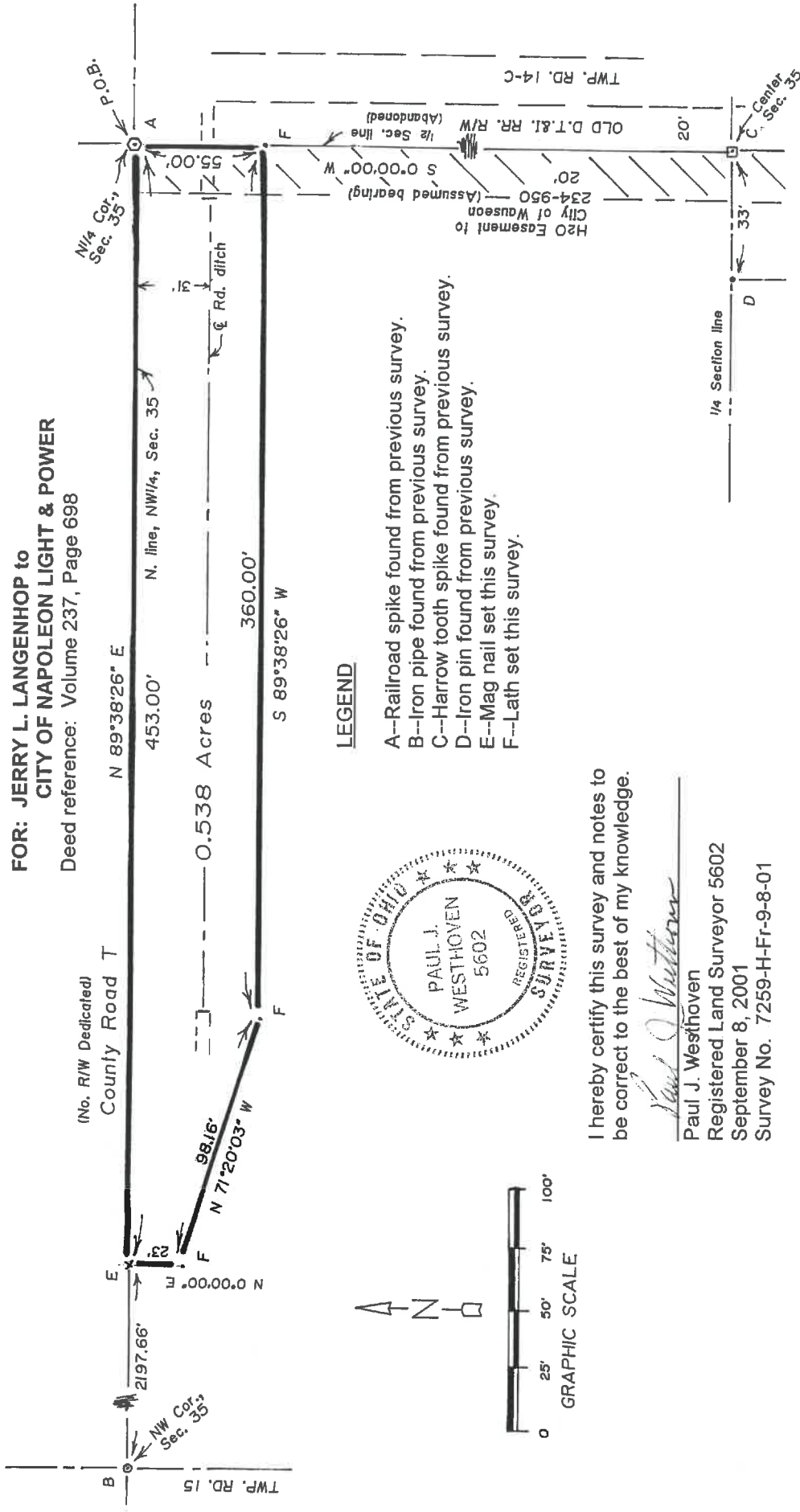


# PLAT OF SURVEY

LOCATED IN THE NORTH HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 35, TOWN 6 NORTH, RANGE 6 EAST, FREEDOM TOWNSHIP, HENRY COUNTY, OHIO

FOR: **JERRY L. LANGENHOP to  
CITY OF NAPOLEON LIGHT & POWER**

Deed reference: Volume 237, Page 698



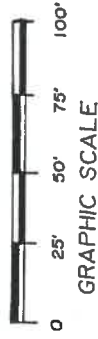
### LEGEND

- A--Railroad spike found from previous survey.
- B--Iron pipe found from previous survey.
- C--Harrow tooth spike found from previous survey.
- D--Iron pin found from previous survey.
- E--Mag nail set this survey.
- F--Lath set this survey.



I hereby certify this survey and notes to be correct to the best of my knowledge.

*Paul J. Westhoven*  
 Paul J. Westhoven  
 Registered Land Surveyor 5602  
 September 8, 2001  
 Survey No. 7259-H-Fr-9-8-01

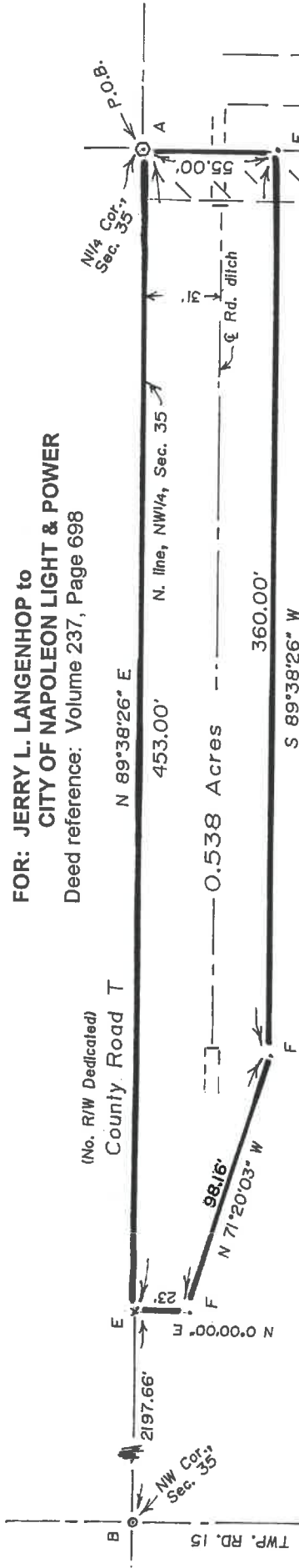




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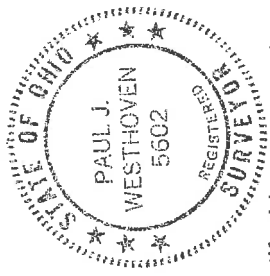
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