

SUNDERMAN & RODE LLC

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April 17, 2025

The City of Napoleon, Ohio
P.O. Box 151
Napoleon, OH 43545

Dear Mr. Small:

Enclosed is your recorded General Warranty Deed. You should keep this in safe place with your other important papers. Should you have any questions, feel free to give me a call. I thank you for allowing our office to assist you in this matter.

Very truly yours,



Tony C. Johnson

TJ:dkj

Enclosure

AUDITORS OFFICE
TRANSFERRED

APR 10 2025

Elizabeth D. Fruchey .50
HENRY COUNTY AUDITOR

This Conveyance has been examined
and the Grantor has complied with
Section 319.202 of the Revised Code.

FEE \$

EXEMPT

Elizabeth Fruchey County Auditor



2025001002 Pages: 2
Filed for Record in HENRY County, Ohio
BRANDI BADEN, Recorder
04/10/2025 02:19 PM Recording Fees: \$34.00
WARR DEED OR BK: 337 PG: 1072 - 1073

GENERAL WARRANTY DEED

THE CITY OF NAPOLEON, OHIO, an Ohio Municipal Corporation, for valuable consideration paid, grant with general warranty covenants, to **THE CITY OF NAPOLEON, OHIO**, an Ohio Municipal Corporation, whose tax-mailing address is PO Box 151, Napoleon, OH 43545, the following **REAL PROPERTY**:

See Attached Exhibit A

Parcel #: Part of 41-110048.0000

Prior Instrument Reference: Volume 2763, Page 2290, of the Official Records of Henry County, Ohio.

Executed by us this 10 day of April, 2025.

The City of Napoleon, Ohio an Ohio
Municipal Corporation

By:

J. Andrew Small
J. Andrew Small, City Manager

State of Ohio

County of Henry, ss:

BE IT REMEMBERED, That on this 10th day of April 2025, before me, the subscriber, a notary public in and for said state, personally came, **J. ANDREW SMALL, THE CITY MANAGER OF NAPOLEON, OHIO**, the Grantors in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed, and the voluntary act and deed of **THE CITY OF NAPOLEON, OHIO**.

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



Anthony C. Johnson
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Anthony C. Johnson
Notary Public

This instrument was prepared by Sunderman & Rode, LLC
Attorneys-at-Law, 114 E. Main St. Deshler, Ohio 43516

EXHIBIT A

15.705 Acres

Situated in the City of Napoleon, County of Henry, State of Ohio, and being part of the SE1/4 of Section 11, T5N, R6E, a tract of land bounded and described as follows:

Beginning at a railroad spike found marking the northwest corner of the SE1/4 of said Section 11;

thence along the north line of the SE1/4 of said Section 11 S89°33'03"E a distance of 1624.63 feet to an iron pin set on the northwesterly limited access right of way line of U.S. Routes 6 and 24 Bypass, passing a 1/2" iron pin found at 50.00 feet;

thence along said northwesterly limited access right of way line S42°05'48"W a distance of 349.17 feet to an angle point in said northwesterly limited access right of way line and being Station 640+65.10 160.00 feet left of the centerline of said U.S. Routes 6 and 24 Bypass, referenced by an 1/2" iron pin found with 5922 cap 1.11 feet south and 0.21 feet east of said angle point;

thence continuing along said northwesterly limited access right of way line S44°43'25"W a distance of 327.48 feet to an 1/2" iron pin found with yellow cap marking the northeast corner of a 7.740 (deed) acre tract of land conveyed to Henry's Pond, LLC in OR 307, Page 2030 of the Henry County Official Records;

thence along the north line of said 7.740 acre tract N89°29'09"W a distance of 1008.55 feet to an iron pin set;

thence parallel with the west line of the SE1/4 of said Section 11 N00°58'44"E a distance of 60.00 feet to an iron pin set;

thence parallel with the north line of said 7.740 acre tract N89°29'09"W a distance of 160.00 feet to a mag nail set on the west line of the SE1/4 of said Section 11, passing an iron pin set 50.00 feet east thereof;

thence along the west line of the SE1/4 of said Section 11, also being the centerline of County Road 14-B (Glenwood Avenue) (RW Varies)) N00°58'44"E a distance of 434.09 feet to the Point of Beginning and containing 15.705 acres of land, more or less, of which 0.498 acre lies in the right of way, subject however to all legal highways and prior easements of record.

Henry County Official Record: City of Napoleon, OR 273, Page 2290

NOTE: The bearings in this legal description are based upon a prior survey by Daniel C. Kaiser, PS #7973 for the City of Napoleon filed in SR 40, Page 81 in the Henry County Engineer's Office, and are used only for the purpose of describing angular measurements.

Nick E. Nigh, PS
Professional Surveyor #7384

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: 03-25-2025

