

KNOW ALL MEN BY THESE PRESENTS, That George A. Bokerman and Anna Bokerman, husband and wife,

One dollar and other valuable considerations, the Grantors, for the consideration of \$1.00 paid by Edward H. Fruth and Freda Fruth,

the Grantee, the receipt whereof is hereby acknowledged, do hereby assign, forever, the real estate described as follows: Situated in the Village of Napoleon, Ohio

Lots numbered one (1), two (2), three (3) and four (4) in Susan J. Rowan's Fair Ground Addition to said village of Napoleon.

(U. S. Rev. Stamps \$1.50) G/A.B. May 13-1939.

to the same more or less, but subject to all legal highways. TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereto belonging, unto the said Grantee, heirs and assigns, forever. And we, the said Grantor, hereby covenant with the said Grantee, our heirs, executors and administrators, do hereby consent with the said Grantee, their heirs and assigns, all my right and title of Dower in the above granted premises. IN WITNESS WHEREOF, we, the said Grantor, the said Grantor, hereto set our hand and signed and acknowledged in presence of this 12 day of February, 1939, in the year of our Lord One Thousand Nine Hundred and acknowledged in presence of Lucille L. Ludeman, Anna Bokerman, Yadae G. Meekison.

And that we will forever warrant and defend the same unto the said Grantee, their heirs and assigns, against all lawful claims whatsoever except the mortgage above described and taxes and assessments in hand paid, I, Anna Bokerman, wife of George A. Bokerman, Release and Forever Quit-Claim unto the said Grantee, their heirs and assigns, all my right and title of Dower in the above granted premises. IN WITNESS WHEREOF, we, the said Grantor, the said Grantor, hereto set our hand and signed and acknowledged in presence of this 12 day of February, 1939, in the year of our Lord One Thousand Nine Hundred and acknowledged in presence of Lucille L. Ludeman, Anna Bokerman, Yadae G. Meekison.

The State of Ohio, Henry County, as Henry BERT REMEMBERED, That on this 12 day of February, 1939, before me, the subscriber, a Notary Public in and for said County, personally came the above-named Grantors in the foregoing instrument, who acknowledged that they did sign the same and that the same is their free act and deed. IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my official seal, at Napoleon, Ohio, on the day and year aforesaid. (NOTARIAL SEAL - Yadae G. Meekison.) 1939 May 13th. A. M. 10:55 o'clock. Yadae G. Meekison Notary Public in and for Henry County, Ohio. My Commission expires with: [Signature]

133-197 (1 of 1)

ORDINANCE NO. 256

To vacate Alley No. 4 of Susan J. Rowan's Fairground Addition to the Village of Napoleon, Ohio, from the Southerly Line of Lot 1 thereof extending Northerly to where the same intersects the Adrian Pike (so called).

WHEREAS, on the 6th day of August, 1951, a petition by persons owning lots and land in Susan J. Rowan's Sub-division and land adjacent thereto, was duly presented to Council praying that said alley, between the points named, be vacated; and,

WHEREAS, said petition was signed by all owners of the property abutting the part of the alley proposed to be vacated, and notice is therefore not required; and,

WHEREAS, Council, upon hearing, is satisfied that there is good cause for such vacation as prayed for, and that it will not be detrimental to the general interest, and ought to be made, now therefore,

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF NAPOLEON, OHIO:

Sec. 1. That alley No. 4 of Susan J. Rowan's Fairground Addition to the Village of Napoleon, Ohio, from the southerly line of Lot 1 thereof extending northerly to where the same intersects the Adrian Pike (so called), be and the same is hereby vacated.

Sec. 2. That this Ordinance shall be in full force and effect from and after its passage.

Passed: August 20, 1951.

F. H. Sauer
Mayor

ATTEST: John Swearingen Clerk

STATE OF OHIO
VILLAGE OF NAPOLEON, OHIO SS
County of Henry

I, John Swearingen, as Clerk of the Village of Napoleon, Ohio, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 256 adopted by the Council of said Village on the 20th Day of August, 1951, and recorded in Ordinance Record Volume No. 5.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, this 31st day of August, 1951.

(VILLAGE SEAL)
John Swearingen Clerk
Village of Napoleon, Ohio.

Received for Record September 6, 1951,
at 10:15 o'clock A.M.,

Recorded September 10th, 1951.

Fee \$1.50

Ernest C. Quirk Recorder
R. H. Sauer Deputy

158-477 (1 of 1)

KNOW ALL MEN BY THESE PRESENTS, That we, Edward H. Fruth and Freda Fruth, husband and wife, the Grantor s, who claim title by or through instrument, recorded in Volume 123, Page 197, County Recorder's Office, for the consideration of One Dollar and Other Valuable Considerations to us paid by Franklin Hahn and Fay Hahn

Address will be Route 2, Napoleon, Ohio, the Grantee s, whose Tax Mailing Give, Grant, Bargain, Sell and Convey to the said Grantees, their heirs and assigns, forever, the real estate described as follows: Situated in the Village of Napoleon, County of Henry and State of Ohio and known as:

The south part of Lot 1 in Fairgrounds Addition to the Village of Napoleon, Henry County, Ohio, and a parcel of land between the west line of said Lot 1 and the east line of the Adrian Pike, and more particularly described as follows:

Beginning at an iron pipe at the southeast corner of said Lot 1, thence north 89 degrees and 29 minutes west 117.67 feet along the south line of Lot 1 and the south line of Lot 1 continued to an iron pipe on the easterly line of the Adrian Pike (so-called), thence north 15 degrees and 30 minutes east 90.05 feet along the easterly line of the Adrian Pike to an iron pipe, thence south 83 degrees and 28 minutes east 95.06 feet to an iron pipe, thence south zero degrees and 37 minutes west 78.03 feet to the place of beginning, containing 0.204 acres of land,

(U. S. Revenue Stamps \$6.05)
E.H.F. 8-23-51

but subject to all easements of record and all legal highways. TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantee s their heirs and assigns, forever.

And we, the said Grantor s, for themselves and their heirs, executors and administrators, do hereby covenant with the said Grantee s, their heirs and assigns, that they are lawfully seized of the premises aforesaid as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in the manner and form as above written; that the title so conveyed is clear, free and unincumbered except taxes for the year 1951

and that we will forever WARRANT AND DEFEND the same unto the said Grantee s, their heirs and assigns, against all lawful claims whatsoever, except taxes for the year 1951 which grantees assume and agree to pay

IN WITNESS WHEREOF, we, the said Grantor s, hereunto set our hand s this 23 day of August, 1951.
Signed and acknowledged in presence of
Paul L. Fast
Lola Hoyt
Edward H. Fruth
Freda Fruth

The State of Ohio, Henry County, as BE IT REMEMBERED, That on this 23 day of August, 1951, before me, the subscriber, a Notary Public in and for said County, State of Ohio, personally came the above named Edward H. Fruth and Freda Fruth, husband and wife

In the foregoing instrument, who acknowledged that they did sign the same, and that the same is the irrevocable act and deed of the Grantor s IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, at Napoleon (Notarial Seal) Paul L. Fast Received for Record August 25 at 10:20 o'clock A.M., 1951.
Notary Public in and for Henry County, State of Ohio.
My commission expires October 23, 1953

Recorded August 28th 1951.
Recorder's Fee \$1.00
By C. Mildred Gardner Deputy.
County Recorder.

M 14-557 (1 of 2)

Vol. 14, Pg. 557

AFFIDAVIT AS TO DEATH OF LIFE TENANT

STATE OF OHIO
Henry County, ss.

Richard B. Borris, being first duly sworn, states that he resides at Napoleon, Ohio, that he was well acquainted with Edward H. Fruth, who died on August 1, 1977, and that the estate of said Edward H. Fruth is of record under Case No. E-1830 in the Probate Division of the Court of Common Pleas of Henry County, Ohio.

Said Edward H. Fruth was the tenant for life in the following described real estate under Certificate of Transfer from the estate of Freeda Fruth, deceased, dated January 26, 1977, filed for record June 7, 1977, at 3:50 o'clock P. M. and recorded June 10, 1977, in Volume 212, Page 181 of the Record of Deeds of Henry County, Ohio:

Parcel No. 1.

An undivided one-half interest in and to the following: Situated in the City of Napoleon, County of Henry and State of Ohio Lot Numbered One (1) and Two (2) in Susan J. Rowan's Fair Ground Addition to said City of Napoleon, LESS AND EXCEPT THEREFROM the following described parcel: The south part of Lot One in Fairground Addition to the City of Napoleon, Henry County, Ohio, and a parcel of land between the west line of said Lot One and the east line of Adrian Pike and more particularly described as follows: Beginning at an iron pipe at the southeast corner of said Lot One, thence North 89 degrees and 29 minutes west 117.67 feet along the south line of Lot One and the south line of Lot One continued to an iron pipe on the easterly line of the Adrian Pike (so called), thence north 15 degrees and 30 minutes east 90.05 feet along the easterly line of the Adrian Pike to an iron pipe, thence South 83 degrees and 28 minutes east 95.06 feet to an iron pipe, thence South zero degrees and 37 minutes west 78.03 feet to the place of beginning, containing 0.204 acres of land.

Parcel No. 2.

An undivided one-half interest in and to the following: Situated in the City of Napoleon, County of Henry and State of Ohio The East half of Lot Number Twenty-three (23) and the East half of Lot Number Twenty-four (24) in Joseph A. Stout's First Addition to the City of Napoleon, Ohio.

Parcel No. 3.

An undivided one-half interest in and to the following: Situated in the City of Napoleon, County of Henry and State of Ohio The West half of Lot Number Twenty-three (23) and the West half of Lot Number Twenty-four (24) in Joseph A. Stout's Addition to said City of Napoleon, Ohio.

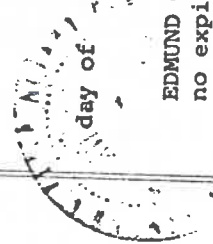
Parcel No. 4.

An undivided one-half interest in and to the following: Situated in the City of Napoleon, County of Henry and State of Ohio Lot Number Four (4) in Susan J. Rowan's Fair Ground Addition to said City of Napoleon, Henry County, Ohio.

By reason of the death of said Edward H. Fruth, the remainder interest of Virgil C. Fruth, Lloyd R. Fruth, Melvin Fruth and Larry L. Fruth whose tax mailing address is c/o Lloyd R. Fruth, 557 West Main Street, Napoleon, Ohio 43545, in said real estate has risen to present enjoyment.

This Affidavit is executed to enable the Auditor of Henry County, Ohio, to transfer the ownership of said real estate upon the Auditor's Tax List into the names of the present owners and out of the name of the deceased tenant, pursuant to Ohio Revised Code Section 319.20.

Richard B. Bonis



Sworn to before me and subscribed in my presence this 27th day of September, 1983.

Edmund G. Peper
Notary Public, State of Ohio.

EDMUND G. PEPER, My Commission has no expiration date. Section 147.01 R. C.

This instrument was prepared by Edmund G. Peper Attorney at Law, 555 Monroe Street, Napoleon, Ohio 43545

This instrument has been examined and found to conform with the provisions of the Revised Code.
WILLIAM J. ALBANS, County Auditor

AUDITORS OFFICE
TRANSPORTED
Horton
DATE of Transfer 9/28/83
William J. Albans
HENRY COUNTY AUDITOR

PEPER AND MUEHLFELD
ATTORNEYS AT LAW
555 MONROE STREET
NAPOLEON, OHIO

44
82357
RECEIVED FOR RECORD
THIS 28 day of Sept 1983
Filed in Book 14, M, and
Recorded Sept 28 1983
Volume 14 Record Page 557

Marion Fitzgibbon
Recorder, Henry County, Ohio

1000 P & M

