

WARRANTY DEED

445 INDEPENDENCE DRIVE

KNOW ALL MEN BY THESE PRESENTS: That

TLR Developers, an Ohio Partnership

Grantor....., who acquired title by instrument..... recorded in Volume 211 , page 742

Deed Records of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to ..it..... paid by C.P.A. Rentals, a Partnership..... the Grantee, whose Tax Mailing Address will be 120 E. Chestnut Street, Wauseon, Ohio 43567..... the receipt whereof is hereby acknowledged, do hereby Give, Grant, Bargain, Sell and Convey to the said Grantee.....

..... C.P.A. Rentals, a Partnership.....

its..... ~~XXXXXX~~ assigns, forever, the real estate described as follows:

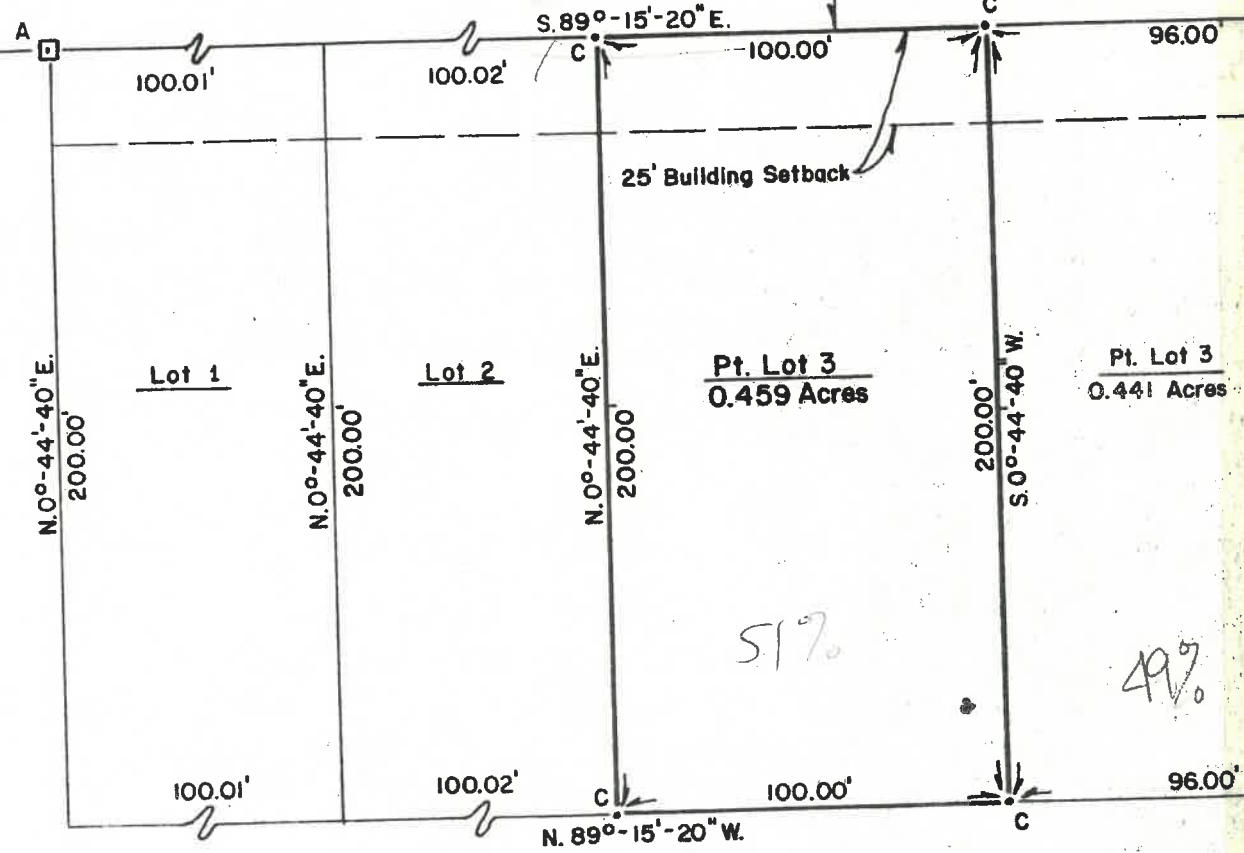
Situated in the..... City..... of..... Napoleon....., County of Henry and State of Ohio and known as:

A parcel of land being the West 100 feet of Lot 3 of TLR First Addition to the City of Napoleon, Henry County, Ohio, being more particularly described as follows:

Commencing at a concrete monument at the Northwest corner of Lot 1, TLR First Addition; thence South 89° - 15' - 20" East on the North lines of Lots 1 and 2, TLR First Addition, also being the South right-of-way line of Independence Drive, a distance of 200.03 (two hundred and three hundredths) feet to an iron pin at the Northwest corner of Lot 3, TLR First Addition, being the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing South 89° - 15' - 20" East on the North line of Lot 3, TLR First Addition, also being the South right-of-way line of Independence Drive, a distance of 100.00 (one hundred and zero hundredths) feet to an iron pin; thence South 0° - 44' - 40" West on a line East of and parallel with the West line of Lot 3, TLR First Addition, a distance of 200.00 (two hundred and zero hundredths) feet to an iron pin on the South line of Lot 3, TLR First Addition; thence North 89° - 15' - 20" West on the South line of Lot 3, TLR First Addition, a distance of 100.00 (one hundred and zero hundredths) feet to an iron pin at the Southwest corner of Lot 3, TLR First Addition; thence North 0° - 44' - 40" East on the West line of Lot 3, TLR First Addition, a distance of 200.00 (two hundred and zero hundredths) feet to the TRUE POINT OF BEGINNING of the parcel herein described containing 0.459 acres of land, more or less, subject to all easements and zoning restrictions of record.

The bearings used herein are to an assumed meridian and indicate angles only.

INDEPENDENCE DRIVE



25' Building Setback

Pt. Lot 3
0.459 Acres

Pt. Lot 3
0.441 Acres

51%

49%

Lot 5



Scale: 1" = 50'

SURVEY OF THE WEST 100 FEET OF LOT 3,
TLR FIRST ADDITION, TO THE CITY OF NAPOELON,
HENRY COUNTY, OHIO

FOR: ATTORNEY RONALD LANKENAU

LEGEND

- A = Found concrete monument, NW corner, Lot 1,
TLR First Addition
- B = Found iron pin, NE corner, Lot 3, TLR
First Addition
- C = Set 5/8" x 30" iron pin

Zoning Inspector Approval

Richard D. Hayman

Date:

6/17/83

Lot 4

200.00'
N. 0°-44'-40" E.



I hereby certify this plat to be of a
survey performed under my supervision and
it to be true and correct to the best of
my knowledge.

Thomas L. Sunderman
Thomas L. Sunderman
Reg. Surveyor #6276
Surveyed: June 14, 1983

E. C. GERKEN & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
DEFIANCE, OHIO