



website: petermanaes.com
email: petermansw@aol.com

3480 N. Main St., Findlay, Ohio 45840

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 13-0228-5

LEGAL DESCRIPTION
City of Napoleon

Temporary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being a part of Outlot No. 1 of J.G. Lowe's Addition of Outlots, a tract of land bounded and described as follows:

Beginning at a point, described as lying, N26°51'54"W, a distance of 116.90 feet from the southwesterly corner of a 0.29 acre tract of land as described in OR 279, Page 2239 of the Henry County Official Records;

thence along the southwesterly line of said 0.29 acre tract, N26°51'54"W, a distance of 50.50 feet;

thence, N55°02'53"E, a distance of 60.49 feet;

thence along the northeasterly line of said 0.29 acre tract, S26°51'54"E, a distance of 50.50 feet;

thence, S55°02'53"W, a distance of 60.49 feet to the Point of Beginning, subject however to all prior easements of record.

See attached "Exhibit A"

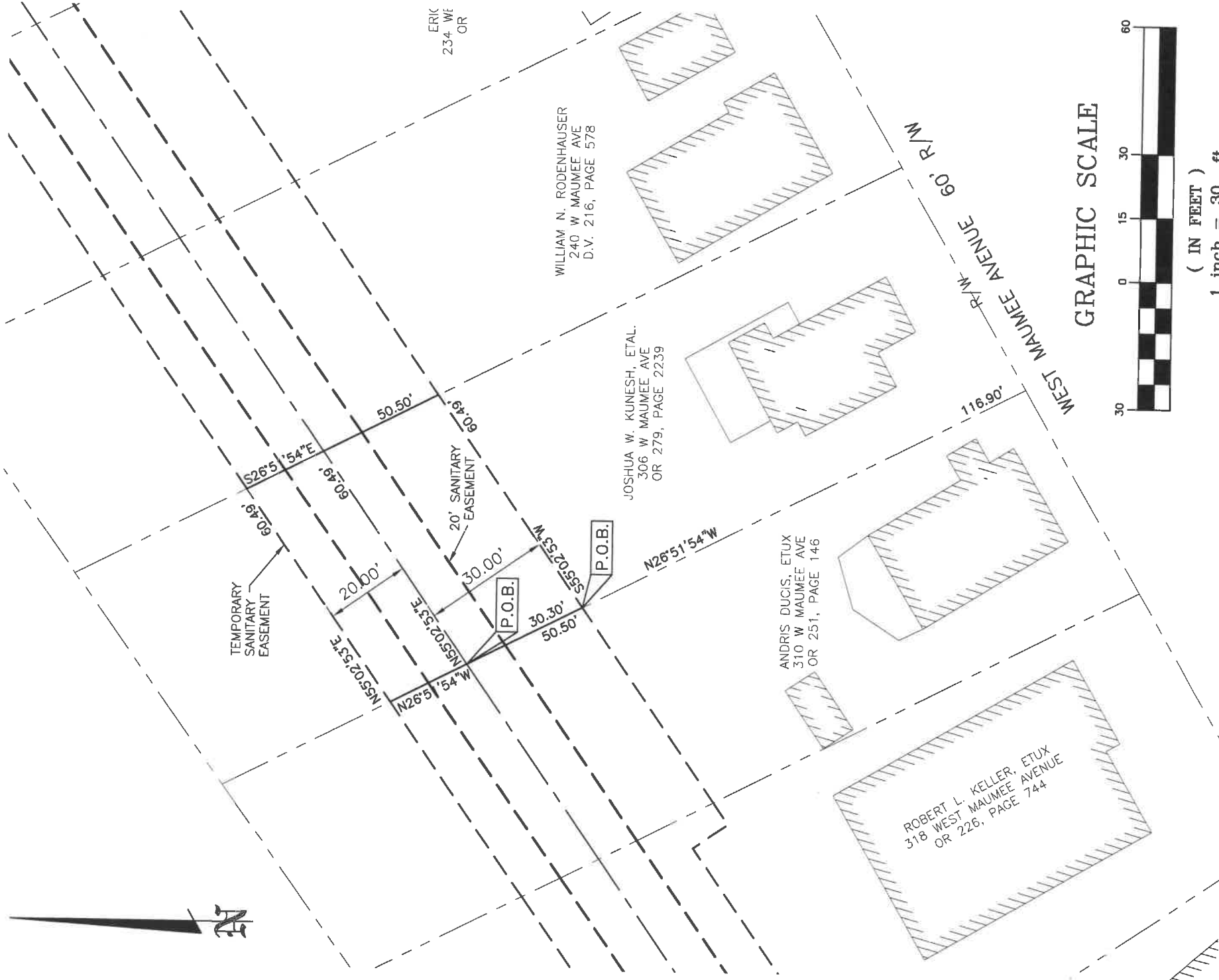
NOTE:

The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

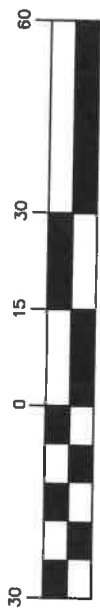
Date: 07-25-2014



EXHIBIT A



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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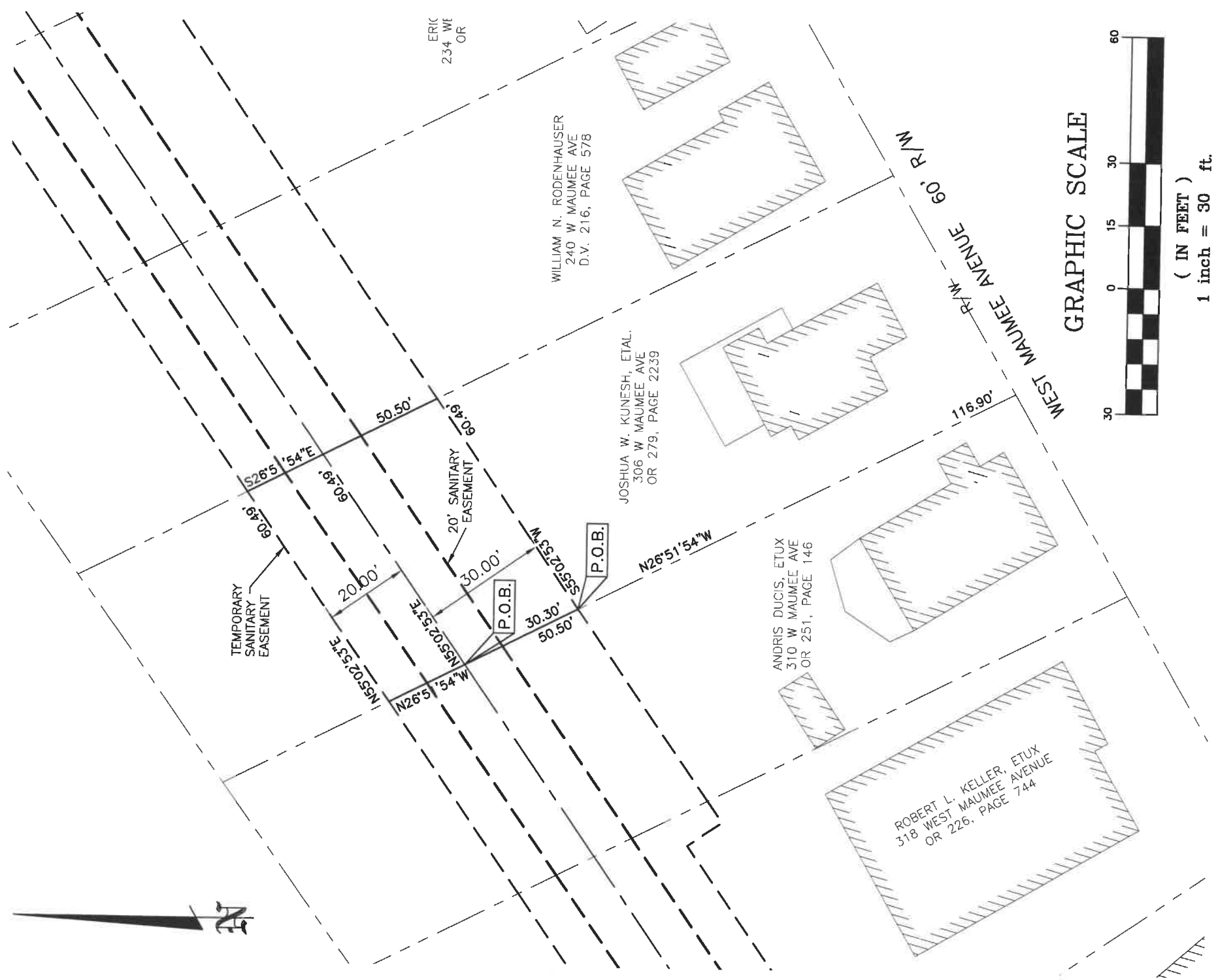
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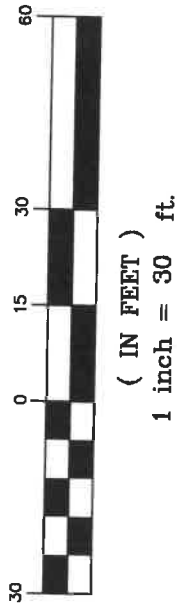
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LEGAL DESCRIPTION
City of Napoleon

20' Sanitary Sewer Easement

Situated in the City of Napoleon, County of Henry, State of Ohio, and being a part of Outlot No. 1 of J.G. Lowe's Addition of Outlots, a tract of land described as lying 10.00 feet on each side of the following described centerline;

Beginning at a point on the southwesterly line of a 0.29 acre tract of land as described in OR 279, Page 2239 of the Henry County Official Records, described as lying, N26°51'54"W, a distance of 147.20 feet from the southwesterly corner of said 0.29 acre tract;

thence, N55°02'53"E, a distance of 60.49 feet to the northeasterly line of said 0.29 acre tract and being the Point of Ending, subject however to all prior easements of record.

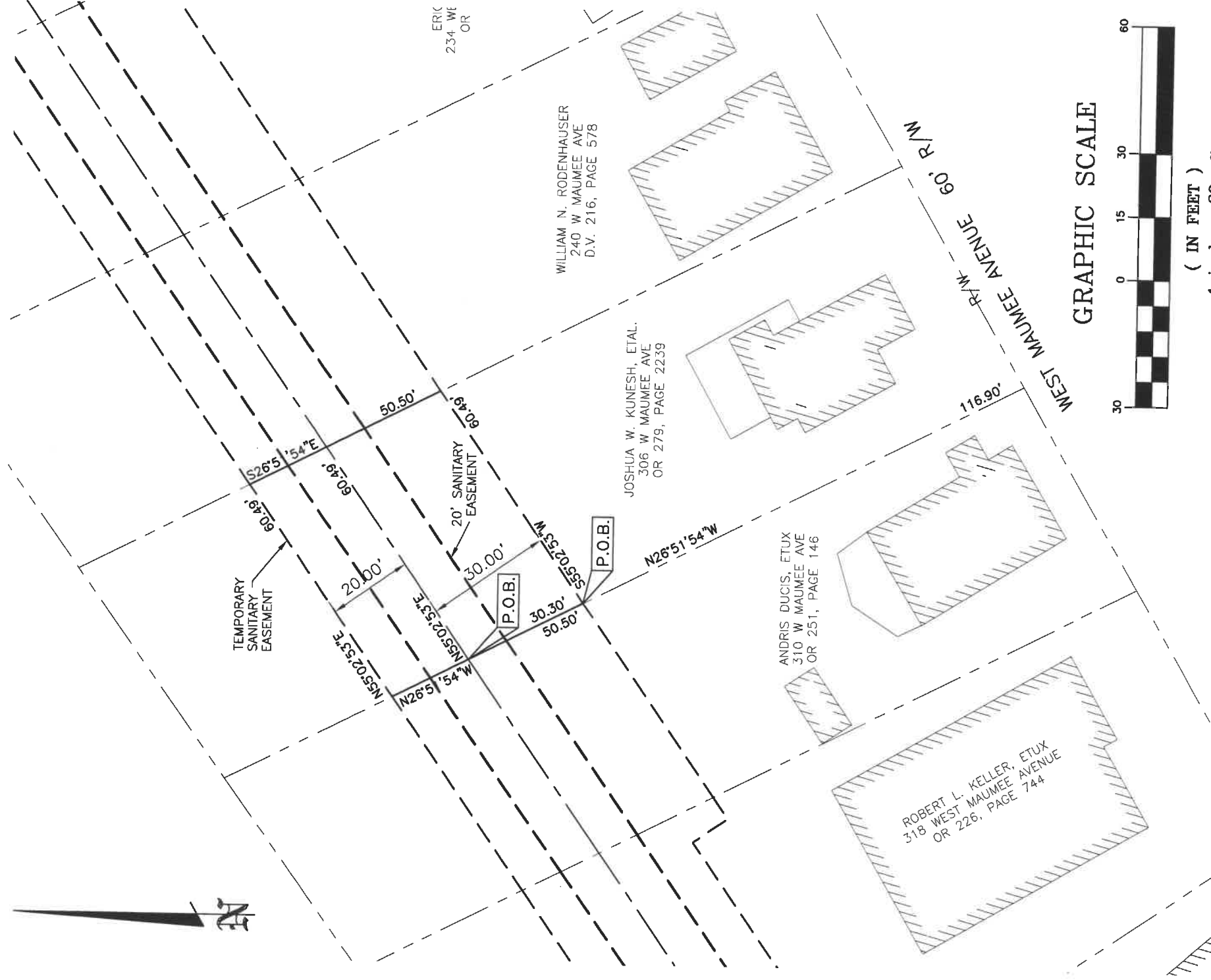
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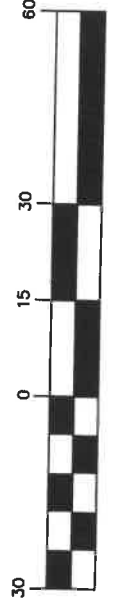
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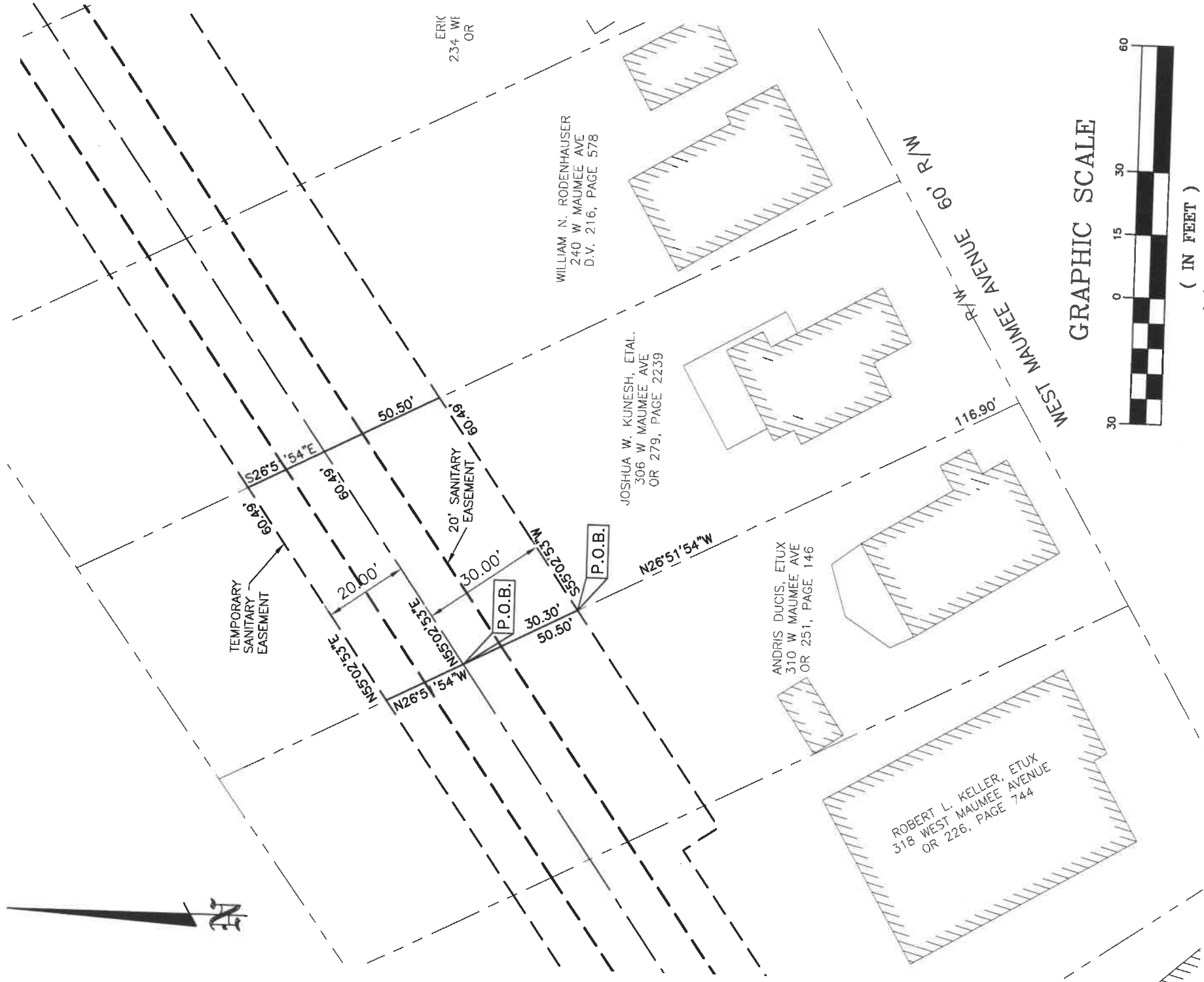
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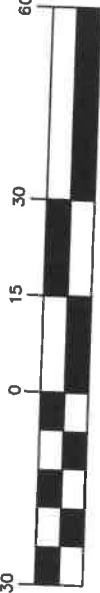


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AUDITORS OFFICE
TRANSFERRED

AUG 23 2013 5:50

James Gearing
Henry County Auditor

OR Volume 279 Page 2239 2244
201300096430
CLEMENS
PICK UP 13-0224-5

SURVIVORSHIP WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS,

That, Sheena L. Schwiebert, fka Sheena L. Meyer, and
Geoffrey S. Schwiebert, wife and husband,
of Defiance County, Ohio, for valuable consideration paid,
grant(s), with general warranty covenants, to

Joshua W. Kunes, an unmarried man, and
Hilary I. Sanders, an unmarried woman,
for their joint lives, remainder to the survivor of them,
whose tax mailing address is

306 W. Maumee Avenue, Napoleon, Ohio 43545

the following described real property:

Situated in the City of Napoleon, County of Henry and State of Ohio and known as:
Being a part of Outlot No. 1 of John G. Lowe's Addition of Outlots to the City of Napoleon, Henry County, Ohio, and which is more particularly described as follows:
Commencing at the Southeastern corner of said Outlot No. 1 of John G. Lowe's Addition of said Outlot South 57° 37' West on the Southerly line of said Outlot and the Northerly right-of-way line of said Outlot Avenue, seventy-eight and seventy-five hundredths (78.75) feet to an iron pin and the point of beginning; thence South 57° 39' West on the Southerly line of said Outlot and the Northerly right-of-way line of West Maumee Avenue, sixty and zero hundredths (60.00) feet to an iron pin; thence North 28° 55' West, one hundred eighty-six and forty-hundredths (186.40) feet to an iron pin on the top of the bank of the Maumee River; thence continuing North 28° 55' West, twenty (20+-) feet, more or less, to the waters edge of said River; thence Northeasterly along the waters edge of said River, sixty (60+-) feet, more or less, to a point, said point being two hundred two and fifty hundredths (202.50) feet Westerly of the Northeasterly corner of said Outlot No. 1; thence South 28° 55' East, twenty (20+-) feet, more or less, to an iron pin on the top of the bank of said River; thence continuing South 28° 55' East, one hundred ninety-one and thirty hundredths (191.30) feet to the point of beginning. Containing 0.29 acres of land, more or less, subject to all easements, restrictions and zoning regulations.

Tax Parcel No.: 41-009335.0100
306 W. Maumee Avenue, Napoleon, Ohio 43545

DESCRIPTION VERIFIED
HENRY COUNTY ENGINEER
DATE: 7/2/13

Taxes and assessments for the year 2013, from and after the date of closing, and all future taxes and assessments thereafter which the Grantees herein assume and agree to pay.

Prior instrument reference: Volume 223, page 2202, Official Records

Sheena L. Schwiebert, fka Sheena L. Meyer and Geoffrey S. Schwiebert, wife and husband, release all rights of dower therein.

Executed this 22nd day of August, 2013.


Sheena L. Schwiebert


Geoffrey S. Schwiebert

STATE OF OHIO
Defiance County, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Sheena L. Schwiebert, fka Sheena L. Meyer and Geoffrey S. Schwiebert, wife and husband, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Defiance, Ohio, this 22nd day of August, 2013.



June E. Martin
Notary Public, State of Ohio
My Commission Expires 9-27-14

Notary Public

This instrument prepared by:
Troy A. Essex
Clemens, Korhn, Liming & Warncke, Ltd.
Attorneys at Law
Defiance, Ohio 43512

