

319 S. Perry

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I,

Marvin Buchholz, an unmarried man of legal age,

Grantor....., who acquired title by instrument..... recorded in Volume 214..... page 525.....

Deed Records of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to me..... paid by C. Richard Luzny..... the Grantee..... whose Tax Mailing Address will be 480 Briarcliff Drive, Napoleon, Ohio 43545..... the receipt whereof is hereby acknowledged, do..... hereby Give, Grant, Bargain, Sell and Convey to the said Grantee.....
C. Richard Luzny

..... his..... heirs and assigns, forever, the real estate described as follows:
Sitated in the City of Napoleon..... County of Henry and State of Ohio and known as:

Being a part of lot number eight (8) in S. L. Curtis's Sub-division of lots numbered twenty-three (23) and twenty-four (24) of J. G. Lowe's Addition to the said City of Napoleon, Ohio, described as follows:

Commencing twenty-five (25) feet south of the northeast corner of said lot no. eight; thence south on the east line of said lot number eight (8), twenty-six (26) feet; thence west and parallel with the north line of said lot number eight, five (5) rods; thence north on the west line of said lot number eight, twenty-six (26) feet; thence east parallel with the north line of said lot number eight, five (5) rods to the place of beginning,

but subject to all easements, restrictions, and leases of record, zoning ordinances, if any, and all legal highways.
TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, unto the sa'd Grantee..... his..... heirs and assigns, forever.

And..... I..... the said Grantor..... for..... myself..... and..... my..... heirs, executors and administrators, do..... hereby covenant with the said Grantee..... his..... heirs and assigns that..... I..... am..... 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 excepting taxes and assessments for the last half of the year 1979 and all years thereafter,

and that..... I..... will forever Warrant and Defend the same unto the said Grantee..... his..... heirs and assigns, against all lawful claims whatsoever, except as hereinabove mentioned.

In Witness Whereof, I..... the said Grantor....., hereunto set..... my..... hand..... this..... 31st..... day of.....
March....., 1978.....

Signed and acknowledged in presence of
Jane H. Peterson
Quaid A. Reeder

Marvin Buchholz
Marvin Buchholz

The State of Ohio,
Henry County, ss.

Be it remembered, That on this 31st..... day of..... March....., 1978..... Before me, the subscriber, a Notary Public in and for said State of Ohio, personally came the above named

Marvin Buchholz, an unmarried man of legal age,

the Grantor..... in the foregoing instrument, who acknowledged that..... he..... did sign the same, and that the same is..... his..... free act and deed.

Notary Public in and for the State of Ohio
My Commission Expires Nov 16 1984
This instrument was prepared by:
Ronald P. Benkenu
Attorney at Law, Napoleon, Ohio 43545 6.3578

..... My Testimony, Whereof, I have hereunto subscribed my name and affixed my official seal, at..... Napoleon.....
on the day of..... and year aforesaid.
Jane H. Peterson
Notary Public in and for the State of Ohio.

Transferred April 9....., 1978
William J. Ahern
Auditor, Henry County, Ohio

This Conveyance has been examined and the Grantor has complied with S.C. 311-52 of the Revised Code.
FEB 7 1980
WILLIAM J. AHERN, County Auditor

744674
RECEIVED FOR RECORD
This 9 day of April 1980
at 7:43 o'clock P. M. and
Recorded April 9, 1980
Deed..... Record.....
Volume 219 Page 820
Marvin Fitzgibbon
Recorder, Henry County, Ohio

Henry County Bar Association

A 4.00 H. F. S.H.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Golda Hatch, an unmarried woman of lawful age, by her Attorney-in-fact, Mary Lois Gunn,

Grantor..... who acquired title by instrument..... recorded in Volume 140 page 265 and Volume 194, Page 392, Deed Records of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to her paid by Mary Lois Gunn the Grantee..... whose Tax Mailing Address will be 650 West Main Street, Napoleon, Ohio, 43545 the receipt whereof is hereby acknowledged, do hereby Give, Grant, Bargain, Sell and Convey to the said Grantee.....

her heirs and assigns, forever, the real estate described as follows: Situated in the City of Napoleon, County of Henry and State of Ohio and known as:

Lot Number Seven (7) in S. L. Curtis' sub-division of Lots Numbered Twenty-three (23) and Twenty-four (24) of John G. Lowe's Addition to the City of Napoleon, except twenty-five (25) feet off of the west side of said lot, extending from Maumee Avenue to the north line of said Lot Number Seven (7),

but subject to all easements, restrictions, and leases of record, zoning ordinances, if any, and all legal highways.

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantee her heirs and assigns, forever.

And..... the said Grantor..... for herself and her heirs, executors and administrators, do hereby covenant with the said Grantee..... her heirs and assigns that she is 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

and that she will forever Warrant and Defend the same unto the said Grantee her heirs and assigns, against all lawful claims whatsoever, except as hereinabove mentioned.

In Witness Whereof, the said Grantor, hereunto set her hand this 30th day of April 1981, by her Attorney-in-fact, Mary Lois Gunn, duly authorized by power of Attorney dated Nov. 3, 1980.

Signed and acknowledged in presence of Golda Hatch by: Mary Lois Gunn, Her Attorney-in-fact.

The State of Ohio, Henry County, ss.

Be it remembered, That on this 30th day of April, 1981 Before me, the subscriber, a Notary Public in and for said State of Ohio, personally came the above named Golda Hatch, by Mary Lois Gunn, her Attorney-in-fact, as evidenced by Power of Attorney dated Nov. 3, 1980 and recorded in Volume 2 at Page 164, Power of Attorney Records, Henry County, Ohio,

the Grantor..... in the foregoing instrument, who acknowledged that she did sign the same, and that the same is her free act and deed, and the free act and deed of said Grantor.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, at Napoleon, Ohio, on the day and year aforesaid.

James Funkhouser, My Comm. has, no exp. date.

This instrument was prepared by:

James Funkhouser, Attorney at Law, Napoleon, Ohio 43545

Transferred to the Auditor, Henry County, Ohio 1981.

William J. Adams, Auditor, Henry County, Ohio

This Conveyance has been examined and the Grantor has complied with Section 317.02 of the Revised Code.

Notary Public in and for the State of Ohio.

RECEIVED FOR RECORD This 30 day of Apr 1981 11:50 AM and Recorded Apr 30 1981 Volume 221 Page 879

WARRANTY DEED VOL 221 PAGE 215

Know all Men by these Presents

THAT, We, William Ralph Taylor and Genevieve Taylor, husband and wife,

, the Grantors
title by or through instrument s , recorded in Volume 190 , Page 52;
Volume 218, Page 870 and Volume 218, Page 871; and Volume 203, Page 1039;

of the Record of Deeds of Henry County, Ohio, for the consideration of One Dollar and Other
Valuable Considerations to us paid by C. Richard Luzny

whose Tax Mailing Address will be , the Grantee

edged, do hereby Give, Grant, Bargain, Sell and Convey to the said Grantee,

C. Richard Luzny,

his heirs and assigns, forever, the real estate described as follows:

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

Parcel No. 1: Situated in the City of Napoleon, County of Henry and State of Ohio and known as:
Part of Lot Number eight in S. L. Curtis's Subdivision of Lots twenty-three and twenty-four of J. G. Lowe's Addition to said Village (now City) and being more particularly described as follows:
Beginning fifty-one feet south of the northeast corner of said lot eight; thence south on the east line of said lot eight a distance of thirty-one feet; thence west and parallel with the north line of said lot eight a distance of five rods; thence north on the west line of said lot eight a distance of thirty-one feet; thence east and parallel with the north line of said lot eight to the place of beginning.

Parcel No. 2: Situated in the City of Napoleon, County of Henry and State of Ohio and known as:
Commencing at a point twenty-five (25) feet north of the southeast corner of Lot Number Eight (8) of S. L. Curtis Subdivision of Lots No. Twenty-three (23) and Twenty-four (24) of John G. Lowe's Addition to the Village of Napoleon; thence West eighty-two and one-half (82-1/2) feet; thence North thirty (30) feet; thence East eighty-two and one-half (82-1/2) feet; thence South thirty (30) feet to the place of beginning, subject to all legal highways.

Parcel No. 3: Situated in the City of Napoleon, County of Henry and State of Ohio and known as: The South twenty-five (25) feet of Lot number eight (8) of S. L. Curtis Subdivision of Lots Twenty-three (23) and Twenty-four (24) of John G. Lowe's Addition to the City of Napoleon, Henry County, Ohio.

but subject to all easements, restrictions, and leases of record, zoning ordinances, if any, and all legal highways.

To Have and to Hold said premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantee . C. Richard Luzny,

his heirs and assigns, forever.

And we, the said Grantor s , for ourselves and our heirs, executors and administrators, do hereby covenant with the said Grantee . his heirs and assigns, that we 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 EXCEPTING taxes and installments of assessments, if any, for the year 1980, which shall be pro-rated to date of execution of this instrument,

and that we will forever Warrant and Defend the same unto the said Grantee,

C. Richard Luzny, his heirs and assigns, against all lawful claims whatsoever, except as hereinabove mentioned.

