

319 S. Perry

ODOT RE 203 Rev. 01/00

WVS LPA Prnt. by State

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Pearl G. Balleza, married woman, the Grantor(s) herein, in consideration of the sum of Ninety Thousand and No/100 Dollars (\$ 90,000.00), to be paid by the State of Ohio, Department of Transportation, in the name of and for the use of the City of Napoleon, the Grantee herein, does hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 006-WDV

HEN 108 - 15.55, PID 20309 (County-Route-Section)

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Prior Instrument Reference: See Exhibit "A"

And the said Grantor(s), for herself and her successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that she is the true and lawful owner(s) of said premises, and is lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

200300037490
Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
07-18-2003 At 09:59 am.
WARR DEED 22.00
OR Volume 179 Page 994 - 997

200300037490
OHIO DEPARTMENT OF TRANSPORTATION
N/W REGION REAL ESTATE OFFIC
241 STANFORD PARKWAY
FINDLAY, OH 45840

6-WDV  
HEN-108-15.55

**PEARL G. BALLEZA (fka PEARL GARZA, fka PILAR BALLEZA)  
TO THE CITY OF NAPOLEON AND ITS SUCCESSORS AND ASSIGNS, ALL RIGHT,  
TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS,  
IN THE FOLLOWING DESCRIBED PROPERTY**

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

Lots numbered Nine (9) and Ten (10) in Seth L. Curtis' Sub-division of Lots Numbered Twenty-three (23) and Twenty-four (24) in John G. Lowe's Addition to the village (now City) of Napoleon, Ohio, and described as follows:

Being Lot Ten (10) and the Northerly 54.5 feet of Lot numbered Nine (9) in Seth L. Curtis' Sub-division of Lots Numbered Twenty-three (23) and Twenty-four (24) in John G. Lowe's Addition to the village (now City) of Napoleon, Ohio, less and excepting all that part of the aforementioned premises which lies West of the East line of Lot Number Seven (7) in Seth L. Curtis' Sub-division as extended to the Maumee River

*And as previously described in Vol 222, Page 648 as:*

*Lot numbered Nine (9) in Seth L. Curtis' Sub-division of Lots Numbered Twenty-three (23) and Twenty-four (24) in John G. Lowe's Addition to the village (now City) of Napoleon, Ohio, less Six (6) rods off the East side of Lot Number Ten (10) and less that part of Lot Number Nine (9) fronting Twenty-eight (28) feet on Perry Street from the Southeast corner of said lot North, excepting that which was sold to the City; also that part of Lot Number Eleven (11) of Seth L. Curtis' Sub-division of Lots Numbered Twenty-three (23) and Twenty-four (24) of John G. Lowe's Addition to the Village (now City) of Napoleon, Ohio, which lies directly North of Lot Number Six (6) and which is bounded and described as follows:*

*Bounded on the North by the South bank of the Maumee River, on the South by the North line of Lot Number Six (6) on the West by the West line of said Lot Number Six (6) extended to the Maumee River, and on the East by the East line of said Lot Number Six (6) extended to the Maumee River.*

*Less and excepting all that part of the aforementioned premises which lies West of the East line of Lot Number Seven (7) in Seth L. Curtis' Sub-division as extended to the Maumee River.*

APPROVED  
Mapping Dept. By: [Signature] Date: 7/16/03

Grantor claims title by instruments(s) recorded in Volume 222, Page 648 and in Volume 184, Page 89 as found in the Henry County Recorder's Office.

The above described area is contained within Henry County Auditor's Permanent Parcel Number 41-009065.0300

This description was prepared and reviewed on July 9, 2003 by Craig Loehrke, Registered Surveyor # 7585

And, for the consideration hereinabove written, Alfonso F. Balleza the spouse of Pearl G. Balleza, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Pearl G. Balleza and Alfonso F. Balleza have hereunto set their hands on the 1<sup>st</sup> day of July, 2003

X Pearl G. Balleza

PEARL G. BALLEZA,

X Alfonso F. Balleza

(print name of signer)

STATE OF OHIO, COUNTY OF Henry ss:

The foregoing instrument was executed before me on the 1<sup>st</sup> day of July, 200 3, by Pearl G. Balleza who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.



Mary Lou Richards  
MARY LOU RICHARDS, Notary Public  
In and For The State of Ohio  
My Commission Expires 5-10-05 NOTARY PUBLIC  
My Commission expires: 5-10-05

STATE OF OHIO, COUNTY OF Henry ss:

The foregoing instrument was executed before me on the 1<sup>st</sup> day of July, 200 3, by Alfonso F. Balleza who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.



Mary Lou Richards  
MARY LOU RICHARDS, Notary Public  
In and For The State of Ohio  
My Commission Expires 5-10-05 NOTARY PUBLIC  
My Commission expires: 5-10-05

This instrument was prepared by of the State of Ohio, Department of Transportation on behalf of the City of Napoleon.

AUDITORS OFFICE <sup>sd</sup>  
TRANSFERRED

JUL 18 2003

Ida L. Bostelman  
HENRY CO. AUDITOR cw

Page 4 of 4

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ \_\_\_\_\_  
EXEMPT   
IDA L. BOSTELMAN, County Auditor