

1400

E River View
Ave

139-115

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS: That Theodore J. Rohrs, the Grantor, for and in consideration of the sum of One hundred eighty one and 50/100 Dollars (\$181.50) and for other good and valuable considerations to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, a perpetual easement and right of way for public highway and road purposes, in, upon and over the lands hereinafter described, situated in Henry County, Ohio, Liberty Township, Section 8 N.W.1/4, Town 5 N, Range 7 E, and bounded and described as follows:

PARCEL No. 4

Beginning at a point in the property line between the grantor and Rose H. Atkins said point being at right angles to and 25.7 ft. North from Station 99485.9 in the centerline of survey made by the Department of Highways; thence N.3°53' W. along said property line for 67.5 ft. to a point said point being at right angles to and 90 ft. North from station 107406.9 in said centerline of survey; thence N.70°10' W. for 290.96 ft. to a point, said point being at right angles to and 90 ft. North from Station 103400 in said centerline of survey; thence N.79°17' E. for 307.01 ft. to a point, said point being at right angles to and 65.0 ft. North from Station 106400 in said centerline of survey; thence N.71°56' E. for 304.79 ft. to a point, said point being at right angles to and 50.0 ft. North from Station 109400 in said centerline of survey; thence Eastwardly with a curve to the right having a radius of 3869.72 ft. for a distance of 810.46 ft. to a point, said point being at right angles to and 50 ft. North from Station 117400 in said centerline of survey; thence N.3°22' E. for 30.0 ft. to a point said point being at right angles to and 80.0 ft. North from station 117400 in said centerline of survey; thence Eastwardly with a curve to the right, having a radius of 3899.72 ft. for a distance of 321.81 ft. to a point in the property line between the grantor and Wm. H. Snyder, thence S.3°44' E. along said property line for 95.0 ft. to a point, said point being at right angles to and 12.8 ft. South from Station 120474.7 in said centerline of survey; thence along the northerly right of way line of the Miami and Erie Canal by the following courses and distances; N.46°34' W. 58.0 ft. to a point, said point being at right angles to and 20.8 ft. North from Station 119487.4 in said centerline of survey; thence N.86°19.5' W. 262.91 Ft. to a point, said point being at right angles to and 11.4 ft. North from Station 117426.6 in said centerline of survey; thence S.48°19' W. 58.06 ft. to a point, said point being at right angles to and 29.7 ft. South from Station 116484.7 in said centerline of survey; thence N.87°55' W. 145.46 ft. to a point, said point being at right angles to and 29.6 ft. South from Station 115443.5 in said centerline of survey; thence S.88°50' 15' W. 464.23 ft. to a point, said point being at right angles to and 17.9 ft. south from Station 110474.1 in said centerline of survey; thence S.33°12' W. 504.0 ft. to a point, said point being at right angles to and 8.8 ft. North from Station 105471.9 in said centerline of survey;

139-116

covenants with the said Grantee, its successors and assigns that he is the true and lawful owner 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 manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Gladys Rohrs, his wife hereby relinquishes to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Theodore J. and Gladys Rohrs husband and wife have hereunto set their hands, the 24th day of October, in the year of our Lord one thousand nine hundred and forty.

Signed and sealed in presence of:

Lawrence D. Reiser
G. B. Huntington

Theodore J. Rohrs
Gladys Rohrs.

STATE OF OHIO,)
) ss.
Henry County,)

Before me, a Notary Public in and for said County and State, personally appeared the above named Theodore J. Rohrs and Gladys Rohrs 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 Napoleon, Ohio this 29th day of October, A. D. 1940.

(NOTARIAL SEAL)

Lawrence D. Reiser

Lawrence D. Reiser

My commission expires Feb. 14, 1942

RELEASE OF PART OF PREMISES FROM LIEN OF MORTGAGE
(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That Union Central Life Insurance Co. a corporation of the State of Ohio, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, does hereby release, to the State of Ohio, for highway purposes, and discharge from the operation of a certain Mortgage executed by Theodore J. Rohrs and Gladys Rohrs to said Union Central Life Insurance Co. dated the 5th day of March, 1936, and recorded in Vol. 81, Page 185, of Henry County Record of Mortgages, such part of the property described therein as is known and described as follows, and situated in Liberty Township, Henry County, Ohio, Section 8 N.W. 1/4, Town 5 N, Range 7 E, to-wit:

PARCEL NO. 4

Beginning at a point in the property line between the grantor and Rose H. Atkins said point being at right angles to and 25.7 ft. North from Station 99/85.9 in the centerline of survey made by the Department of Highways; thence N. 35° 15' W. along said property line for

139-117

Eastwardly with a curve to the right, having a radius of 3809.72 ft. for a distance of 321.81 ft. to a point in the property line between the grantor and Wm. H. Snyder, thence S. 34°44'E. along said property line for 95.0 ft. to a point, said point being at right angles to and 12.8 ft. South from Station 120/34.7 in said centerline of survey; thence along the northerly right of way line of the Miami and Erie Canal by the following courses and distances; N. 46° 34' W. 58.0 ft. to a point, said point being at right angles to and 20.8 ft. North from Station 119/87.4 in said centerline of survey; thence N. 86° 10.5' W. 262.91 ft. to a point, said point being at right angles to and 11.4 ft. North from Station 117/26.6 in said centerline of survey; thence S. 48° 19' W. 58.06 ft. to a point, said point being at right angles to and 29.7 ft. South from Sta. 116/84.7 in said centerline of survey; thence N. 87°55' W. 145.46 ft. to a point, said point being at right angles to and 29.6 ft. South from Sta. 115/43.5 in said centerline of survey; thence S. 88° 50.5' W. 464.23 ft. to a point, said point being at right angles to and 17.9 ft. south from Sta. 110/74.1 in said centerline of survey; thence S. 83°12' W. 504.0 ft. to a point, said point being at right angles to and 8.8 ft. north from Sta. 105/71.9 in said centerline of survey; thence S. 78°03.5' W. 385.27 ft. to a point, said point being at right angles to and 39.5 ft. North from Sta. 101/84.0 in said centerline of survey; thence S. 65°18.5' W. 197.5 ft. to the place of beginning, as shown on plans on file in the office of the Department of Highways, Columbus, Ohio.

It is understood that the strip of land above described is not to be in excess of 90 ft. in width, and contains 3.430 acres, more or less, of which the present road occupies 2.830 acres, more or less.

Provided, however, that this release shall not be construed to waive or in any manner affect or invalidate the lien of said Mortgage upon the residue of the real property.

IN WITNESS WHEREOF, said The Union Central Life Insurance Company has caused its corporate name to be subscribed, and its corporate seal to be affixed by its Vice president, and Ass't. secretary, this 27th day of February, 1941.

In presence of:
 D. E. Moore
N. Dulling

The Union Central Life Insurance Company
 By J. C. Hatfield
 Vice President
 R. H. Flynt
 Ass't Secretary

STATE OF OHIO }
) ss.:
 HAMILTON COUNTY,)

(THE UNION CENTRAL LIFE INSURANCE COMPANY SEAL)

Before me, a Notary Public, in and for said county, personally appeared J. C. Hatfield, Vice president, and R. H. Flynt, Assistant secretary, of The Union Central Life Insurance Company the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such Vice president, and Ass't secretary in behalf of said corporation and by authority of its board of directors, and that

DOE. 127, Pg 338

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNION CENTRAL LIFE INSURANCE COMPANY, a Corporation organized under the laws of the State of Ohio, with its principal office in Cincinnati, County of Hamilton, State of Ohio, in consideration of Three Thousand and 00/100 (\$3,000.00) Dollars, to it paid by Theodore J. Rohrs of Henry County, State of Ohio the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Theodore J. Rohrs, a married man, his heirs and assigns forever, the following described real estate situated in the County of Henry and State of Ohio, to-wit:

All that tract of land described as beginning at a point on the southerly line of the R/W of the Wabash Railway 699 feet Southwesterly from where the half section line running North and South in Section 5, Twp. 5 North, Rge. 7 E. intersects said R/W; thence running South to the North Bank of the Maumee River; thence running Westerly along said North Bank to the Section line of said Section 8; thence North along said Section line to the Southerly line of the R/W of the Wabash Railway; thence Northwesterly along said Southerly line of said R/W to the place of beginning, this tract of land being in Sec. 5 and 8, Twp. 5 North, Rge. 7 E., containing 64 acres, more or less; and being a part of the same land conveyed to The Union Central Life Insurance Company by Deed dated July 9, 1928, and recorded in Book 118, Page 42, records of Henry County, Ohio.

SUBJECT to easement for transmission line in favor of The Toledo Edison Company.

(U.S.Rev.Stamps \$3.00
5-26-36. xxxxxxxx)

and all the estate, title and interest of the said THE UNION CENTRAL LIFE INSURANCE COMPANY either in law or in equity, of, in and to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said Theodore J. Rohrs his heirs and assigns forever.

And the said The Union Central Life Insurance Company does hereby covenant with Theodore J. Rohrs, his heirs and assigns, that the said premises are free and clear from all incumbrances by, from, through, or under the said grantor, and that it will forever warrant and defend the same, with the appurtenances, unto the said Theodore J. Rohrs, his heirs and assigns, against the lawful claims of all persons, claiming by, from, through, or under the grantor herein except as against all rights under existing tenancies or rights of parties in possession, all leases, rent contracts, rights of way and easements of every character now existing on, over under or across said land; the grantee assumes and agrees to pay all taxes and assessments for the year 1936 and thereafter.

IN WITNESS WHEREOF, the said THE UNION CENTRAL LIFE INSURANCE COMPANY has hereunto caused its name to be subscribed and its corporate seal to be affixed, this 5th day of March 1936.

Signed, sealed and delivered in presence of :

C. Stahel (Corporate seal).

THE UNION CENTRAL LIFE INSURANCE COMPANY,

M. Pollitt

By Wm. Muhlberg, Vice-President.

By W. C. Dunkhorst, Asst. Treasurer.

STATE OF OHIO,

COUNTY OF HAMILTON ss.

Be it Remembered, That on this 5th day of March 1936, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Wm. Muhlberg, Vice-President and W.C.Dunkhorst Assistant Treasurer, respectively of The Union Central Life Insurance Company, the Corporation and grantor whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers, and for and on behalf of said Corporation, acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporate seal of said Corporation, that they affixed such corporate seal to, and otherwise executed, said instrument, by authority of the Board of Directors, and on behalf of said Corporation;

and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers, and the free and voluntary act and deed of said Corporation, for the uses and purposes in said instrument mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last aforesaid.

My commission expires: Jan. 22, 1937.

Wm. H. Bardes,

Notary Public, in and for Hamilton County, Ohio.

(Notarial seal).
Wm. H. Bardes,

Received for Record May 26th. 1936,
at 3:00 o'clock P.M. and
Recorded May 28th. 1936,
Fee \$1.00

By Wm. Willford Recorder.

By Alice Moller Deputy.

KNOW ALL MEN BY THESE PRESENTS, That J. J. Kohrs, An Unmarried Man, Of Legal Age,

the Grantor, who claim... title by or through instrument, recorded in Volume 127, Page 338, County Recorder's Office, for the consideration of One Dollar and Other Valuable Considerations to me paid by Harris Products Company

Address will be 1929 East 61st Street, Cleveland, 3, Ohio, the Grantee, whose Tax Mailing Give, Grant, Bargain, Sell and Convey to the said Grantee, their successors and assigns, forever, the real estate described as follows: successors

Situated in the Township of Liberty County of Henry and Stats of Ohio and known as: A parcel of land situated in Henry County, Ohio, Liberty Township, Section 8 Northwest Quarter and Section 5 Southwest Quarter, Town 5 North, Range 7 East, and bounded and described as follows:

Beginning at an iron pin on the intersection of the property line between the grantor and Rose H. Atkins, and the centerline of the pavement of U. S. Route 24; thence eastwardly along the centerline of said pavement with a curve to the right having a radius of 3819.72 ft. for a distance of 2059.80 ft. to an iron pin, said iron pin being on the intersection of the property line between the grantor and William H. Snyder, and said centerline of pavement; thence North 30 - 44' West along said property line for a distance of 1829.75 ft. to an iron pipe, said iron pipe being on the southerly right of way line of the Wabash Railroad, and 699 ft. southwesterly along said right of way from where the north and south half section line of section 5 intersects said southerly railroad right of way; thence South 60° - 37' - 30" West along said southerly line of the WABASH Railroad for a distance of 1090.55 ft. to a point of curve; thence continuing in a southwesterly direction along the said southerly line of the Wabash Railroad with a curve having a radius of 11403.19 ft. for a distance of 1194.94 ft. to a railroad spike on the intersection with the southerly line of the Wabash Railroad and the property line between the grantor and Rose H. Atkins; thence South 30 - 46' East for a distance of 899.00 ft. to the place of beginning containing 55.07 acres more or less, subject to the easement for transmission lines to the Toledo Edison Co. and the Tri-County Rural Electric Cooperative, Inc., also subject to the easement to the STATE of Ohio for highway purposes as recorded in Volume 139, page 115 of the Deed Records of the Recorder's Office, Henry County, Ohio.

(U. S. Revenue Stamps \$17.60)
T.J.R. 2-7-53

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, their successors and assigns, forever.

And I, the said Grantor, for myself and my heirs, executors and administrators, do hereby covenant with the said Grantee, their successors 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 except for a lien against said property filed by the Department of Taxation, Sales Tax Division, State of Ohio, against which lien the Grantee has been protected by the withholding from the payment in full of purchase price hereunder the sum of \$2000.00 by Esoroy, Agent, the Commercial Bank of Napoleon, Ohio under mutual agreement of Grantor/ and that I WILL FOREVER WARRANT AND DEFEND the same unto the said Grantee, their successors

and assigns, against all lawful claims whatsoever. including the lien on the captioned premises filed by The State of Ohio, Department of Taxation, Sales Tax Division, above mentioned and excepting real estate taxes and assessments for the last one-half of the year 1952, which are due and payable in June, 1953

IN WITNESS WHEREOF, I, the said Grantor, hereunto set my hand, this 7th day of February, 1953.

Signed and acknowledged in presence of

M. M. Patter
Paul R. Lenkenau

T. J. Kohrs

The State of Ohio,

Henry County, }
 } ss.

BE IT REMEMBERED, That on this 7th day of February, 1953, before me, the subscriber, a Notary Public in and for said County, State of Ohio, personally came the above named J. J. Kohrs, an unmarried man, of legal age,

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

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, at Napoleon

(Notarial Seal) Paul R. Lenkenau

Received for Record February 19

at 2:04 o'clock P. M.

1953

Notary Public in and for

Paul R. Lenkenau

County, State of Ohio.

My commission expires August 26, 1954

Recorded February 19

19 53

Recorder's Fee \$ 2.25

County Recorder.

By May Ann J. Anderson Deputy.