

1080 STEVENSON

PERPETUAL EASEMENT

Know All Men By These Presents: That, A. Eugene Diemer, an unmarried man of legal age, whose tax mailing address is 1080 Stevenson Street, the Grantor, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid by the **City of Napoleon, Ohio**, a municipal corporation organized under the laws of Ohio, the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns forever, a perpetual alienable utility Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter, its sewer Utility, both storm and/or sanitary. The aforementioned Utility for the purpose of this Easement consist of one or more pipes, catch basins, metering equipment and appurtenances, all the aforementioned being both above and below ground with extensions therefrom, in, on, through, over and/or under the below described lands, with the right of ingress to and egress from and over said premises (real estate) situated in the County of Henry and State of Ohio, and described as:

All that part of Lot Number 35 of Mary Dodd's Subdivision, Second Addition, City of Napoleon, Napoleon Township, Henry County, Ohio, and being more particularly described as follows:

Commencing at an iron pin being the intersection of the southeasterly right-of-way line of Ohio Street and the northeasterly right-of-way line of Stevenson Street; thence South 37° East on the northeasterly right-of-way line of Stevenson street 10.00 feet to the **TRUE POINT OF BEGINNING**; thence North 53° East parallel with the southeasterly right-of-way line of Ohio Street 12.00 feet; thence South 37° East parallel with the northeasterly right-of-way line of Stevenson Street 10.00 feet; thence South 53° West parallel with the southeasterly right-of-way line of Ohio Street 12.00 feet to the northeasterly right-of-way line of Stevenson Street; thence North 37° West on the northeasterly right-of-way line of Stevenson Street 10.00 feet to the **TRUE POINT OF BEGINNING** and containing 120.00 square feet (0.0028 acres) of land, more or less.

Subject to all legal highways, easements, zoning regulations and restrictions of record.

(All bearings stated above are assumed for the purpose of this description.)

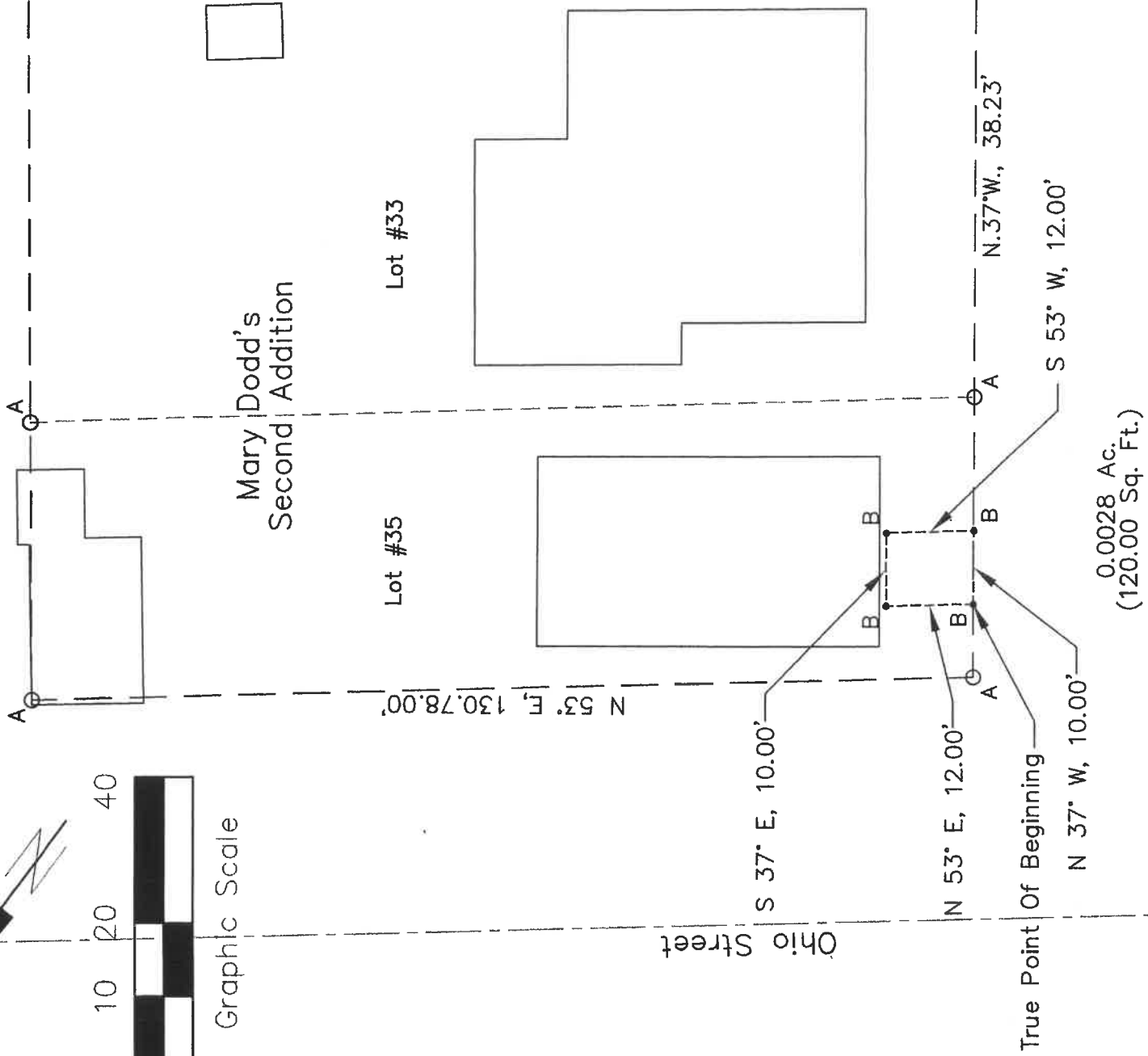
The Grantors claim title to the above described property by virtue of a deed recorded in Official Record **Volume 236, Page 45; and, Volume 70, Pages 508 and 509** of the records of Henry County, Ohio.

Grantee will also have the right to mark the location of the strip by suitable markers set in the ground, but such markers when set in the ground will be placed in locations which will not unreasonable interfere with any reasonable use the Grantor will make of the land.

The consideration recited herein shall constitute full and final payment for said easement and all damages sustained and/or claimed by the Grantor, his heirs, executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantor's real estate, that arise from or by reason of the laying, installation, construction, reconstruction, erection, use, operation, maintenance, supplementation, removal or inspection of said Utility(s) and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. Nevertheless, except as otherwise provided herein, Grantee agrees to restore the grounds by seeding and



Graphic Scale



Stevenson Street

A = Iron Pin Found
B = Point Established

All Bearings Are Assumed.
Ref: Volume 70, Page 508

200000005690
Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
On 05-16-2000 at 03:14 pm.
AFFIDAVIT 14.00
OR Volume 70 Page 508 - 509

AFFIDAVIT

STATE OF OHIO, SS:
HENRY COUNTY,

200000005690
JEFF LAMENAU
PICK UP

I, A. Eugene Diemer, being first duly sworn according to law, state the following under oath:

1. That I am of legal age and a resident of the City of Napoleon, Henry County, Ohio;
2. That I am the surviving spouse of Sarah C. Diemer;
3. That Sarah C. Diemer and myself acquired the following described real property as tenants with rights of survivorship by an instrument recorded in Volume 236, Page 45, Deed Records of Henry County, Ohio:

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

Lot Thirty-five (35) in Mary Dodd's Second Addition to the City of Napoleon, Ohio.

4. That Sarah C. Diemer died on December 15, 1999, and was a resident of the City of Napoleon, Henry County, Ohio, at the time of her death;

5. That a certified copy of the death certificate of Sarah C. Diemer is attached to this Affidavit as Exhibit "A";

6. That upon the death of Sarah C. Diemer, all of the above described real property became the sole and absolute property in fee simple absolute of A. Eugene Diemer, the surviving spouse of Sarah C. Diemer, and the deponent herein.

Further affiant says not.

MAY 16 2000

A. Eugene Diemer
HENRY CO. AUDITOR

A. Eugene Diemer
A. Eugene Diemer

Sworn to before me and signed in my presence at Napoleon, Ohio, on this 14th day of April, 2000.

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Ohio Revised Code
FEE \$ _____
EXEMPT K

Notary *Jeffrey R. Lamenu*
JEFFREY R. LAMENU
State of Ohio
Lifetime Commission



APPROVED
41-009095:0720
Noting Date by *Jeffrey R. Lamenu*

Ohio Department of Health
VITAL STATISTICS
CERTIFICATE OF DEATH
TYPE OR PRINT IN PERMANENT BLACK INK

Reg. Dist. No. 48
Primary Reg. Dist. No. AB01
Registrar's No. 1004300

DO NOT WRITE IN THESE SPACES
FOR USE BY THE
DATA CENTER

1 Decedent's Name (Last, First, Middle, Day, Year) SARAH C. OBER 2 Date of Death (Month, Day, Year) JUN 14, 1944
 3 Date of Birth (Month, Day, Year) MAY 11, 1879
 4 Sex F 5 Race W 6 Place of Birth (City, County and State or Foreign Country) EMERY, OHIO
 7 Social Security Number 274-60-5484 8 Date of Last Burial (Month, Day, Year) JUN 14, 1944
 9a Place of Death (City, County, State or Foreign Country) EMERY, OHIO
 9b Place of Death (Other City, County, State or Foreign Country) EMERY, OHIO

10 Marital Status: W Married (Specify Year) 1904 W Widowed (Specify Year) 1914 U Unmarried (Specify Year) 1914
 11 Surviving Spouse (Full Name, Date of Birth, Date of Death) EUGENE DIEBFR
 12a Decedent's Usual Occupation (Specify Line of Work during most of Working Life) LABOR
 12b Kind of Business/Industry CAMPBELLS SOUPS, CO.
 13a Residence - State OH 13b County MIAMI 13c City, Town, Loc. or Location NAPOLTON
 13d Street and Number 1080 STEVENSON STREET
 13e Inside City Limits Y 13f ZIP Code 43145
 14 Was Decedent of Hispanic Origin? No
 15 Race - American Indian, Black, White, or Other (Specify) WHITE
 16 Decedent's Education (Specify) Elementary/Secondary (11)
 17 Father's Name (Last, First, Middle, Surname) WILL FLECK
 18 Mother's Name (Last, First, Middle, Surname) BERTHA (RELSE) FLECK

19a Informant's Name (Type, Print) EVERETT DIEBFR
 19b Mailing Address (Street, Rural Route Number, City, Town, State, ZIP Code) 1000 STEVENSON STREET NAPOLTON OH 43145
 20a Method of Disposition Removal to State
 20b Place of Disposition (Name of Cemetery, Church, Home, etc.) ST. MARY'S
 20c Location (City, Town, State) NAPOLTON, OH

21a Name of Employer (First Middle Last) WALKER
 21b License Number (If License) 71078A
 22a Signature (Medical Director or Other Person) Mark A. ...
 22b License Number (If License) 71071
 23 Name and Address of Facility (Include City, State and ZIP Code) WALKER HOSPITAL, INC. 535 W. MAIN ST. NAPOLTON, OHIO 43145
 24 Hospital's Signature Sarah Ober
 25 Date Recd. (Month, Day, Year) DEC 8 1999
 26a Signature of Person Issuing Permit Sperry ...
 26b Date (Month, Day, Year) 12-16-99

27 Date Permit Issued 12-16-99
 28a Certifier (Check Only) X Physician
 28b Time of Death 11:20 PM
 28c Date Pronounced Dead (Month, Day, Year) DEC 15, 1999
 28d Was Case referred to Coroner? No
 28e Signature and Title of Certifier Mark A. ...
 28f License Number 35052744
 28g Date Signed (Month, Day, Year) 12-21-99

29 Name (Print) (Last, First, Middle, Last and Address of Person who Completed Cause of Death (Include City, State and ZIP Code) MARK ARAL DONINO, M.D., 5000 ARLINGTON AVE., TOLEDO, OHIO 43614
 30 Part I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent black ink.
 a. Due to or as a consequence of SUPS
 b. Due to or as a consequence of RETICEN T. LYMPHOMA
 c. Due to or as a consequence of 1 day
 d. Due to or as a consequence of 2 wks

31a Was an Autopsy Performed? No
 31b Were Autopsy Findings Available Prior to Completion of Cause of Death? No
 31c Describe How Injury Occurred
 32 Manner of Death: Medical Investigation
 33a Date of Injury (Month, Day, Year) 6/14/44
 33b Time of Injury M
 33c Injury at Work? No
 33d Place of Injury - Allow, Farm, Street, Factory, Shop, etc. (Specify) EMERY
 33e Location (Street and Number or Rural Route Number, City or Town, State)

34 Other significant conditions contributing to death but not resulting in the underlying cause given in Part I
 35a Date of Death (Month, Day, Year) 6/14/44
 35b Pending Investigation Y
 35c Cause of Death Determined Y
 35d Manner of Death Determined Y
 35e Date of Death (Month, Day, Year) 6/14/44
 35f Time of Death (Month, Day, Year) 11:20 PM
 35g Place of Death (City, County, State or Foreign Country) EMERY, OHIO
 35h Location (Street and Number or Rural Route Number, City or Town, State) 1080 STEVENSON STREET, NAPOLTON, OHIO 43145

I hereby certify this to be a true transcript of a record on file in the Bureau of Vital Statistics, Toledo Department of Health, Toledo, Ohio.
Sompong Pongtana, Registrar
 Toledo, Ohio JAN 26 2001

May 22, 2006

City of Napoleon Law Director
255 Riverview Avenue
Napoleon, Ohio 43545

ATTN: David Grahm

Title Outline: Lot 35 Mary Dodds 2nd Add, City of Napoleon, OH

Dear Dave:

I am enclosing an outline for Lot 35 Dodds 2nd Addition to the City of Napoleon Ohio which as it appears on deed records at the Henry County Recorder's office is the property of A. Eugene Diemer.

If you have any questions please call me.

Jenny Parker
419-599-3674

May 16, 2006

Title Outline: Lot 35 Mary Dodds 2nd Add, City of Napoleon, OH

Vol. 149 Page 279 Deed Records Warranty Deed
Mary Elizabeth Wagner, Grantor
To /William Kluth, Jr., Grantee
Signed 8-2-1946 filed 8-2-1946 at 2:35 o'clock p.m. recorded 8-5-1946
Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol. 1, Page 537, Power of Attorney Records
Signed 4-28-1971 filed 5-16-1971 at 11:44 o'clock a.m. recorded 5-28-1971
Henrietta Young is shown as Power of Attorney for William J. Kluth for the sale of
The real property known as Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol.196 Page 915 Deed Records Warranty Deed
William Kluth, Jr., aka William J. Kluth, and Doris Jean Kluth, husband and wife, Grantors
To Manila Rowe, Grantee
Signed 6-15-1971 filed 6-22-1971 at 12:04 o'clock p.m. recorded 6-25-1971
Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol. 197 Page 370 Deed Records Warranty Deed
Manila Rowe, unmarried & over 21 years, Grantor,
To Gilbert E. Bankey & Gertrude L. Bankey, Grantees
Signed 8-26-1971 filed 9-3-1971 at 12:25 o'clock p.m. recorded 9-10-1971
Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol. 211 Page 244 Deed Records Certificate of Transfer
Gilbert E. Bankey, deceased, Grantor
To Gertrude L. Bankey, Grantee
Signed 1-19-1977 filed 1-24-1977 at 9:49 o'clock p.m. recorded 1-28-1977
Undivided ½ interest Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol 218 Page 544 Deed Records Executor's Deed
Gertrude L. Bankey, deceased by Executrix, Grantor
To Harold G. Vold & Geraldine M. Vold, Grantees
Signed 8-14-1979 filed 8-14-1979 at 4:29 o'clock p.m. recorded 8-17-1979
Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol 236 Page 45 Deed Records Warranty Deed
Harold G. Vold & Geraldine M. Vold, husband and wife, Grantors
To A. Eugene Diemer & Sarah C. Diemer, husband & wife, jointly with right of
Survivorship, Grantees,
Signed 7-7-1987 filed and recorded 7-7-1987 at 2:28 o'clock p.m.
Lot 35 Mary Dodd's 2nd Add., City of Napoleon, OH

Vol 70 Page 508 Official Records Affidavit

A. Eugene Diemer states that he is the surviving spouse of Sarah C. Diemer,
Who died 12-15-1999 and the real property becomes the sole property of

A. Eugene Diemer

Signed 4-14-2000 filed and recorded 5-16-2000 at 3:14 o'clock p.m.

And, we the said Grantors, for ourselves and our heirs, executors and administrators, do hereby covenant with the said Grantees, or the survivor of them, 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 except for taxes and assessments for the year 1987 to date of closing, which Grantors hereby assume and agree to pay, and that we will forever Warrant and Defend the same unto the said Grantees, or the survivor of them, against all lawful claims whatsoever, except as hereinabove mentioned.

Prior Instrument Reference: Volume 218 Page 545
Wife (Husband) of the grantor, releases all rights of dower therein.

WITNESS their hand this 7th day of July 1987.

In Presence of:
James W. ...
Julius B. Amey

Harold G. Vold
Harold G. Vold
Geraldine M. Vold
Geraldine M. Vold

State of Ohio }
Henry County, } ss. Before me, a Notary Public
named Harold G. Vold and Geraldine M. Vold, husband and wife

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 7th day of July
A. D. 1987.

NILES B. AMEY
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES JULY 7, 1988

Julius B. Amey

This instrument prepared by Jeffrey R. Lankenau, Attorney at Law
105 West Main Street, Napoleon, Ohio 43545-1797

This Conveyance has been examined and the Grantor has complied with Section 219.22 of the Revised Code.
REC'D
\$4.00
EXPIRES

*500
AUDITORS OFFICE
TRANSFERRED
DATE *July 7 1987*
James W. ...
HENRY COUNTY AUDITOR

RECORDED
INDEXED
51
OHIO #1111

PERPETUAL EASEMENT

Know All Men By These Presents: That, A. Eugene Diemer, an unmarried man of legal age, whose tax mailing address is 1080 Stevenson Street, the Grantor, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid by the **City of Napoleon, Ohio**, a municipal corporation organized under the laws of Ohio, the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns forever, a perpetual alienable utility Easement to lay, install, construct, reconstruct, erect, use, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter, its sewer Utility, both storm and/or sanitary. The aforementioned Utility for the purpose of this Easement consist of one or more pipes, catch basins, metering equipment and appurtenances, all the aforementioned being both above and below ground with extensions therefrom, in, on, through, over and/or under the below described lands, with the right of ingress to and egress from and over said premises (real estate) situated in the County of Henry and State of Ohio, and described as:

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(All bearings stated above are assumed for the purpose of this description.)

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200000009590
Filed for Record
HENRY COUNTY OHIO
ARLENE A WALLACE
On 05-16-2000 At 03:14 pm.
AFFIDAVIT 14.00
OR Volume 70 Page 508 - 509

AFFIDAVIT

STATE OF OHIO, SS:
HENRY COUNTY,

I, A. Eugene Diemer, being first duly sworn according to law, state the following under oath:

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AUDITORS OFFICE
TRANSFERRED Further affiant says not.

MAY 16 2000

Robert B. Battelma
HENRY CO. AUDITOR

sworn to before me and signed in my presence at Napoleon, Ohio, on this 14th day of April, 2000.

A. Eugene Diemer
A. Eugene Diemer

This Conveyance has been examined and the Grantor has corrected the Section 319.202 of the Revised Code
FEE \$ _____
EXEMPT K
STATE OF OHIO
NOTARY PUBLIC

Notary *Jeffrey R. Lankena* State of Ohio
Jeffrey R. Lankena
State of Ohio
Lifetime Commission

41-009095-0730
APPROVED
Mapping Dept. by *[Signature]* Date *5/16/00*



Ohio Department of Health
VITAL STATISTICS

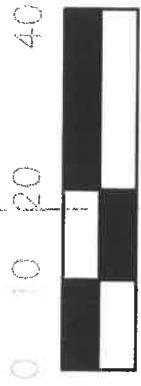
CERTIFICATE OF DEATH
TYPE OR PRINT IN PERMANENT BLACK INK

Reg. Dist. No. 48
Primary Reg. Dist. No. AB01
Registrar's No. (114)300

State File No.

DO NOT WRITE IN THESE SPACES
RESERVED FOR ICD-10
DATA COLLECTING

| | | | | | |
|---|--|--|--|--|--|
| 1 Decedent's Name (Last, Middle, Initial) SAARH C. DIENER | | 7 Sex M | | 8 Date of Birth (Month, Day, Year) DECEMBER 17, 1944 | |
| 4 Social Security Number 279 50 56884 | | 9a Age at Birth (Month, Day, Year) 55 | | 7 Birthplace FINDLAY, OHIO | |
| 3 Was Decedent Ever in U.S. Armed Forces? No | | 9b Place of Death (Check Only One) <input checked="" type="checkbox"/> Hospital <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> Other | | 10 Nursing Home None | |
| 9c City, Village, Twp. or Location of Death TOLEDO | | 11 Residence-County OHIO | | 12b Kind of Business/Industry CAMPBELLS SOUPS CO. | |
| 10 Marital Status: Married, Never Married, Widowed, Divorced, Single Never Married | | 11 Surviving Spouse (If Wife, Give Maiden Name) EUGENE DIENER | | 12a Decedent's Usual Occupation (Give kind of work during most of working life. Do not use retired.) Laborer | |
| 13a In State City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | 13b ZIP Code 43115 | | 13c City, Town, Twp. or Location NAPOLTON | |
| 14 Was Decedent of Hispanic Origin? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | 15 Race, American Indian, Black, White, N. Spanish, Other | | 16 Decedent's Education High School Graduate | |
| 17 Father's Name (Last, Middle, Initial) WILL FIERCE | | 18 Mother's Name (First, Middle, Maiden Surname) BERTHA (FIERCE) PIERCE | | 19 Decedent's Education (Temporary Secondary or High School Grad.) | |
| 19a Informant's Name (Type, First, Middle, Initial) FLORENCE DIENER | | 19b Mailing Address (Street and Number of Rural Route Number, City or Town, State, ZIP Code) 1000 STEVENSON STREET NAPOLTON OH 43115 | | 19c Location (City or Town, State) NAPOLTON, OH | |
| 20a Method of Disposition <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Other (Specify) | | 20b Place of Disposition (Name of Cemetery, Crematory, or Other Place) FORD HILL CEMETERY | | 20c Location (City or Town, State) NAPOLTON, OH | |
| 20d Date of Disposition DECEMBER 20, 1999 | | 21 Name of Undertaker (First, Middle, Last) HEX WALKER | | 21b License Number 1638A | |
| 22a Signature of Funeral Director (Other Person) <i>[Signature]</i> | | 22b License Number (of Licensee) 71001 | | 23 Name and Address of Facility (include Co., State and ZIP Code) WALKER MORTUARY, INC. 335 W. MAIN ST. NAPOLTON, OHIO 43115 | |
| 24 Registrar's Signature <i>[Signature]</i> | | 25 Date (Month, Day, Year) DEC 30 1999 | | 26a Date Pronounced Dead (Month, Day, Year) DECEMBER 15, 1999 | |
| 26b Time of Death 11:20 PM | | 26c Date Pronounced Dead (Month, Day, Year) DECEMBER 15, 1999 | | 26d Was Case Referred to Coroner? No | |
| 27 Name, First, Middle, Last, and Address of Person who Completed Cause of Death (include City, State and ZIP Code) MARK ARRLINGTON, M.D., 5000 ARLINGTON AVE., TOLEDO, OHIO 43614 | | 28a Signature and Title of Certifier <i>[Signature]</i> Attending Physician | | 28b License Number 35052744 | |
| 28c Date (Month, Day, Year) DECEMBER 15, 1999 | | 28d Date Signed (Month, Day, Year) 12-21-99 | | 29 Appropriate Interval Between Onset and Death 1 day | |
| 30 Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest. shock or heart failure. List only one cause on each line. Type or print in permanent black ink. Subsids Recurrent Lymphoma | | 31a Was an Autopsy Performed? No | | 31b Were Autopsy Findings Applicable Prior to Completion of Cause of Death? Yes | |
| 32a Place of Injury - Home, Farm, Street, Factory, Office, Public, etc. Home | | 32b Time of Injury (Month, Day, Year) M | | 32c Injury at Work? No | |
| 32d Manner of Death Accident | | 32e Date of Injury (Month, Day, Year) M | | 32f Injury at Work? No | |
| 32g Cause of Injury - Home, Farm, Street, Factory, Office, Public, etc. None | | 32h Place of Injury - Home, Farm, Street, Factory, Office, Public, etc. Home | | 32i Injury at Work? No | |
| 32j Manner of Death Accident | | 32k Date of Injury (Month, Day, Year) M | | 32l Injury at Work? No | |
| 32m Cause of Injury - Home, Farm, Street, Factory, Office, Public, etc. None | | 32n Place of Injury - Home, Farm, Street, Factory, Office, Public, etc. Home | | 32o Injury at Work? No | |
| 32p Manner of Death Accident | | 32q Date of Injury (Month, Day, Year) M | | 32r Injury at Work? No | |
| 32s Cause of Injury - Home, Farm, Street, Factory, Office, Public, etc. None | | 32t Place of Injury - Home, Farm, Street, Factory, Office, Public, etc. Home | | 32u Injury at Work? No | |
| 32v Manner of Death Accident | | 32w Date of Injury (Month, Day, Year) M | | 32x Injury at Work? No | |
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Graphic Scale

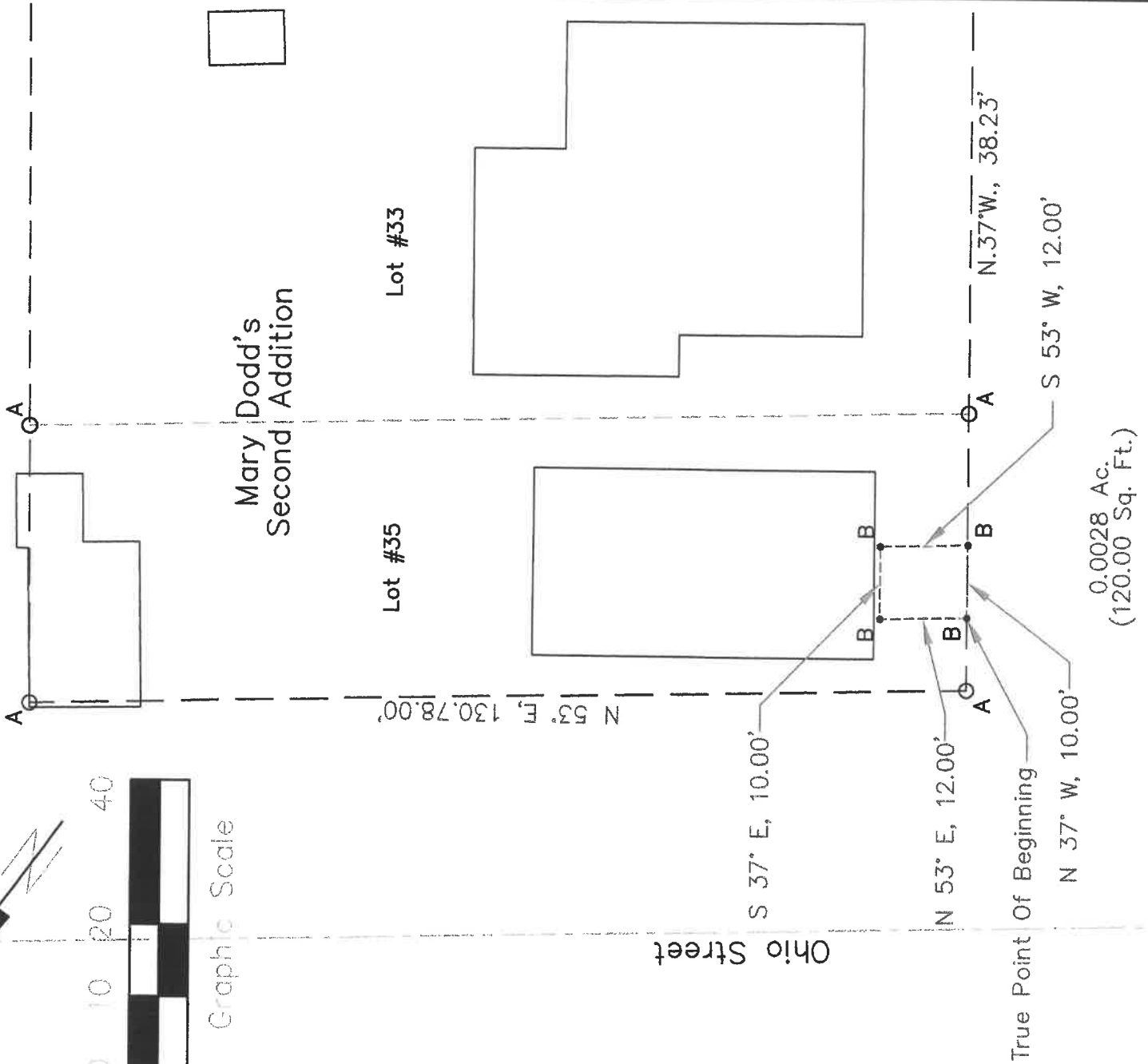
Mary Dodd's
Second Addition

Lot #35

Lot #33

Ohio Street

Stevenson Street



A = Iron Pin Found
B = Point Established

All Bearings Are Assumed.
Ref: Volume 70, Page 508

