

WARRANTY DEED

Vol 218 Page 675

Know all Men by these Presents

THAT, We, Miriam F. Smith and Sherman Smith, wife and husband, James J. Kruse and Ruth Kruse, husband and wife, Herbert C. Kruse and Rosie Kruse, husband and wife, and Evelyn L. Allen and Robert Allen, wife and husband,

who claim title by or through instrument , recorded in Volume 217 , Page 499 , the Grantor s

of the Record of Deeds of Henry County, Ohio, for the consideration of One Dollar and Other Valuable Considerations to us paid by John Martinez and Hazel O. Martinez,

whose Tax Mailing Address will be 230 Yeager Street, Napoleon, Ohio, , the Grantee s

edged, do hereby Give, Grant, Bargain, Sell and Convey to the said Grantee s , the receipt whereof is hereby acknowl-

their 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:

A parcel being known as a part of Outlot No. 29 and Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Henry County, Ohio, and which is more particularly described as follows: Commencing at the Southwest corner of said Outlot No. 30; thence East on the South line of said Outlot and the North right-of-way line of Yeager Street a distance of 45.00 feet to an iron pin and the place of beginning;-- thence North and parallel with Rye Street a distance of 363.00 feet to an iron pin; thence East on the North line of said Outlot's 29 and 30 and parallel with Yeager Street a distance of 90.47 feet to an iron pin; thence South a distance of 363.00 feet to an iron pin on the North right-of-way line of Yeager Street; thence West on the North right-of-way line of Yeager Street a distance of 90.95 feet to the place of beginning.

Also: A parcel of land in the West part of Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, to be used as a private alley and which is more particularly described as follows:

Beginning at a point on the West line of said Outlot No. 30, aforesaid 93 feet North of the Southwest corner of said Outlot; thence North 12 feet to an iron pin; thence East and parallel with Yeager Street, 90.83 feet to an iron pin; thence South 12 feet to an iron pin; thence West 90.83 feet to the place of beginning.

Also: A parcel of land off the West side of the East half (½) of Outlot No. 29 in Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, 8 feet in width to be used for alley purposes, extending North from the South line of said Outlot a distance of 132 feet.

In Witness Whereof, we, the said Grantor s , hereunto set our hand s , this 25TH day of August , 1979

Signed and acknowledged in presence of

William J. Cuff
Raymond Green

Miriam F. Smith
Miriam F. Smith
Sherman Smith
Sherman Smith
James J. Kruse
James J. Kruse
Ruth Kruse
Ruth Kruse
Herbert C. Kruse
Herbert C. Kruse
Rosie Kruse
Rosie Kruse
Evelyn L. Allen
Evelyn L. Allen
Robert Allen
Robert Allen

The State of Ohio, }
Henry County, } s s.

Be it Remembered, That on this 25TH day of August

1979 , Before me, the subscriber, A Notary Public in and for said State of Ohio, personally came the above named Miriam F. Smith and Sherman Smith, wife and husband, James J. Kruse and Ruth Kruse, husband and wife, Hervert C. Kruse and Rosie Kruse, husband and wife, and Evelyn L. Allen and Robert Allen, wife and husband,

the Grantor s in the foregoing instrument, who acknowledged that they did sign the same, and that the same is their free act and deed.

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

William J. Small
Notary Public in and for The State of Ohio
WILLIAM J. SMALL
Notary Public, State of Ohio
My Commission Expires March 6, 1983

This Instrument Was Prepared By:

John V. Cuff
Attorney At Law
Napoleon, Ohio 43545

73087
RECEIVED FOR RECORD
This 21 day of Aug 1979
at 12:00 o'clock A.M. and
Recorded Sept 7 1979
Volume 211 Page 675

Miriam Fitzgerald
Recorder, Henry County, Ohio \$6.00
E-R-C

This Conveyance has been examined and the Grantor has complied with Section 819.212 of the Revised Code
FEE \$ 32.00
EXEMPT
WILLIAM J. AIRNS, County Auditor

AUDITORS OFFICE
TRANSFERRED
DATE August 31 1979
William J. Small
HENRY COUNTY AUDITOR

Know All Men By These Presents,

VOL 236 PAGE 66

That,

Evelyn L. Allen and Robert Allen, wife husband; James J. Kruse and Ruth E. Kruse, husband and wife, and Miriam F. Smith,

the Grantors, who claim title by or through instrument recorded in Volume 217, Page 494, Henry County Recorder's Office, for the consideration of one dollar and other valuable considerations

John Martinez and Hazel O. Martinez

the Grantees, whose TAX MAILING ADDRESS will be

230 Yeager St., Napoleon, Ohio 433545

Give, Grant, Bargain, Sell and Convey unto the said Grantees, ^{do} their heirs and assigns, the following described premises, situated in the City of Napoleon, ^{Henry} County of ^{and State of Ohio:}

A parcel being known as a part of Outlot No. 29 and Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Henry County, Ohio, and which is more particularly described as follows: Commencing at the Southwest corner of said Outlot No. 30; thence East on the South line of said Outlot and the North right-of-way line of Yeager Street a distance of 90.83 feet to an iron pin and the place of beginning;--thence North and parallel with Rye Street a distance of 363.00 feet to an iron pin; thence East on the North line of said Outlot's 29 and 30 and parallel with Yeager Street a distance of 90.47 feet to an iron pin; thence South a distance of 363.00 feet to an iron pin on the North right-of-way line of Yeager Street; thence West on the North right-of-way line of Yeager Street a distance of 90.95 feet to the place of beginning.

Also: A parcel of land in the West part of Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, to be used as a private alley and which is more particularly described as follows:

Beginning at a point on the West line of said Outlot No. 30, aforesaid 93 feet North of the Southwest corner of said Outlot; thence North 12 feet to an iron pin; thence East and parallel with Yeager Street, 90.83 feet to an iron pin; thence South 12 feet to an iron pin; thence West 90.83 feet to the place of beginning.

Also: A parcel of land off the West side of the East half (1/2) of Outlot No 29 in Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, 8 feet in width to be used for alley purposes, extending North from the South line of said Outlot a distance of 132 feet.

This deed is given to correct the real estate description in a certain deed in Volume 218 page 675 of the Deed Records of Henry County, Ohio.

✓✓
92900

**RECEIVED
& RECORDED**

JUL 14 1987

at 10:08 AM

MARIAN FITZENREITER, RECORDER
HENRY COUNTY, OHIO

be the same more or less, but subject to all legal highways.



CORRECTION DEED

Know all Men by these Presents

VOL 236 PAGE 70

That, JAMES J. KRUSE, and RUTH E. KRUSE, (a/k/a Ruth Kruse) his wife, by her Guardian, BETTY J. ELLING, which Guardianship proceeding and authority hereunder appears in Guardianship Case No. 4888, Fulton County Probate Court, Fulton County, Ohio, who joins herein for purposes of release of Dower,

who claim title by or through instrument , recorded in Volume 217 , the Grantor s,
Recorder's Office, for the consideration of NO Dollars (\$ 0.00-----)
received to full satisfaction of JOHN MARTINEZ and HAZEL MARTINEZ , the Grantees s,
whose TAX MAILING ADDRESS will be

have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee s their heirs and assigns forever, all such right and title as the said grantor s, have or ought to have in and to the following described piece or parcel of land, situated in the City of Napoleon County of Henry and State of Ohio:

An equal undivided one-fourth interest:

Situated in the City of Napoleon, County of Henry and State of Ohio: A parcel being known as a part of Outlot No. 29 and Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of said Outlot No. 30; thence East on the South line of said Outlot and the North right-of-way line of Yeager Street a distance of 90.83 feet to an iron pin and the place of beginning; thence North and parallel with Rye Street a distance of 363.00 feet to an iron pin; thence East on the North line of said Outlot's 29 and 30 and parallel with Yeager Street a distance of 90.47 feet to an iron pin; thence South a distance of 363.00 feet to an iron pin on the North right-of-way line of Yeager Street; thence West on the North right-of-way line of Yeager Street a distance of 90.95 feet to the place of beginning.

ALSO: A parcel of land in the West part of Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, to be used as a private alley and which is more particularly described as follows: Beginning at a point on the West line of said Outlot No. 30, aforesaid 93 feet North of the Southwest corner of said Outlot; thence North 12 feet to an iron pin; thence East and parallel with Yeager Street, 90.83 feet to an iron pin; thence South 12 feet to an iron pin; thence West 90.83 feet to the place of beginning.

ALSO: A parcel of land off the West side of the East half (½) of Outlot No. 29 in Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, 8 feet in width to be used for alley purposes, extending North from the south line of said Outlot a distance of 132 feet.

This deed granted for purpose of correcting the description in deed formerly granted and appearing in Volume 218 at page 675 , Henry County Deed Records.

APPROVED
Tax Map Dept.

QUIT CLAIM DEED

CoPAAC-TIDM D.C.D

TUTBLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS RUMI AND VT05701

Know all Men by these Presents
Standa Form 605
VOL 236 PAGE 68

That Rosie Kruse, unmarried and over 21 years of age, the sole devisee under the will of Herbert C. Kruse, Deceased

Grantor in consideration of the sum of one dollar and other valuable considerations

to her paid by John Martinez and Hazel O. Martinez

acknowledged, do hereby Remise, Release and forever Quitclaim,

to the said Grantees, John Martinez and Hazel O. Martinez

their heirs and assigns forever, the

following Real Estate situated in the County of Henry
in the State of Ohio and in the City of Napoleon
and bounded and described as follows:

A parcel being known as a part of Outlot No. 29 and Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Henry County, Ohio, and which is more particularly described as follows:

Commencing at the Southwest corner of said Outlot No. 30; thence East on the South line of said Outlot and the North right-of-way line of Yeager Street a distance of 90.83 feet to an iron pin and the place of beginning;--thence North and parallel with Rye Street a distance of 363.00 feet to an iron pin; thence East on the North line of said Outlot's 29 and 30 and parallel with Yeager Street a distance of 90.47 feet to an iron pin; thence South a distance of 363.00 feet to an iron pin on the North right-of-way line of Yeager Street; thence West on the North right-of-way line of Yeager Street a distance of 90.95 feet to the place of beginning.

Also: A parcel of land in the West part of Outlot No. 30, Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, to be used as a private alley and which is more particularly described as follows:

Beginning at a point on the West line of said Outlot No. 30, aforesaid 93 feet North of the Southwest corner of said Outlot; thence North 12 feet to an iron pin; thence East and parallel with Yeager Street, 90.83 feet to an iron pin; thence South 12 feet to an iron pin; thence West 90.83 feet to the place of beginning.

Also: A parcel of land off the West side of the East half (1/2) of Outlot No. 29 in Plat No. 2 of Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, 8 feet in width to be used for alley purposes, extending North from the South line of said Outlot a distance of 132 feet.

This deed is given to correct the real estate description in a certain deed in Volume 218 page 675 of the Deed Records of Henry County, Ohio.

See vol 4 page 217-499

To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Grantees, John Martinez and Hazel O. Martinez

their heirs and assigns forever.

APPROVED
Tax Map Dept

AGREEMENT

This Agreement entered into between John and Hazel Martinez, hereinafter referred to as First Parties and Dorothea M. Riefers hereinafter referred to as Second Party, WITNESSETH;

WHEREAS; First Parties are the owners in fee simple of the following described real estate:

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

A parcel of land off the West side of the East half (1/2) of Outlot No. 29 in Plat No. 2 of the Phillip's and Stafford's Outlots to the Town (now City) of Napoleon, Ohio, 8 feet in width to be used for alley purposes, extending North from the South line of said Outlot a distance of 132 feet.

WHEREAS; the definition of the meaning and who was to have the use of the parcel if used for so-called alley purposes was not clear, and

WHEREAS; it is the desire of all parties to fully define and enter an agreement to establish the proper relationships in order to establish harmonious neighborly relationships.

NOW THEREFORE, be it agreed that the phrasing for alley purposes was intended to grant a right of way to the remaining east 1/2 of Outlot No. 29 in Plat No. 2 of Phillip's and Stafford's Outlots to the City of Napoleon, over the following:

A parcel of land off the West side of the East half (1/2) of Outlot No. 29 in Plat No. 2 of Phillip's and Stafford's Outlots to the City of Napoleon, Ohio, 8 feet in width to be used for alley purposes, extending North from the South line of said Outlot a distance of 132 feet. Which is owned by First Parties.

It is further agreed between all parties that this grant of a right of way was only for the benefit of the following described real estate and no others:

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

The East half of Outlot Number Twenty-nine (29) of Phillip's Outlot (so called) in the Village (now City) of Napoleon, Henry County, Ohio, less a strip of land along the west line of said above described premises Eight (8) feet wide and extending north along said west line a distance of Eight rods to be used for alley purposes."

It is further agreed that the First Parties will not obstruct passage over this right-of-way, but if there is no pavement or gravel to support proper weight, the right-of-way shall not be used to drive in and out when very wet unless the damage to the lawn is repaired.

If at any time First Parties desire to use the same as an access to a garage they shall be responsible for paving or putting in a proper gravel driveway sufficient to support the traffic as many feet back from

the street as needed. If the Second Party desires to use the right-of-way for regular vehicular access to a garage or outbuildings on her own property then she shall be solely responsible for the placing of a proper driveway sufficient to support the traffic on the drive where she uses it.

If both parties later start to use the same for regular vehicular access to garages then they shall both be jointly responsible for maintenance as many feet back from the street as they use it.

This Agreement is in consideration of the mutual promises of each party and in order to settle any controversy between the parties.

This is a covenant to run with the land.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of August, 1986.

Witnessed by:

A. Marlowe Witt
[Signature]

John Martinez
John Martinez

Hazel Martinez
Hazel Martinez

Witnessed by:

Charles H. Brangher
[Signature]

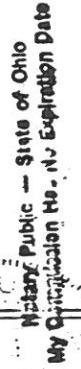
Dorothea M. Riefers
Dorothea M. Riefers

State of Ohio
Henry County, ss:

Before me, a Notary Public, for the State of Ohio personally appeared John Martinez and Hazel Martinez who acknowledged that they did read and sign the foregoing Agreement and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal

this 2nd day of August, 1986 RECEIVED FOR RECORD
at 2:40 o'clock P.M. and
Recorded Aug 6 1986 Notary Public, State of Ohio
My Commission No. 17362 Record
Volume 15 Page 563



State of Ohio
Henry County, ss:

Before me, a Notary Public, who acknowledged that she did read and sign the foregoing Agreement and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal

this 5th day of August, 1986.
LIFETIME COMMISSION
David Meekison
David Meekison
Notary Public, State of Ohio

This Instrument Prepared by:
Marlowe Witt, Attorney At Law,
203 W. Main St., Napoleon, Ohio 43545

