



*First American Title*<sup>™</sup>

## Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

# Commitment

23BT12756

**FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

**This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.**

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

### ***First American Title Insurance Company***

Dennis J. Gilmore  
President

Jeffrey S. Robinson  
Secretary

(This Commitment is valid only when Schedules A and B are attached)

**This jacket was created electronically and constitutes an original document**

**INSURANCE FRAUD WARNING:** ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

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## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

 <b>First American Title™</b>	Commitment for Title Insurance
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	<b>23BT12756</b>

File No.: 23BT12756

1. Effective Date: July 31, 2023 at 07:00 AM

2. Policy (or Policies) to be issued: AMOUNT

a.  [ X ]

Proposed Insured:  
any Bona Fide Purchaser

b.  [ ]

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is: Fee Simple Absolute.

4. Title to the Fee Simple Absolute estate or interest in the land is at the Effective Date vested in:

Donald L. Meyer, who acquired title in Lucas County Official Records 20150929-0040965 and in Lucas County Deed Records 95-302-D12 and 95-302-D11 (as to Parcel 1).

Donald L. Meyer, who acquired title in Lucas County Official Records 20151005-0041865 (as to Parcels 2 and 5).

Donald L. Meyer, who acquired title in Lucas County Official Records 20150929-0040966 and in Lucas County Deed Records 88-511-D03 (as to Parcel 3).

Donald L. Meyer, who acquired title in Lucas County Official Records 20151017-0045289 and in Lucas County Deed Records 78-519-B09 (as to Parcel 4).

5. The land referred to in this Commitment is described as follows:

See Schedule C attached hereto and made a part hereof.

Issuing Agent: Buckeye Title Agency  
Agent ID No.:  
Address: 21980 West State Route 51  
City, State, Zip: Genoa, Ohio 43430  
Telephone: (419)855-9944

By: Ernest E. Cottrell, Jr.  
Ernest E. Cottrell, Jr., Agent

(This Schedule A valid only when Schedule B is attached)

**INSURANCE FRAUD WARNING:** PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

 <b>First American Title™</b>	Commitment for Title Insurance
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<b>Schedule BI</b>	<b>23BT12756</b>

File No.: 23BT12756

**REQUIREMENTS**

The following requirements must be satisfied:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
  - a. Duly Executed Fiduciary Deed from Shannon Meyer-Walter (aka) Shannon Walter as Executrix of the Estate of Donald Meyer, pursuant to the Fifth Item of the Last Will and Testament as filed in Lucas County Probate Court Case No. 2023EST0553, to any Bona Fide Purchaser
3. Satisfactory release or subordination, as to the premises in question, of the following liens:
 

NONE
4. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable:
 

NONE
5. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
6. Obtain from the County Engineer and Auditor approval of the legal description for transfer if the parcel or its legal description have been newly created or if the existing legal description fails to meet current standards.
7. Survey coverage for the Mortgagee's Policy will be issued without the need of a Mortgage Location Survey.
8. File in Lucas County Probate Court Case No. 2023EST0553 consents to sale of real estate or waivers of right to purchase real estate from Dennis Harold Meyer and David Louis Meyer, heirs of Donald Meyer, deceased.
9. Provide to Buckeye Title Agency a Medicaid Affidavit for decedent, Donald Meyer.

 <b>First American Title™</b>	Commitment for Title Insurance
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BII</b>	<b>23BT12756</b>

File No.: 23BT12756

**EXCEPTIONS**

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
7. The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
8. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
9. Easements and restrictions of record.
10. Defects, liens, encumbrances or other matters which would be disclosed by an inspection of the records of the Federal Court System.
11. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule A hereof, this commitment/policy does not insure nor guarantee the acreage or quantity of land set forth therein.
12. Net taxes and assessments in the amount of \$441.14 per half are paid for the full year of 2022. Taxes and assessments for 2023 and thereafter are a lien, but not yet computed, nor due or payable. Parcel No. 44-37264 (as to Parcel 1).

NOTE: Above stated taxes reflect a current agriculture use valuation (CAUV).

Net taxes and assessments in the amount of \$391.19 per half are paid for the full year of 2022. Taxes and assessments for 2023 and thereafter are a lien, but not yet computed, nor due or payable. Parcel No. 44-37354 (as to Parcel 2).

NOTE: Above stated taxes reflect a current agriculture use valuation (CAUV).

Net taxes and assessments in the amount of \$1,208.58 per half are paid for the full year of 2022. Taxes and assessments

**SCHEDULE B - SECTION II**

(Continued)

File No.: 23BT12756

Commitment No.: 23BT12756

for 2023 and thereafter are a lien, but not yet computed, nor due or payable. Parcel No. 44-37401 (as to Parcel 3).

NOTE: Above stated taxes reflect a current agriculture use valuation (CAUV).

NOTE: Above stated taxes reflect a Homestead Reduction of \$241.01 per half.

Net taxes and assessments in the amount of \$1,062.50 per half are paid for the full year of 2022. Taxes and assessment for 2023 and thereafter are a lien, but not yet computed, nor due or payable. Parcel No. 44-37824 (as to Parcel 4).

NOTE: Above stated taxes reflect a current agriculture use valuation (CAUV).


Net taxes and assessments in the amount of \$74.67 per half are paid for the full year of 2022. Taxes and assessments for 2023 and thereafter are a lien, but not yet computed, nor due or payable. Parcel No. 44-37827 (as to Parcel 5).

NOTE: Above stated taxes reflect a current agriculture use valuation (CAUV).

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

We have made no examination for taxes or assessments which do not appear on the current tax duplicate.

13. HOMEOWNERS' ASSOCIATION DUES: Failure to pay any Homeowners' Association dues required by the restrictive covenants set forth herein may result in a lien on the insured premises. The Company assumes no responsibility for ascertaining the status of these charges. The purchaser/insured is cautioned to obtain the current status of these charges.
14. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
15. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
16. Easement granted to The Toledo Edison Company as recorded in Lucas County Deed Records Volume 889 at Page 187 (as to Parcel 1).
17. Easement granted to The Toledo Edison Company as recorded in Lucas County Deed Records Volume 889 at Page 179 (as to Parcels 2 and 3).
18. Easement granted to The Toledo Edison Company as recorded in Lucas County Deed Records Volume 889 at Page 176 (as to Parcel 3).
19. Easement granted to The City of Oregon as recorded in Lucas County Deed Records 78-513-D01 (as to Parcel 4).
20. In Lucas County Probate Court, the Estate of Donald Meyer was filed under Case No. 2023EST0553. Shannon Meyer-Walter (aka) Shannon Walter appointed Executrix with power to sell real estate pursuant to the Fifth Item of the Last Will and Testament.

 <b><i>First American Title™</i></b>	Commitment for Title Insurance
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule C</b>	<b>23BT12756</b>

File No.: 23BT12756

**LEGAL DESCRIPTION**

The Land referred to in this policy is described as follows:

Legal Descriptions attached hereto and incorporated herein.

Parcel 1:

The East thirty (30) acres of the East one-half (1/2) of the Northwest one-quarter (1/4) of Section 30, Town 9 South, Range 9 East in the City of Oregon, Lucas County, Ohio. *gw*

Tax Parcel No. 44-37264

Prior Deed Reference: Lucas County Official Record 20150929-0040965

Parcel 2:

A parcel of land being a part of the East one-half of the Northwest quarter of Section 30, Township 9 South, Range 9 East, City of Oregon, Lucas County, Ohio and being more particularly described as follows:

Commencing at an iron pin at the Southeast corner of the Northwest quarter of Section 30, City of Oregon;

thence South 89° 33' 42" West on the South line of the Northwest quarter, a distance of 497.63 feet to a point, said point being the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing South 89° 33' 42" West, on the South line of the Northwest quarter, a distance of 361.52 feet to a point;

thence North 00° 01' 18" East on a line being parallel with the West line of the East one-half of the Northwest quarter, a distance of 30.00 feet to an iron pin; thence continuing North 00° 01' 18" East, a distance of 342.65 feet to an iron pin;

thence South 89° 33' 42" West, on a line being parallel with the South line of the Northwest quarter, a distance of 61.18 feet to an iron pin;

thence North 00° 01' 18" East, on a line being parallel with the East line of the Northwest quarter, a distance of 2289.17 feet to an iron pin on the North line of Northwest quarter;

thence North 89° 35' 21" East, on the North line of the Northwest quarter, a distance of 423.71 feet to an iron pin, said iron pin being 497.63 feet, West of a concrete monument at the Northeast corner of the Northwest quarter of Section 30;

thence South 00° 02' 36" West, on a line being parallel with the East line of the Northwest quarter, a distance of 2631.62 feet to an iron pin; thence continuing South 00° 02' 36" West, a distance of 30.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, containing 25.336 acres of land, more or less, excepting therefrom all easements, zoning restrictions of record and legal highways.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North. *gw*

Tax Parcel No. 44-37354

Prior Deed Reference: Lucas County Official Record 20151005-0041865



Parcel 3:

A parcel of land being a part of the East one-half of the Northwest quarter of Section 30, Township 9 South, Range 9 East, City of Oregon, Lucas County, Ohio and being more particularly described as follows:

Commencing at an iron pin at the Southeast corner of the Northwest quarter of Section 30, City of Oregon;

thence South  $89^{\circ} 33' 42''$  West, on the South line of the Northwest quarter, a distance of 859.15 feet to a point, said point being the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing South  $89^{\circ} 33' 42''$  West, on the South line of the Northwest quarter, a distance of 467.25 feet to the Southwest corner of the East one-half of the Northwest quarter of Section 30;

thence North  $00^{\circ} 01' 18''$  East on the West line of the East one-half of the Northwest quarter, a distance of 30.00 feet to an iron pin; thence continuing North  $00^{\circ} 01' 18''$  East on the West line of the East one-half of the Northwest quarter, a distance of 2632.01 feet to an iron pin at the Northwest corner of the East one-half of the Northwest quarter;

thence North  $89^{\circ} 35' 21''$  East on the North line of the Northwest quarter, a distance of 406.07 feet to an iron pin;

thence South  $00^{\circ} 01' 18''$  West, on a line being parallel with the West line of the East one-half of the Northwest quarter, a distance of 2289.17 feet to an iron pin;

thence North  $89^{\circ} 33' 42''$  East, on a line being parallel with the South line of the Northwest quarter, a distance of 61.18 feet to an iron pin;

thence South  $00^{\circ} 01' 18''$  West, on a line being parallel with the West line of the East one-half of the Northwest quarter, a distance of 342.65 feet to an iron pin; thence continuing South  $00^{\circ} 01' 18''$  West, a distance of 30.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described, containing 25.337 acres of land, more or less, excepting therefrom all easements, zoning restrictions of record and legal highways.

The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North. *gwl*

Tax Parcel No. 44-37401

Prior Deed Reference: Lucas County Official Record 20150929-0040966

Parcel 4:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 9 South, Range 9 East, in the City of Oregon, Lucas County, Ohio, and more particularly described as follows:

The West 132.00 feet of the following described parcel: That part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 9 South, Range 9 East, described as follows: Commencing at a point in the North line of said Northeast 1/4 of the Southwest 1/4 of Section 30, 40 rods West of the Northeast corner of said Northeast 1/4; thence running South, at right angles with said North line, 40 rods; thence running West parallel with said North line, 28 rods; thence running North, at right angles with the last above described line, to said North line of said Northeast 1/4; thence East, along said North line, to the place of beginning, in the City of Oregon, Lucas County, Ohio.

Containing two (2) acres of land, more or less, subject to legal highways and easements of record, excepting that portion of property in roadway. *gaw*

Tax Parcel No. 44-37824

Prior Deed Reference: Lucas County Official Record 20151027-0045289

Parcel 5:

That part of the northeast quarter (1/4) of the southwest quarter (1/4) of Section thirty (30), Town nine (9) South, Range nine (9) East, described as follows: Commencing at a point in the north line of said northeast quarter (1/4) of the southwest quarter (1/4) of Section Number thirty (30), forty (40) rods west of the northeast corner of said northeast quarter (1/4); thence running south at right angles with said north line forty (40) rods; thence running west parallel with said north line twenty-eight (28) rods; thence running north at right angles with the last above described line to said north line of said northeast quarter (1/4); thence east along said north line to the place of beginning, in Oregon Township, Lucas County, Ohio, excepting therefrom: a parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 9 South, Range 9 East, in the City of Oregon, Lucas County, Ohio, and more particularly described as follows:

The West 132.00 feet of the following described parcel: That part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 9 South, Range 9 East, described as follows: Commencing at a point in the North line of said Northeast 1/4 of the Southwest 1/4 of Section 30, 40 rods west of the Northeast corner of said Northwest 1/4; thence running south, at right angles with said North line, 40 rods; thence running west, parallel with said North line, 28 rods; thence running north, at right angles with the last above described line, to said North line of said Northeast 1/4; thence east, along said North line, to the place of beginning, in Oregon Township, Lucas County, Ohio.

Containing a total of 2.0 acres of land, more or less, and subject to all legal highways and easements of record. *gaw*

Tax Parcel No. 44-37827

Prior Deed Reference: Lucas County Official Record 20151005-0041865

ACTUAL CONSIDERATION  
LESS THAN \$100.00

IN CONSIDERATION OF THE SUM OF ONE DOLLAR, PAID TO AND FOR THE USE OF THE Toledo Edison Company OF TOLEDO, OHIO, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, I, WE, L. H. Schminck UNMARRIED, AND RUTH B. SCHMINCK HUSBAND AND WIFE, HEREBY GRANT AND CONVEY UNTO THE SAID The Toledo Edison Company ITS SUCCESSORS AND ASSIGNS DURING CORPORATE LIFE, THE RIGHT AND EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN A LINE OR LINES FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR ANY AND ALL PURPOSES FOR WHICH ELECTRIC ENERGY IS NOW, OR MAY HEREAFTER BE USED, WITH ALL NECESSARY POLES, WIRES, CABLES, GUY WIRES, STUBS, ANCHORS, FIXTURES AND APPLIANCES IN, OVER AND UPON THE FOLLOWING DESCRIBED ROADS OR PUBLIC HIGHWAYS IN Lucas TOWNSHIP, LUCAS COUNTY, OHIO NAMED, THE ROADS AND PUBLIC HIGHWAYS AS NOW CONSTRUCTED OR AS SAME MAY BE CONSTRUCTED BY WIDENING OR IMPROVING IN THE FUTURE, UPON WHICH THE FOLLOWING DESCRIBED REAL ESTATE ABUTS OR ADJOINS, SAID REAL ESTATE BEING DESCRIBED AS FOLLOWS, TO-WIT:

Being the east thirty (30) acres of the northwest one-quarter (1/4) of section thirty (30), Town nine (9) South, Range nine (9) East.

Also the right and easement to overhang three (3) feet of the above described land adjoining or abutting upon the aforesaid roads or public highways, and one (1) guy and anchor shall be installed approximately fifty-one (51) feet north of the south line of said described land and extend east approximately five (5) feet from the west line of said described land.

TOGETHER WITH THE RIGHT TO TRIM OR REMOVE ALL UNDERBRUSH, TREES OR OTHER OBSTRUCTIONS ALONG SAID LINE OR LINES, WHEREVER OR WHENEVER IN THE JUDGEMENT OF The Toledo Edison Company SUCH TRIMMING OR REMOVAL MAY BE NECESSARY IN ORDER TO PROPERLY CONSTRUCT, OPERATE OR MAINTAIN SAID LINE OR LINES, CLEAR AND FREE FROM OBSTRUCTIONS.

IN WITNESS WHEREOF I, WE HAVE HEREUNTO SET ~~my~~ OUR HANDS THIS 20th DAY OF July, 1935.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Roxie Adkins

Olga Rodemich

L. H. Schminck

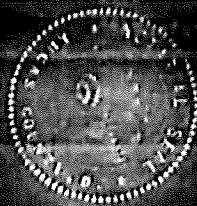
Ruth B. Schminck

(over)

STATE OF OHIO ) SS  
COUNTY OF LUCAS )

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED L. H. Schminck and Ruth B. Schminck, 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 SUBSCRIBED MY NAME THIS 20th DAY OF July, 1935.



Olga Rodemich  
Notary Public, Lucas Co, Ohio  
OLGA RODEMICH

RECEIVED and RECORDED at 2:00 PM

SEP 3 1935

Charles J. ...  
754 RECORDER, LUCAS COUNTY, OHIO

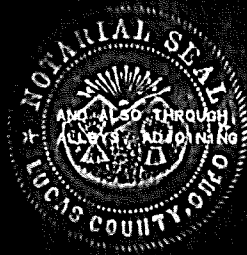
EASEMENT

3088

ACTUAL CONSIDERATION

LESS THAN \$100.00 RECEIVED OF The Toledo Edison Company THE SUM OF  
 ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, IN CON-  
 sideration of which Louis J. Meyer  
~~and~~ Julia L. Meyer HUSBAND  
 AND WIFE, HEREBY GRANT AND CONVEY UNTO The Toledo Edison Company,  
 ITS SUCCESSORS AND ASSIGNS DURING CORPORATE LIFE, THE RIGHT AND EASEMENT  
 TO CONSTRUCT, MAINTAIN AND OPERATE A LINE OR LINES FOR THE TRANSMISSION  
 OF ELECTRIC ENERGY THEREOVER, FOR ANY AND ALL PURPOSES FOR WHICH ELECTRIC  
 ENERGY IS NOW OR MAY HEREAFTER BE USED, WITH ALL NECESSARY POLES,  
 WIRES, CABLES, FIXTURES AND APPLIANCES THROUGH, OVER AND UPON ~~THE~~ FOUR  
 LANDS, SITUATE IN THE TOWNSHIP OF Oregon COUNTY OF  
LUCAS, STATE OF Ohio AND BEING  
 MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

Being the north eight (8) feet of the south  
 fifty-five (55) feet of the west thirty-three  
 (33) acres of the east one-half (1/2) of the  
 northwest one-quarter (1/4) of Section thirty  
 (30), Town nine (9) South, Range nine (9) East.



AND ALSO THROUGH ALLEYS ADJOINING AND ABUTTING UPON ANY PART OF SAID MENTIONED LAND.

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER AND FROM SAID PREMISES AND THE RIGHT TO REMOVE AND KEEP FREE ANY OBSTRUCTIONS FROM AND ALONG SAID LINE OR LINES THAT WILL INTERFERE WITH THE CONSTRUCTION OR SAFE OPERATION OF SAID LINE OR LINES.

IN WITNESS WHEREOF ~~XX~~ WE HAVE HEREUNTO SET ~~MY~~ OUR HAND THIS  
 30th DAY OF July, 1935

SIGNED AND ACKNOWLEDGED  
 IN THE PRESENCE OF:

Louis J. Meyer

Louis J. Meyer

Julia Meyer

Edward B. McLeary

STATE OF Ohio ) SS  
 COUNTY OF Lucas )

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Louis J. Meyer and Julia L. Meyer, 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 SUBSCRIBED MY NAME THIS  
 18th DAY OF August, 1935.

Edward B. McLeary  
 Edward B. McLeary, Notary Public,  
 Lucas County, Ohio.  
 My Commission Expires September  
 24th, 1936.

RECEIVED and RECORDED at 2:17 P M

SEP 3 1935  
 754  
Charles J. Bullen  
 RECORDER, LUCAS COUNTY, OHIO

EASEMENT

ACTUAL CONSIDERATION

RECEIVED OF The Toledo Edison Company THE SUM OF  
One DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, IN CON-  
SIDERATION OF WHICH ~~XXXXXXXXXXXX~~ Reinhard Joehlin  
~~XXXXXXXX~~ AND Mary Joehlin, HUSBAND  
AND WIFE, HEREBY GRANT AND CONVEY UNTO The Toledo Edison Company,  
ITS SUCCESSORS AND ASSIGNS DURING CORPORATE LIFE, THE RIGHT AND EASEMENT  
TO CONSTRUCT, MAINTAIN AND OPERATE A LINE OR LINES FOR THE TRANSMISSION  
OF ELECTRIC ENERGY THEREOVER, FOR ANY AND ALL PURPOSES FOR WHICH ELECTRIC  
ENERGY IS NOW OR MAY HEREAFTER BE USED, WITH ALL NECESSARY POLES, ~~XXXXXXXX~~,  
WIRES, CABLES, FIXTURES AND APPLIANCES THROUGH, OVER AND UPON ~~OUR~~  
LANDS, SITUATE IN THE TOWNSHIP OF Oregon, COUNTY OF  
Lucas, STATE OF Ohio, AND BEING  
MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

Being the north eight (8) feet of the south  
fifty-five (55) feet of the east seventeen (17)  
acres of the west fifty (50) acres of the east  
one-half (1/2) of the northwest one-quarter  
(1/4) of Section thirty-(30), Town nine (9) South,  
Range nine (9) East. Also the east four (4) feet  
of the south-forty-seven (47) feet of said east  
seventeen (17) acres.

AND ALSO THROUGH, OVER AND UPON THE PUBLIC THOROUGHFARES, HIGHWAYS AND  
ALLEYS, ADJOINING AND ABUTTING UPON ANY PART OF SAID ~~XXXXXXXXXXXX~~  
East seventeen (17) acres of the west fifty (50) acres of the  
East one-half (1/2) of the northwest one-quarter (1/4) of  
Section thirty (30).



TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO, OVER AND  
FROM SAID PREMISES AND THE RIGHT TO REMOVE AND KEEP FREE ANY OBSTRUCTIONS  
FROM AND ALONG SAID LINE OR LINES THAT WILL INTERFERE WITH THE CONSTRU-  
TION OR SAFE OPERATION OF SAID LINE OR LINES.

IN WITNESS WHEREOF ~~WE~~ WE HAVE HEREUNTO SET ~~OUR~~ OUR HAND THIS  
9 DAY OF July, 1935

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

*Karl F. ...*  
*Edward F. McLeary*

*Reinhard Joehlin*  
*Mary Joehlin*

STATE OF Ohio ) SS  
COUNTY OF Lucas )

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY  
APPEARED THE ABOVE NAMED Reinhard Joehlin and Mary Joehlin  
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 SUBSCRIBED MY NAME THIS  
13th DAY OF August, 1935.

*Edward F. McLeary*  
Edward F. McLeary, Notary Public,  
Lucas County, Ohio.  
My Commission Expires September  
24th, 1936.

RECEIVED and RECORDED at 2:10 PM  
SEP 3 1935  
754  
*Gerald J. Tuller*  
RECORDER, LUCAS COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS:

THAT, Louis Meyer and Julia Meyer a/k/a/ Louis Meyers and Julia Meyers,

husband and wife

the Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to them paid by the CITY of OREGON, OHIO, a municipal corporation, whose present mail address is 5330 Seaman Road, Oregon, Ohio, the receipt whereof is hereby acknowledged, does hereby grant, release and convey unto said CITY of OREGON, OHIO, and to its successors and assigns forever, a perpetual easement and right of way for ingress and egress upon, the following described real estate, situated in the County of Lucas and State of Ohio, to wit:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 9 South, Range 9 East, in the City of Oregon, Lucas County, Ohio and more particularly described as follows:

The North fifty (50) feet of the West one hundred thirty-two (132) feet of the following described parcel: That part of the Northeast 1/4 of the Southwest 1/4 of Section 30, Town 9 South, Range 9 East, described as follows: Commencing at a point in the North line of said Northeast 1/4 of the Southwest 1/4 of Section 30, 40 rods west of the Northeast corner of said Northeast 1/4; thence running South, at right angles with said North line, 40 rods; thence running west, parallel with said North line, 28 rods; thence running north, at right angles with the last above described line, to said North line of said Northeast 1/4; thence east, along said North line, to the place of beginning, in the City of Oregon, Lucas County, Ohio.

Containing a total of 2.0 acres of land, more or less.

Prior instrument reference: Volume 957, page 199,200

said perpetual easement and right-of-way is granted for the purpose of putting in public and quasi-public improvements of any kind and everything incidental thereto, hereby granting to said Grantee, its successor and assigns, the right and privilege to freely travel, pass and repass thereon and thereover on foot, with vehicles of every kind and description, or otherwise, with full right of ingress and egress to and from said premises, for all uses made of said improvements.

TO HAVE AND TO HOLD said perpetual easement and right-of-way unto the said Grantee, its successor and assigns, forever; Grantor hereby covenanting that the title so conveyed is free and clear and unencumbered and that it will warrant and defend the same against all claims whatsoever, except easements of record.

IN WITNESS WHEREOF, the said Grantor, Louis Meyer and Julia Meyer

a/k/a/ Louis Meyers and Julia Meyers, husband and wife

have hereunto set their hands this 18<sup>th</sup> day of September, 1978

SEP 18 1978

FORM DPE 6  
REVISED 5-17-72  
REVISED 10-6-76

TRANSFER NOT NECESSARY  
IN COUNTY OF OREGON, OHIO  
WILLIAM S. HALL, AUDITOR

Signed, acknowledged and delivered in the presence of:

[Signature]

Louis Meyer a/k/a/ Louis Meyers

[Signature]

Julia Meyer a/k/a/ Julia Meyers

STATE OF OHIO )  
 ) SS:  
COUNTY OF LUCAS )

BE IT REMEMBERED, that on the 18<sup>TH</sup> day of September, 19 78.

before me, the subscriber, a Notary Public within and for said County, personally came Louis Meyer and Julia Meyer a/k/a/ Louis Meyers and Julia Meyers, husband and wife, the Grantors

in the above conveyance, and acknowledged the signing thereof to be their voluntary act and deed for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

[Signature]  
Notary Public

This Instrument Prepared by:  
C. Duane Callender  
~~XXXXXXXXXX~~  
Solicitor  
City of Oregon, Ohio

NOTARY PUBLIC, Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Section 147.03 R. C.

page 6.

CITY OF OREGON  
LEGAL DESCRIPTION APPROVED  
RECORDS, ENGINEER & SURVEYOR  
# 4784 & # 4784 DATE 9-15-78  
WM. J. GROSS [Signature]

DEED OF BASEMENT

FROM RECEIVED & RECORDED  
TO SEP 19 1978  
JOHN A. GUTH  
RECEIVED FROM L. J. GROSS

Transferred.....  
County Auditor.....  
RECORDER'S OFFICE  
State of Ohio, County of.....  
Received for Record.....  
..... 19.....  
at..... o'clock..... M.,  
and Recorded in Vol. ...., Page,  
page.....  
Recorder.....

[Handwritten mark]