
PRELIMINARY CERTIFICATE OF TITLE OPINION

Prepared for: Dye Real Estate & Land Company

This certifies that the undersigned, Smith, Warnecke, Meredith & Clark Law LLC, attorneys-at-law, have performed an examination and search of all the public records and public indexes of Allen County, Ohio, relative to the real estate described in Schedule A hereof, said examination and search extending back over a period of not less than Forty (40) years. After performance of such examination, it is the opinion of the undersigned that, subject to the mortgage(s), lien(s), and other matters disclosed and shown under Schedule B hereof, that the fee simple marketable title to the real property described in Schedule A hereof was, as of the date of this certificate, indefeasible vested in:

PARCEL: 47-2600-03-001.000

Nancy Elaine Fetter, Trustee, or her Successors in Trust, under the Nancy Elaine Feeter Revocable Living Trust, dated December 21, 2022, who claims title by warranty deed dated December 21, 2022, and recorded December 28, 2022, in OR 2022, Page 14567 in the records of the Allen County, Ohio Recording Office.

PARCEL: 47-2500-03-004.000

Nancy Elaine Fetter, Trustee, or her Successors in Trust, under the Nancy Elaine Feeter Revocable Living Trust, dated December 21, 2022, who claims title by warranty deed dated December 21, 2022, and recorded December 28, 2022, in OR 2022, Page 14567 in the records of the Allen County, Ohio Recording Office.

This certificate does not purport to cover the following: (a) Matters not of record, (b) Rights of persons in possession, (c) Rights to file mechanic's liens, (d) Special taxes and assessments not shown by the County Treasurer's Records, (e) Zoning and other governmental regulations, (f) Liens asserted by the United States and the State of Ohio, their agencies and Officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located, (g) Matters which might be disclosed by a search of Federal Court Records, (h) Future special assessments on the tax duplicate occasioned by past due water bills, sewer bills, weed cutting charges, property clean-up and building maintenance charges assessed by any governmental entities located in Allen County.

DELPHOS LOCATION

P.O. BOX 304, 214 W. SECOND STREET, DELPHOS, OHIO 45833
P: (419) 692-9055. F: (419) 692-8802

LIMA LOCATION

3650 ALLENTOWN ROAD, LIMA, OHIO 45807
P: (419) 228-6365 F: (419) 228-5319

SCHEDULE A

ACCURATE DESCRIPTION OF PROPERTY

PARCEL 1:

Tract 1:

Situated in the Southwest Quarter of Section 26, Town 4 South, Range 7 East, Perry Township, Allen County, Ohio, being part of a tract as described in Official Record 2022, Page 14567 and being more particularly described as follows;

Commencing at the northwest corner of the southwest quarter, being a monument box found;

Thence along the north line of the southwest quarter, S.89°01'11"E., a distance of 546.11 feet to a mag nail found, being the Principal Point of Beginning;

Thence continuing along said north line, S.89°01'11"E., a distance of 2100.18 feet to a monument box found at the northeast corner of said southwest quarter;

Thence along the east line of said southwest quarter, S.00°36'21"W., a distance of 1165.11 feet to a cst nail found at the northeast corner of a 60.945 acre tract as described in Official Record 2014, Page 575;

Thence on the north line of said 60.945 acre tract, N.88°51'38"W., a distance of 2237.15 feet to the centerline of a ditch, passing a 5/8" iron pin found at 30.00 feet and a 5/8" iron pin set at 2167.15 feet;

Thence running along a new division line and the centerline of an open ditch on the following nine (9) courses and distances:

1. N.16°17'41" E., a distance of 67.57 feet to a point;
2. N.01°30'20" W., a distance of 189.58 feet to a point;
3. N.13°15'42" E., a distance of 237.83 feet to a point;
4. N.15°43'55" E., a distance of 83.88 feet to a point;
5. N.05°08'31" W., a distance of 140.96 feet to a point;
6. N.05°11'24" W., a distance of 205.87 feet to a point;
7. N.06°43'00" E., a distance of 91.90 feet to a point;

8. N.29°23'20" E., a distance of 129.72 feet to a point;
9. N.20°07'31" E., a distance of 42.79 feet to the Point of Beginning;

Containing 58.247 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August of 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Tract 2:

Situated in the Southwest Quarter of Section 26, Town 4 South, Range 7 East, Perry Township, Allen County, Ohio, being part of a tract as described in Official Record 2022, Page 14567 and being more particularly described as follows;

Commencing at the northwest corner of the southwest quarter, being a monument box found;

Thence along the west line of the southwest quarter, S.00°45'48"W., a distance of 450.64 feet to a mag nail found at the southwest corner of a 2.500 acre tract as described in Official Record 2026, Page 2763, being the Principal Point of Beginning;

Thence on the south line of said 2.500 acre tract and the south line of a 2.500 acre tract as described in Official Record 2025, Page 9941, S.89°01'11"E., a distance of 481.60 feet to the centerline of a ditch, passing 5/8" iron pins found at 30.00 feet 241.71 feet and at 446.60 feet;

Thence running along a new division line and the centerline of a open ditch on the following five (5) courses and distances:

1. S.05°08'31" E., a distance of 140.96 feet to a point;
2. S.15°43'55" W., a distance of 83.88 feet to a point;
3. S.13°15'42" W., a distance of 237.83 feet to a point;
4. S.01°30'20" E., a distance of 189.58 feet to a point;
5. S.16°17'41" W., a distance of 67.57 feet to a point in the north line of a 60.945 acre tract as described in Official Record 2014, Page 575;

Thence on the north line of said 60.945 acre tract, N.88°51'38"W., a distance of 412.38 feet to a cast nail found in the west line of said southwest quarter, passing a 5/8" iron pin set at 115.00 feet and a 5/8" iron pin found at 363.03 feet;

Thence along said west line of the southwest quarter, N.00°45'48"E., a distance of 707.09 feet to the Point of Beginning;

Containing 7.351 acres, more or less, and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August of 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Auditor's Parcel Number: 47-2600-03-001.000

PARCEL 2:

Situated in the Southwest Quarter of Section 25, Town 4 South, Range 7 East, Perry Township, Allen County, Ohio, being part of the west half to the east half of said southwest quarter as described in Official Record 2022, Page 14567, and being more particularly described as follows;

Commencing at the northwest corner of the southwest quarter of said Section 25, being a monument box found;

Thence along the north line of said southwest quarter, S.88°48'32"E., a distance of 1774.83 feet to a mag nail found at the northeast corner of a 5.001 acre tract as described in Official Record 2021, Page 9409, being the Principal Point of Beginning;

Thence continuing along said north line, S.88°48'32"E., a distance of 208.96 feet to a mag nail found at the northwest corner of a tract as described in Deed Volume 910, Page 764, Deed Volume 910, Page 770, Official Record 2021, Page 11747 and Official Record 2021, Page 15124;

Thence running the west line of said tract, also the east line of the west half of the east half of said southwest quarter, S.00°53'30"W., a distance of 2629.58 feet to a 6" steel pipe found, passing a 5/8" iron pin found at 15.00 feet;

Thence on the south line of said southwest quarter said tract, N.89°24'00"W., a distance of 158.66 feet to a 5/8" iron pin found;

Thence continuing on the south line of said southwest quarter, N.89°30'11"W., a distance of 501.71 feet to a 6" steel pipe found;

Thence on the east line of the southwest quarter of the southwest quarter, N.00°56'29"E., a distance of 1319.08 feet to a 6" steel pipe found;

thence on the east line of the northwest quarter of the southwest quarter, N.00°54'13"E., a distance of 834.11 feet to a 5/8" iron pin found at the southwest corner of the aforesaid 5.001 acre tract;

Thence running along said 5.001 acre tract on the following two (2) courses and distances:

1. S.88°48'32"E., a distance of 450.00 feet to a 5/8" iron pin found;
2. N.00°54' 13"E., a distance of 484.10 feet to the Point of Beginning, passing a 5/8" iron pin found at 469.10 feet

Containing 34.864 acres more or less and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August of 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011.

Auditor's Parcel Number: 47-2500-03-004.000

SCHEDULE B

1. **RECORDED MORTGAGES OR DEEDS OF TRUST:**

None.

2. **MECHANICS OR MATERIALMEN'S LIENS:**

None.

3. **JUDGMENTS, FOREIGN EXECUTIONS OR CERTIFICATES OF JUDGMENT:**

None.

4. **LAND CONTRACTS OR RECORDED LEASES:**

None.

5. **SUITS PENDING OR LIS PENDENS AFFECTING TITLE:**

None.

6. **PARTY WALL AGREEMENTS AND EASEMENTS:**

PARCEL: 47-2600-03-001.000

The easement for highway purposes in favor of Allen County Board of Commissioners, dated March 11, 1985, and recorded April 5, 1985, in Volume 671, Page 618 in the records of the Allen County, Ohio Recording Office.

The easement for highway purposes in favor of Allen County Board of Commissioners, dated March 11, 1985, and recorded April 5, 1985, in Volume 671, Page 621 in the records of the Allen County, Ohio Recording Office.

PARCEL: 47-2500-03-004.000

The utility easement in favor of United Telephone Company of Ohio, dated March 7, 1989, and recorded March 7, 1989, in Volume 722, Page 598 in the records of the Allen County, Ohio Recording Office.

The utility easement in favor of United Telephone Company of Ohio, dated March 7, 1989, and recorded March 7, 1989, in Volume 722, Page 600 in the records of the Allen County, Ohio Recording Office.

7. ENFORCEABLE RESTRICTIONS:

None.

8. OTHER CONDITIONS AFFECTING TITLE:

PARCEL: 47-2600-03-001.000

Those matters set forth in Plat Book 17, Pages 146-149 in the record of plats in the Allen County, Ohio Recording Office.

9. TAXES:

PARCEL: 47-2600-03-001.000

Real estate taxes in the Amount of \$1,257.17 for the first half of tax year 2025 are paid. Special assessments in the amount of \$15.65 for the first half of tax year 2025 are paid. Real estate taxes in the amount of \$1,163.15 for the second half of tax year 2025 are paid. Real estate taxes and assessments for the tax year 2026 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

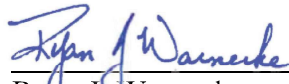
PARCEL: 47-2500-03-004.000

Real estate taxes in the Amount of \$603.21 for the first half of tax year 2025 are paid. Special assessments in the amount of \$7.83 for the first half of tax year 2025 are paid. Real estate taxes in the amount of \$558.09 for the second half of tax year 2025 are paid. Real estate taxes and assessments for the tax year 2026 are not yet due and payable but are a lien on the property.

NOTE: The above-described real estate is presently under CAUV. Attention is called to the fact that there could be a possible recoupment of taxes if this property no longer is eligible for said benefit. The real estate described herein appears on the Agricultural Land

Tax List. No liability is assumed herein for any lien which may arise by reason of the real estate being included on said list.

TITLE EXAMINED TO, AND THIS CERTIFICATE DATED THIS 10th DAY OF SEPTEMBER 2026, AT 8:00 A.M.



Ryan J. Warnecke
Attorney at Law

8502454

RE 2-1
LPA (Std. Easement)
Payment by State
4-83

Sheet 2 of 3 sheets

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Russell Fetter and Crethel Christine Fetter, Husband and wife

VOL 671 PAGE 618

_____ the Grantor as

for and in consideration of the sum of Five Hundred Forty Two and No/100

Dollars (\$ 542.00) and for other good and valuable considerations to them

_____ paid by the State of Ohio, in the name, and for the use of Allen County Board of

Commissioners the Grantee, the receipt whereof is hereby acknowledged, do

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 Allen County, Ohio Perry Township.

Section 26, Town 4 South, Range 7 East

and bounded and described as follows:

PARCEL NO. 101

Being located within the following described points in the boundary thereof:

Commencing at a monument box over a stone at the Northwest corner of the Southwest Quarter of said Section 26; thence South eighty nine Degrees 45 minutes, 35 seconds East with the North line of the Southwest Quarter of said Section 26 (said line being parallel with and 15.00 feet South of the centerline of right of way for Wonnell Road), 284.03 feet to a point, being the place of beginning; thence continuing South 89 degrees, 45 minutes, 35 seconds East, with the North line of the Southwest Quarter of said Section 26, 595.00 feet; thence South 00 degrees 14 minutes 25 seconds West, 15.00 feet to the South right of way line of Wonnell Road; thence South 76 degrees 44 minutes 40 seconds West, 25.71 feet; thence South 87 degrees 02 minutes 06 seconds West, 250.39 feet; thence North 89 degrees 45 minutes, 35 seconds West, parallel with the North line of the Southwest Quarter of said Section 26, 125.00 feet; thence North 86 degrees, 48 minutes, 18 seconds West, 155.21 feet; thence North 73 degrees 03 minutes 38 seconds West, 41.76 feet to the South Right of Way line of Wonnell Road; thence North 00 degrees 14 minutes 25 seconds East, 15.00 feet to the place of beginning.

Description of this parcel is based on a survey made by Jack L. McDonald, Registered Surveyor No. 6826.

Grantors claim title by instrument recorded in Volume 454, page 482, Allen County Recorder's Office.

This instrument was prepared by R. E. Ciaimo, Regional Projects Manager for the Allen County Board of Commissioners.

This Conveyance has been examined and the Grantor has complied with Section 319.222 of the Revised Code.

FEE \$.....

EXEMPT ☒

H. DEAN FRENCH, County Auditor

*Transferred April 5, 1985
H. Dean French, Allen Co. Aud.
No fee lev*

It is understood that the strip of land above described contains 0.401 acres, more or less.

including the present road which occupies 0.205 acres, more or less.

DOT-325

ACKNOWLEDGMENT
(Individual)

Sheet 3 of 3 Sheets

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, 8, for themselves and their heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that the y are the true and lawful owner 8 of said premises, and are lawfully seized of the same in fee simple, and ha ve 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 the y will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid

Russell Fetter and Grethel Christine Fetter, husband and wife

hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Russell Fetter and Grethel Christine Fetter, husband and wife

have hereunto set their hand 8, the 11th day of March in the year of our Lord one thousand nine hundred and eighty five.

Signed and sealed in presence of:

Billy A. Welker
Billy A. Welker

Russell Fetter
Russell Fetter, husband

Grethel Christine Fetter
Grethel Christine Fetter, Wife

STATE OF OHIO

Cuyahoga COUNTY

Before me, a Notary Public in and for said County and State, personally appeared the above named Russell Fetter & Grethel Christine Fetter 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 Waynesfield, Ohio
this 11th day of March, A.D. 1985

My Commission expires 7-6, 1989

Billy A. Welker
Notary Public, STATE OF OHIO

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VOL 671 PAGE 620

DATE	10-26-85
APPROVED	<i>[Signature]</i>
BY	10-26-85
RECEIVED	10-26-85

Handwritten note: 10-26-85

5502454 PM

EASEMENT FOR HIGHWAY PURPOSES	
FROM	Russell Peltier and Gretchen Christine Peltier, Married

Address 28913 S.R. 67
Wayneville, Ohio 45896

ALLIEN COUNTY
BOARD OF COMMISSIONERS

S.R. TR 201 County Allen
Section
Parcel No. 101

TRANSFERRED

Received	April 5, 1985	Auditor
At	10:26 o'clock P.M.	
Recorded	April 5, 1985	
In	Allen County	
Record of Deeds, Vol. 671 Page 618		
<i>[Signature]</i> Recorder		
Recorded Fee \$12.00		

NOTE

To the County Recorder:
As soon as this statement has been recorded, it should
be returned to the Department of Transportation.

9

EASEMENT FOR HIGHWAY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Russell Fetter and Crechel Christine Fetter, Husband and Wife

, the Grantor s

for and in consideration of the sum of One Hundred Fifty and No/100

Dollars (\$ 150.00) and for other good and valuable considerations to them

paid by the State of Ohio, in the name, and for the use of Allen County Board of Commissioners

the Grantee, the receipt whereof is hereby acknowledged, do

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 Allen County, Ohio Perry Township,

Section 26 Town 4 South Range 7 East

and bounded and described as follows:

PARCEL NO. 102

Being located within the following described points in the boundary thereof:
Commencing at a monument box over a stone at the Southwest corner of the southwest Quarter of said Section 26; thence North Zero Degrees Zero Minutes Zero Seconds East (N 00° 00' 00" E), with the West line of the Southwest Quarter of said Section 26 (Also being the centerline of Schooler Road, one thousand four hundred Ninety four and seventy eight hundredths (1494.78) feet to a point, being the Place of Beginning; thence continuing North 00° 00' 00" East) with the west line of the southwest quarter of said Section 26 (Also being the centerline of Schooler Road, .245.32 feet; thence N 90° 00' 00" E 30.00 feet to the east right of way line of Schooler Road; thence south 05° 42' 38" East, 50.25 feet; thence South 00° 00' 00" West, parallel with the West line of the southwest quarter of said Section 26 also being the centerline of Schooler Road, 100.00 feet; thence South 89° 31' 51" East, 96.72 feet; thence North 89° 36' 46" West 49.35 feet to the Place of Beginning.

Description of this parcel is based on a survey made by Jack L. McDonald, Registered Surveyor No. 6826.

Grantors claim title by instrument recorded in Volume 454, Page 482, Allen County Recorder's Office.

This instrument was prepared by R. E. Giaimo, Regional Projects Manager, for the Allen County Board of Commissioners.

This Conveyance has been examined and the Grantor has complied with Section 919.202 of the Revised Code.

FEE \$

EXEMPT ☒

By CLARK FRENCH, County Auditor

*Transferred April 5, 1985
to Deane French, Allen Co. Aud.
To Fee*

It is understood that the strip of land above described contains 0.210 acres, more or less.

including the present road which occupies 0.169 acres, more or less.

DOT-325

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RE 7
Rev. 2-76

ACKNOWLEDGMENT

Sheet 3 of 3 Sheets

(Individual)

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor, 8, for them and their heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that the y are the true and lawful owner 8 of said premises, and they lawfully seized of the same in fee simple, and have ve 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 the y will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Russell Fetter and Grethel Christine Fetter,
Husband and Wife

hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Russell Fetter and Grethel Christine Fetter
Husband and Wife

have hereunto set their hand 8, the 11th day of March in the year of our Lord one thousand nine hundred and eighty five

Signed and sealed in presence of:

John A. Welker
Billy A. Welker

Russell Fetter
Russell Fetter, Husband

Grethel Christine Fetter
Grethel Christine Fetter, Wife

STATE OF OHIO

Waynesfield COUNTY ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Russell Fetter & Grethel Christine Fetter 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 Waynesfield, Ohio this 11th day of March A.D. 1985.
Billy A. Welker
My Commission expires 7-6, 1989.
Billy A. WELKER
NOTARY PUBLIC, STATE OF OHIO

VOL 671 PG 622

VOL 671 PAGE 623

3/15/85
RECORDED
3.2.15.85
DISTRICT 1
APPROVED BY

5502455 PM

EASEMENT
FOR
HIGHWAY PURPOSES
FROM

Russell Fetter

Gretnel Christine Fetter Married

Address 28913 SR 67

Waynesfield, Ohio 45896

ALLEN COUNTY
BOARD OF COMMISSIONERS

S.W. CR 162 County AL

Section

Parcel No. 102

TRANSFERRED

18

Auditor

Received April 5, 1985

At 10:27 o'clock P. M.

Recorded April 5, 1985

In Allen County

Record of Deeds Vol. 671 Page 623

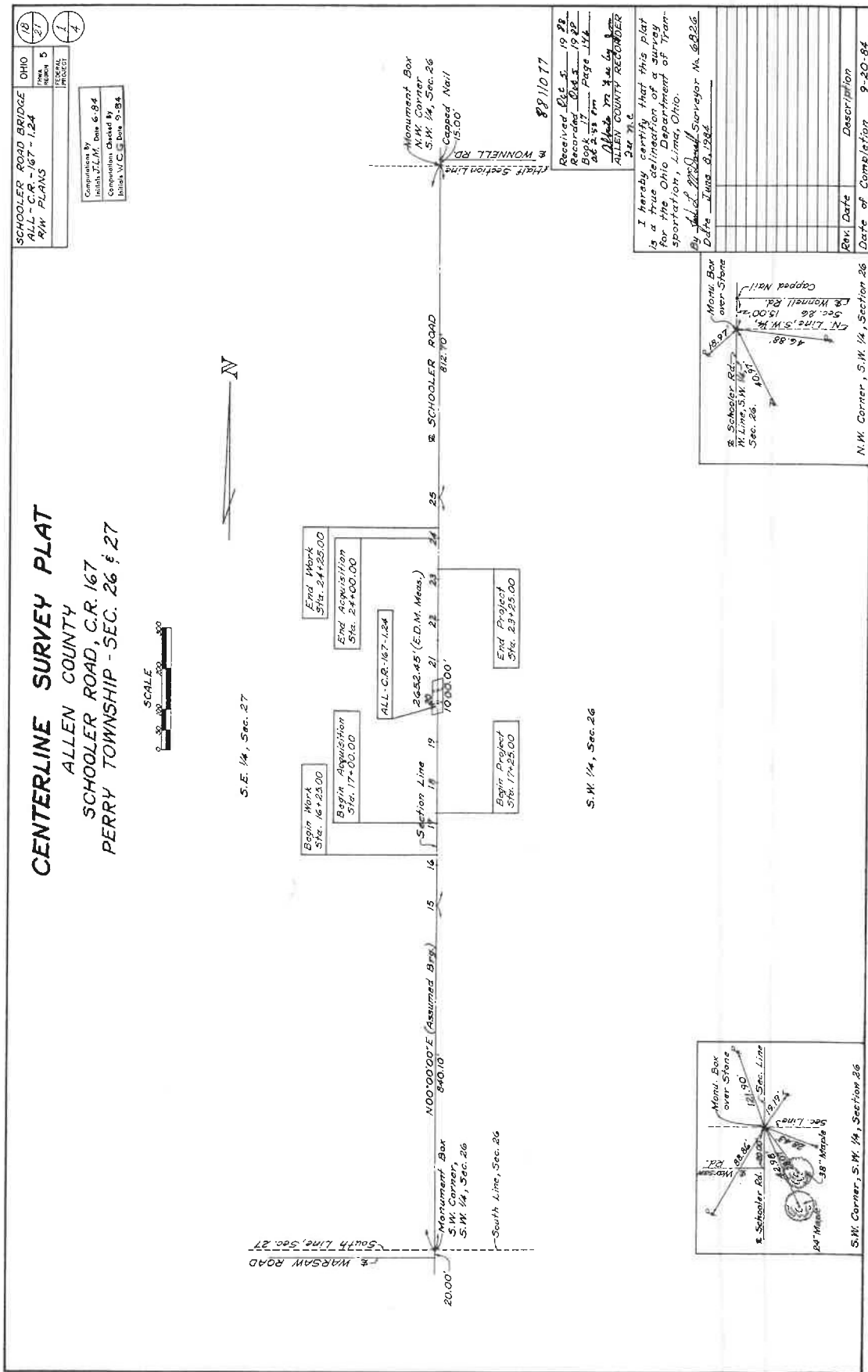
Recorder's Fee \$18.00

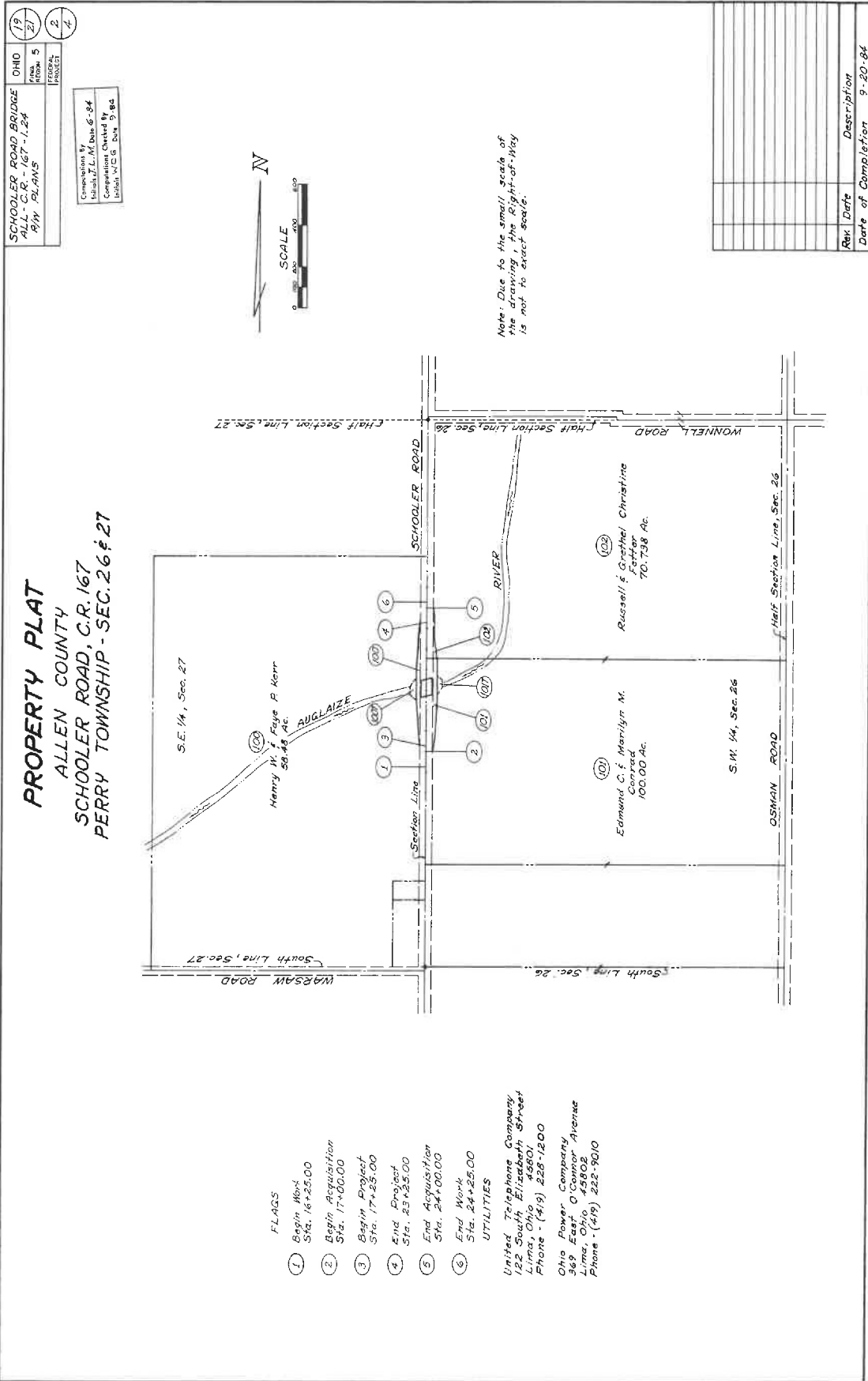
NOTE

To the County Recorder:

As soon as this easement has been recorded, it should be returned to the Department of Transportation.

9





TOTAL NUMBER OF OWNERSHIPS

3 TOTAL TAKES

0 OWNERSHIPS WITH STRUCTURES INVOLVED

0 OWNERSHIPS WITH P-ITEMS

SCHOOLER ROAD BRIDGE

PLAN 1-1-84

R/W PLANS

J.L.M. 7-84

W.C.G. 9-84

OHIO

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SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED

PARCEL NO.	OWNER	SHEET NO.	DEED RECORD		TO BE ACQUIRED		NET RESIDUE		TAKES	FUND	REMARKS & REMARKS	AS ACQUIRED VOL. PG. DATE
			VOL	PAGE	DEED AREA Acres	TOTAL PRO TAKE Acres	TOTAL PRO TAKE Acres	BLDG. RIGHT LEFT Acres				
100	Henry IV, E Faye R Kerr	544	608	58477	1078	0.611	0.430	0.181	None	57.218	County	
100T	Henry IV, E Faye R Kerr	544	608	58477		0.052	0.052	None	None		County Temporary needed for shaping bank slopes	
	Total					0.663	0.430	0.233	None	57.218	County	
101	Edmund C & Marilyn M. Conrad	581	593	100965	0.689	0.484	0.313	0.171	None	100.105	County	
101T	Edmund C & Marilyn M. Conrad	581	593	100965		0.037	0.037	None	None		County Temporary needed for shaping bank slopes	
	Total					0.521	0.313	0.208	None	100.105	County	
102	Russell J. Gietzel Christine Fether	434	482	70738	0.798	0.210	0.169	0.041	None	69.899	County	

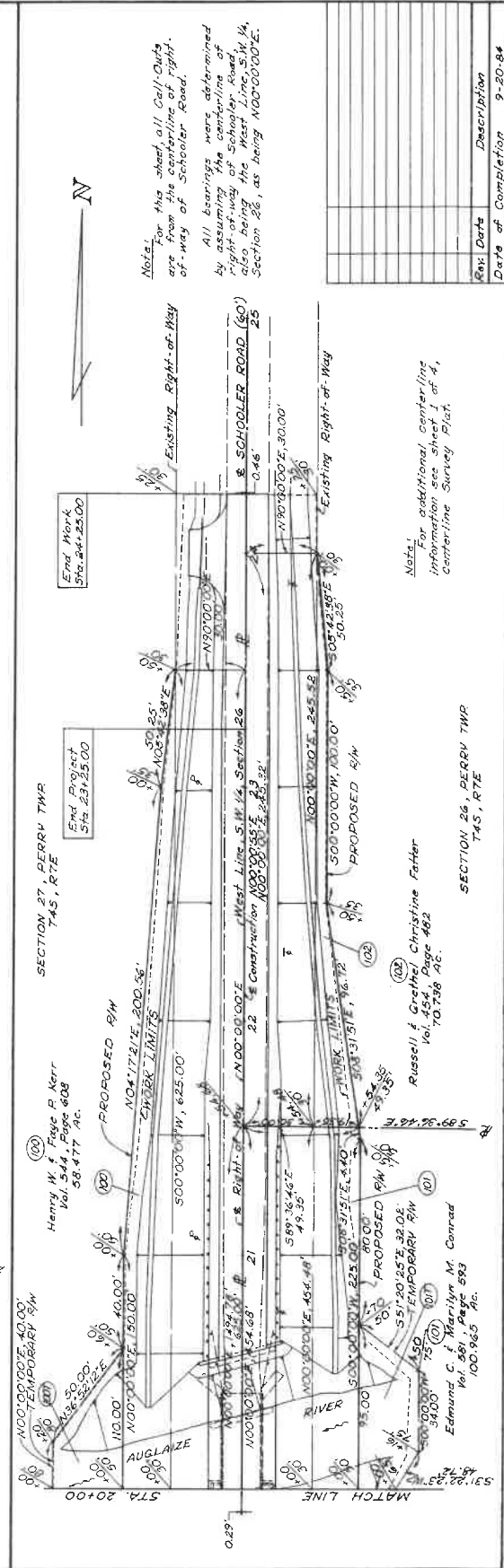
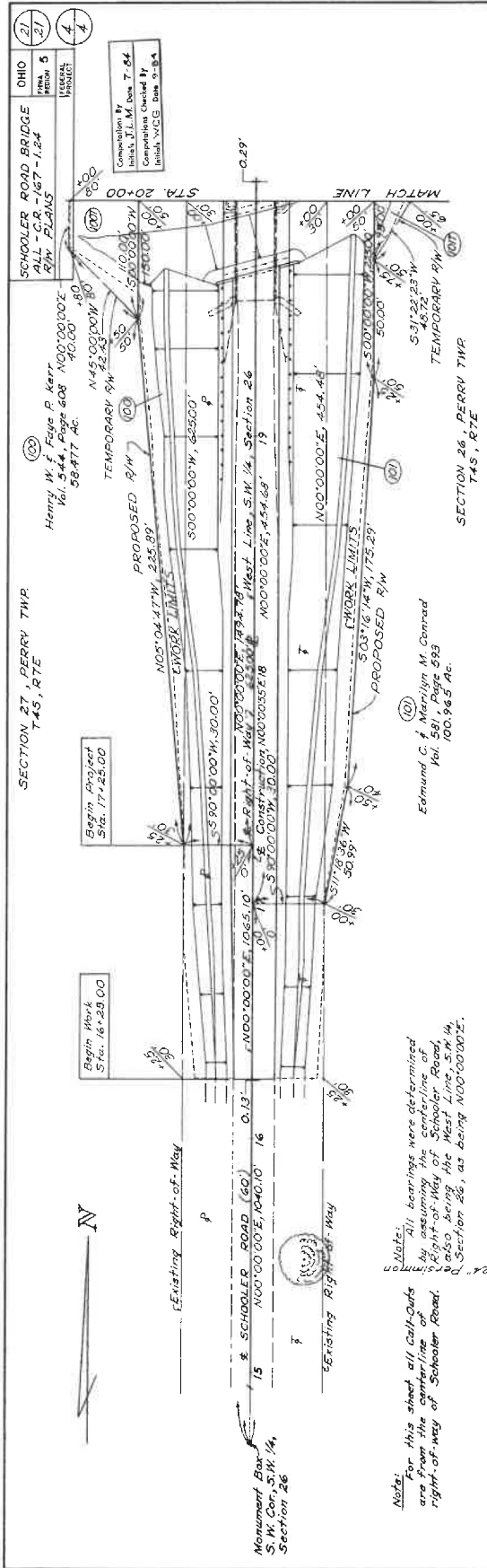
Rev. Date

Date of Completion

9-20-84

Description

SUMMARY OF ADDITIONAL RIGHT OF WAY REQUIRED



8901938



United Telephone Company of Ohio

EASEMENT

EASEMENT NUMBER

H W MAP NUMBER

JOB NUMBER
1110-5919604Vol. 722
Page 598

Know all men by these presents, that

NAME	Russell Fetter and Grethel Christine Fetter
STREET	
CITY, STATE, ZIP	

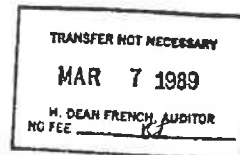
The Grantor(s),

in consideration of one dollar (\$1.00) and other valuable considerations received to their satisfaction from UNITED TELEPHONE COMPANY OF OHIO, the Grantee, hereby grant(s) and convey(s) unto said Grantee, its successors and assigns, a perpetual right-of-way and easement to lay, install, construct, reconstruct, erect, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter, its communications plant and systems including, but not limited to conduits, poles, wires, guys, anchors, cables, fixtures, surface monuments, manholes, and appurtenances, as it may deem necessary, and with the further right to permit the attachment of, and/or carry in conduit, wires, cables and associated facilities of any other company with services and extensions therefrom in, on, over, and/or under our lands, with the right of ingress to and egress from and over said premises situated in the (1) Village of N/A City of N/A Township of Perry County of Allen State of Ohio, and being a part of SW 1/4 Section(s) 26 Township 4 south Range 7 east Lot Number(s) 70 acre tract

The easement herein granted shall be 10' as noted feet in width and more fully described as follows:

Buried cable to be placed within an easement being strips of land 5 feet in width and lying on each side of a center line running parallel with and 35 feet south of the center line of right-of-way of the Wonnell Road as surveyed by the Allen County Engineering office, Perry Township, Allen County.

Owner of record shall be reimbursed for any crop, drain tile, or any other damage resulting from the original or subsequent placement and/or future maintenance or repair of said buried facilities.



Grantor(s) claims title to the above described property by virtue of deed recorded in Deed Volume 454 Page 482 of the records of Allen County, Ohio

The easement and right of way hereby granted includes the perpetual right to cut, trim, and/or otherwise control any trees and/or brush which may endanger the safety of or interfere with the construction and use of said communications plant and systems.

The Grantor(s) herein retain(s) the right to use said lands for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted.

To have and to hold the said easement and right of way to the said Grantee, its successors and assigns forever. It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

In WITNESS WHEREOF, the said Grantor(s) hereunto set their hand(s) this 7th day of March 19 89

SIGNED IN THE PRESENCE OF:

William R. Perin
George Volhard

X Russell Fetter
X Grethel C. Fetter

STATE OF OHIO

Auglaize County)
Before me, a Notary Public

in and for said County, personally appeared the above named Russell Hatten and Bethel C. Hatten

who acknowledged that They did sign the within instrument and that the same is
Their free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 7TH

day of March A.D. 1959

WILLIAM R. PERRIN

William R. Perrin
(Notary Public)

My commission expires 19 JAN 30 1963

This instrument prepared by Thomas L. Jordan, attorney for UNITED TELEPHONE COMPANY OF OHIO

Received for Record _____ M _____ 19 _____

Recorded in Deed Records _____ 19 _____

Volume _____ Page _____

Name _____

Recorder _____

Address _____

of _____ County _____

Line _____

State of _____

Easement Number _____ Map Number _____

8901938 py

RECORDER'S OFFICE
ALLEN COUNTY, OHIO
RECEIVED AND RECORDED
AT 11:52 O'CLOCK, A.M.

Dec 12 1957
Vol. 722 Page 598
4 10 16
Albert M. Lee, Recorder
United Telephone
Co.

8901939



United Telephone Company of Ohio

EASEMENT

TRANSFER NOT NECESSARY

MAR 7 1989

H. DEAN SPRING

EASEMENT NUMBER

R.W. MAP NUMBER

JOB NUMBER

1110-5919604

VOL. 722 PAGE 600

Know all men by these presents, that

NAME	Russell Fetter and Grethel Christine Fetter
STREET	
CITY STATE ZIP	

the Grantor(s).

in consideration of one dollar (\$1.00) and other valuable considerations received to their satisfaction from UNITED TELEPHONE COMPANY OF OHIO, the Grantee, hereby grant(s) and convey(s) unto said Grantee, its successors and assigns, a perpetual right-of-way and easement to lay, install, construct, reconstruct, erect, repair, supplement, maintain, operate, and/or remove, at any time or times hereafter, its communications plant and systems including, but not limited to conduits poles, wires, guys, anchors, cables, fixtures, surface monuments, manholes, and appurtenances, as it may deem necessary, and with the further right to permit the attachment of, and/or carry in conduit, wires, cables and associated facilities of any other company with services and extensions therefrom in, on, over, and/or under our lands, with the right of ingress to and egress from and over said premises situated in the ☐ Village ☐ City of N/A, Township of Perry, County of Allen, State of Ohio, and being a part of Wh. E. of the SW 1/4 and Section(s) 25, Township 4 south NW 1/4 of the SW 1/4 Range 7E&M Lot Number(s) 75.72 acre tract

The easement herein granted shall be 10' as noted feet in width and more fully described as follows:

Buried cable to be placed within an easement being strips of land 5 feet in width and lying on each side of a center line running parallel with and 35 feet south of the center line of right-of-way of the Wonnell Road as surveyed by the Allen County Engineering office, Perry Township, Allen County.

Easement also to cover the placement of random buried cable extension for the purpose of pedestal attachment. Said extensions to run between the above described easement area and the road occupied right-of-way.

Owner of record shall be reimbursed for any crop, drain tile, or any other damage resulting from the original or subsequent placement and/or future maintenance or repair of said buried facilities.

W.P. If any trees are damaged from the placement of said buried facility, the owner of R.F. G.F. record shall be reimbursed for the cost of replacement or agreed upon terms for tree damage.

Grantor(s) claims title to the above described property by virtue of deed recorded in Deed Volume 454 Page 482 of the records of Allen County, Ohio.

The easement and right of way hereby granted includes the perpetual right to cut, trim, and/or otherwise control any trees and/or brush which may endanger the safety of or interfere with the construction and use of said communications plant and systems.

The Grantor(s) herein retain(s) the right to use said lands for any and all other purposes, provided that such use does not interfere with nor impair the exercise of the easement herein granted.

To have and to hold the said easement and right of way to the said Grantee, its successors and assigns forever. It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

In WITNESS WHEREOF, the said Grantor(s) hereunto set their hand(s) this 7th day of March, 1989

SIGNED IN THE PRESENCE OF:

William R. Pising
George Volhart

X Russell Fetter
X Grethel C. Fetter

STATE OF OHIO

Auglaize County

Before me, a Notary Public

in and for said County, personally appeared the above-named Russell Fether & Bethel C. Fether

who acknowledged that They did sign the within instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 7TH day of March A.D. 19 29

My commission expires JAN. 30, 1933

This instrument prepared by Thomas J. Jacobs, attorney for UNITED TELEPHONE COMPANY OF OHIO.

Received for Record _____ M _____ 19 _____

Recorded in Deed Records _____ 19 _____

Volume _____ Page _____

Name _____

Address _____

Line _____

Easement Number _____ Map Number _____

Recorder _____

of _____ County _____

State of _____

8901939
Pg.

RECORDER'S OFFICE
ALLEN COUNTY, OHIO
RECEIVED AND RECORDED
AT 11:57 O'CLOCK P.M.

Sub 1457 1929
Vol. 722 Page 601
Alberta Bl. Loc. 2-1-1

United Telephone
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