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This information is taken from public records filed with the Lucas County Recorder's Office. Port Lawrence Title and Trust Company assumes no liability for the accuracy or completeness of the information contained herein.
KNOW ALL MEN BY THESE PRESENTS: That ROBERT S. GETZLER and PATRICIA ANN GETZLER, husband and wife, the Grantors, in consideration of One Dollar ($1.00) and other valuable considerations to them paid by MORRIS R. WARREN and SHIRLEY WARREN, husband and wife, the Grantees, whose present mailing address is 3565 Kenwood Boulevard, Toledo, Ohio, the receipt whereof is hereby acknowledged, do hereby sell and convey to the Grantees, MORRIS R. Warren and Shirley C. Warren, and to their heirs and assigns forever, the following described real estate, situate in the County of Lucas, State of Ohio, wit:

Lot number six hundred sixty-seventh (667) and the following described part of Lot number six hundred sixty-eighth (668) in Magnaden Heights Second, an Addition in Washington Township, Lucas County, Ohio:

Commencing at a point on the southerly line of Lot six hundred sixty-eight (668), which is the intersection of said southerly line and a line that is parallel with the west line of said Lot six hundred sixty-eight (668) and extends north from the point of intersection of the southeasterly line of Lot six hundred seventy-nine (679) with the southerly line of Lot six hundred sixty-six (666) in said Addition; thence north from the south line of said Lot six hundred sixty-eight (668) along said extended line parallel with the west line of said Lot six hundred sixty-eight (668) to the north line of said Lot six hundred sixty-eight (668); thence along the north line of said Lot six hundred sixty-eight (668) to its northwest corner; thence southerly along the west line of said Lot six hundred sixty-eight (668) to its southwest corner; thence southeasterly along the southeasterly line of said Lot six hundred sixty-eight (668) to the place of beginning.

The above described portion of Lot six hundred sixty-eight (668) is the same portion of said Lot which, with other property, was conveyed by a certain deed of R. C. Dunbar, Inc., as Grantee, to Elizabeth H. Pink, as Grantee, which deed is recorded in Volume 1982, page 255, Lucas County, Ohio, Deed Records; Lessee, however, a strip of land one (1) foot in width, being the southeasterly one (1) foot of said Lot six hundred sixty-seven (667) and the southeasterly one (1) foot of the above described portion of said Lot six hundred sixty-eight (668); and

and all the estate, right, title and interest said Grantors have or ought to have to and over said described premises and appurtenances thereto, the same belonging, but subject to such ordinances, restrictions of record and public utility or other easements now in use or of record.

The Grantors agreed that the said premises are subject to the restrictions, restrictions or record and public utility or other easements now in use or of record.

TO HAVE AND TO HOLD the same to the said Grantees, and to their heirs and assigns forever; the said Grantees hereby covenant that said Grantees are the true and lawful owners of said premises and are well seized of the same in fee simple, and have good right and full power to convey, sell and convey the same in the manner aforesaid, and that the premises so conveyed are clear, free and unencumbered and that they will warrant and defend the same against all claim whatsoever, except taxes and assessments due and payable hereafter.

The Grantees, for themselves, their heirs, devisees, successors and assigns, in consideration of the execution and delivery of this Deed, hereby covenant and agree with the Grantors, their heirs, devisees, successors and assigns, for the benefit of the Owners of Lots numbered six hundred seventy-nine (679) and six hundred sixty-six (666) adjoining said premises, their heirs, devisees, successors and assigns, to hold said premises hereby conveyed upon the following terms and conditions, which shall run with the land, to wit:

No building or other structure shall be erected or maintained on the premises hereby conveyed that shall be either more than one (1) story high or which shall extend southeasterly more than a total distance of twenty (20) feet from the southeasterly end of the present residence now constructed on said premises, nor shall any wall, tree, planting, fence or hedge of
more than four (4) feet in height be constructed or permitted to grow on the premises hereby conveyed from the southwesterly side of the present residence now constructed on said premises to the westerly line of said premises.

IN TESTIMONY WHEREOF, the said Grantors, ROBERT G. GSTALTER and PATRICIA ANN GSTALTER, have hereunto set their hands this 30th day of September in the year Nineteen Hundred and Fifty-eight.

Signed, acknowledged and delivered in the presence of:

ROBERT G. GSTALTER
Patricia Ann GSTALTER

STATE OF OHIO, LUCAS COUNTY, ss:

BE IT REMEMBERED, that on the 30th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-eight, before me, the subscriber, a Notary Public within and for said County, personally came ROBERT G. GSTALTER and PATRICIA ANN GSTALTER, 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 sealed my official seal on the day and year aforesaid.

ELIZABETH M. FLAHERTY
Notary Public, Lucas County, Ohio
My Commission Expires Nov, 17, 1959

This instrument prepared by Mr. John G. Brumbaugh, Attorney at Law, Toledo, Ohio.

RECEIVED and RECORDED at 9:00 A.M.

OCT 1 1958

RECEIVED. LUCAS COUNTY, O.

GERALD J. PULLER
RECORDER, LUCAS COUNTY, OHIO