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 JOHN J. WALSER, in consideration of One Dollar ($1.00) and other valuable considerations to his paid by THE SMITH ALLEMANER GULICK COMPANY, the receipt whereof is hereby acknowledged, does hereby Bargain, Sell and Convey to the said THE SMITH ALLEMANER GULICK COMPANY, its successors and assigns forever, the following real estate, viz:

Lots Numbers Nine (9) to Fourteen (14) inclusive, Sixteen (16) to Twenty-one (21) inclusive, Twenty-three (23) to Twenty-six (26) inclusive, Twenty-eight (28) to Forty-four (44) inclusive, Forty-two (42) to Fifty-five (55) inclusive, Fifty-seven (57) to Seventy-four (74) inclusive, Seventy-seven (77) to Eighty-nine (89) inclusive, the South one-half (½) of Eighty-two (82), all of Eighty-six (86), Eighty-eight (88) to Ninety-eight (98) inclusive, One Hundred (100) to One Hundred and Two (102) inclusive, the North one-half of One Hundred and Five (105), all of One Hundred and Six (106), One Hundred and Nine (109) to One Hundred and Twenty (120), One Hundred and Twenty-one (121) and One Hundred and Twenty-three (123), in PALMER PARK, a Sub-division in Adams Township, Lucas County, Ohio, together with the privileges and appurtenances to the same belonging.

This deed is given and received, subject to the following building restrictions, which are made a part of this deed and shall run with the land and bind all such succeeding holders and owners thereof.

The premises shall be used for residence purposes exclusively.

No outbuildings, except private garages, shall be permitted on the premises described.

No dwelling houses shall be erected on any lots, facing Dorr Street, costing less than Five Thousand Dollars ($5,000.00); on lots facing Breckley Boulevard, between Dorr Street and Inverness Avenue, costing less than Forty-five Hundred Dollars ($4500.00); on lots facing Breckley Boulevard, between Inverness Avenue and Avondale Avenue, costing less than Four Thousand Dollars ($4,000.00); on lots facing Breckley Boulevard, between Avondale Avenue and Victory Avenue, costing less than Thirty-five Hundred Dollars ($3500.00); on lots facing Breckley Boulevard between Victory Avenue and Nebraska Avenue, costing less than Three Thousand Dollars ($3,000.00) and on lots facing on Nebraska Avenue, costing less than Thirty-five Hundred Dollars ($3500.00).

All requirements of the existing zoning ordinances of the City of Toledo, shall be complied with as to the side lines thoroughfares and free space.

Said buildings shall be erected on a line thirty (30) feet, distant from the street line of said lots.

It is understood and agreed, that each and every one of the above building restrictions are equally for the benefit of the buyer and seller and it is expressly agreed, that the grantor shall have full right and authority to go to any court of competent jurisdiction with any proper proceedings for the enforcement of any and all of the above restrictions.

TO HAVE AND TO HOLD, the same to the said The Smith Allemaster Gulick Company, its successors and assigns, forever. Grantor hereby covenanting, that the "tile to surveyed" is clear, free and unencumbered, and that he will warrant and defend the same against all claims, whatsoever, excepting two (2) mortgages for Fifty Thousand Dollars ($50,000.00 each, recorded in Vol. 637 of Deeds, pages 143 and 144, Lucas County,
And, Carrie Walper, wife of the said John J. Walper, in consideration of one dollar to her in hand paid, do remise, release and forever quit-claim unto the said grantor all her right by way of dower or otherwise in and to the above granted premises.

IN WITNESS WHEREOF, the said JOHN J. WALPER and CAROLINE WALPER, have hereunto set their hands this 15th day of February, in the year Nineteen Hundred and Twenty-five.

Signed, Acknowledged and Delivered in the presence of:

[Signature]
John J. Walper
[Signature]
Carrie Walper

Eric H. Forster
Myrtle H. Bohn

STATE OF OHIO:
LUCAS COUNTY

BE IT REMEMBERED, That on the 16th day of February, in the year of our Lord, One Thousand Nine Hundred and Twenty-five before me, the subscriber a Notary Public, within and for said County, personally came John J. Walper and Carrie Walper, husband and wife, the grantors in the above conveyance and acknowledged the signature thereof to be their voluntary act and deed, for the purpose therein mentioned.

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

Eric H. Forster,
Notary Public, Lucas County, Ohio.

Transferred Feb.18,1925, Geo.A.Kraft, Co. Auditor,Per WR.
Received for Record Feb.18,1925 at 10:10 A.M.
Recorded Feb.20,1925.

1.50

NO. 326291

AGREEMENT:

ARTICLES OF AGREEMENT. Made and concluded the 20th day of May A.D.1920, between William J. Landis and Martha B. Landis, of the first part, and Catherine McNeill, of the second part.

First, the said party of the second part, for herself, and her heirs, executors and administrators, "promise" "covenant" and "agree" to pay the said portion of the first part, their heirs and assigns, the sum of Thirty-five Hundred Dollars in the manner, following to wit:

Five Hundred and Fifty-six & 16/100 ($556.16) Dollars cash, the receipt of which is hereby acknowledged and Thirty-five ($35.00) Dollars per month in advance. When ($1750.00) is paid on the principal, deed is to be given and mortgage evidenced by note given for the balance then due, with interest from the date hereof to be paid at the rate of 6 per cent, per annum, on the whole sum then unpaid.

Second, In consideration of the above and the fulfillment of all and singular, the covenants contained in this agreement to be performed and kept and upon the fulfillment