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 The Commercial Savings Bank & Trust Company, Trustees, an Ohio corporation, of Toledo, Ohio, the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations received to its full satisfaction of Augusta Grothe of Toledo, Ohio, the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee, heirs and assigns forever, the following described premises:

Lot No. One Hundred and Fifty (150) Parkdale a subdivision of record formerly in Washington Township, but now in the City of Toledo, Lucas County, Ohio, together with all the privileges and appurtenances thereof belonging and appertaining.

TO HAVE AND TO HOLD the above granted and bargained premises unto the said Grantee, her heirs and assigns forever, subject to the following covenants, agreements, restrictions and conditions, and the said Grantee, as a part of the consideration for this conveyance, for herself her heirs, executors, administrators and assigns, hereby covenants and agrees to and with the said Grantor, its successors and assigns, to the following covenants, agreements, restrictions and conditions as to the lot or lots conveyed, to-wit:

1. Said lot shall be used for private residence purpose only, and no building or buildings of any kind whatsoever shall be erected or maintained thereon except private dwelling houses designed and constructed for use by not to exceed two families, and private garages for the sole use of the respective owners of the lots upon which the same are located.

No residence shall be constructed on said lot if it fronts on the Boulevard costing less than Seven Thousand Five Hundred Dollars ($7,500.00), nor if said lot fronts on Monroe Street costing less than Six Thousand Dollars ($6,000.00), and if it does not front on the Boulevard or on Monroe Street, costing not less than Five Thousand Dollars ($5,000.00). And no building, fence, hedge, wall, walk or other structure, grading or planting shall be commenced, erected or maintained, nor shall any addition, change or alteration thereof be made until the plans and specifications are submitted to and approved by The Reuben Realty Company.

2. No building or part thereof shall be erected or maintained on said lot or lots closer to any front street line than the building line shown on the recorded plat thereof, and no porch shall be closer than eight feet to said street line.

No building or part thereof, excepting a garage, shall be erected or permitted within five feet of the rear line of said lot, and the same shall be reserved as a right-of-way for telephone, electric light lines and sewer right-of-way, and no garage shall be erected within one hundred feet of the front street line of said lot unless it be made part of or connected with the main building thereon.

Hedges, shrubbery and plantings on the front or side lines of said lot shall be set back at least three feet from the street line.

The Reuben Realty Company shall, in all cases, have the right to say and determine which are the front, rear and side lines of said lot, and also the amount of set-back necessary to conform to such requirements.

3. Seller also reserves the rear five to seven and one-half feet of Lots 26 to 27 inclusive, also lots 126 to 150 inclusive, and also the South five feet of Lots 26 and 127, for the purpose of a private driveway. This reservation is made so that in the event the City Park Board should not allow the owners of the lots fronting on the Boulevard to construct driveways, the said ten or fifteen foot right-of-way could be used for
a driveway for all lots fronting on said Boulevard.

4. No signs of any character shall be erected, posted, posted or displayed on or about said lot without the written permission of the Reuben Realty Company, and it shall have the right in its uncontrolled discretion to prohibit, restrict and control the size, construction, material, wording, location and height of all such signs.

5. NUISANCES. There shall not be erected, constructed, suffered, permitted, maintained, used, or operated on said lot any nuisance of any character, and any stable, cattle yard, pasture, hog pen, fowl yard, pen or house, privy vault, or any form of privy, or any vault, cesspool, catch basin, or other receptacle for the collection and storage of liquid or other waste matter (other than the underground storage of automobile fuel); or any plant, manufactory, works, shop, store, establishment or structure for the purpose of carrying on any business or trade whatsoever; or any live poultry, hogs, cattle, or other live stock; or any crematory, graveyard, jail, penitentiary, house of correction, workhouse, reformatory, house of detention, hospital, asylum, sanitarium or institution of like or kindred nature, shall be conclusively deemed to be a nuisance.

6. The above restrictions shall be and remain in full force and effect and shall be binding upon the Buyer for a period ending June 1, 1985.

7. All lots included in said addition whether owned by the Grantor, its successors and assigns or by others, shall be subject to an annual maintenance charge as follows:

Commencing on January 2nd, 1924, and on the 2nd day of January of each and every year thereafter, the owner of each lot in said addition shall pay to the Grantor, its successors or assigns, in advance, the sum of Five Dollars ($5.00) per year for the period of twenty-five years, as a maintenance charge against his property; to be used for the purpose of maintaining said addition; for caring for vacant and unimproved lots, removing grass and weeds therefrom; and doing everything necessary and desirable in the opinion of the Grantor, its successors and assigns, to keep the property neat and in good order, or which in the opinion of the Grantor, its successors or assigns, may be of general benefit to the owners or occupants of the lots in said addition.

And the said Grantor does for itself and its successors and assigns covenant to and with the said Grantee, her heirs and assigns that it has good right to bargain and sell the same in manner and form as above written, and that the title conveyed is clear, free and unencumbered by any of the Grantor excepting taxes and assessments due and payable after June, 1924, and excepting the covenants, agreements, restrictions and conditions contained in this deed, and that the Grantor will warrant and defend said premises with the appurtenances thereunto belonging to the said Grantee, her heirs and assigns, against all lawful claims and demands arising from or growing out of any act or deed of the said Grantor except as herein otherwise specified.

IN WITNESS WHEREOF said Grantor has caused its corporate seal to be hereunto subscribed and its corporate seal to be hereunto affixed and attested by its duly authorized officers this 2nd day of February, 1931.

Signed, acknowledged and delivered in the presence of

Howard Sanford

Laurel Hottman

State of Ohio

Lucas County

Before me, a Notary Public in and for said County and State personally appeared the above named The Commercial Savings Bank and Trust Company, Trustees, by G. E. Wise, its Vice-President, and G. G. Beier, its Assistant Secretary.

The Commercial Savings Bank and Trust Company, Trustees.

By G. E. Wise, Vice-President

Attest G. G. Beier, Assistant Secretary
of said Bank, as such officers, and that the same is their free act and deed and the
free act and deed of said Bank for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my official
seal this 2nd day of February, 1931.

Lillian B. Mueller
Notary Public, Lucas County, Ohio
My commission expires July 2, 1932.

Transferred Apr. 18, 1931, Geo. A. Kratt, County Auditor, W. B.
Received for Record Apr. 18, 1931, at 6:20 A.M.
Recorded Apr. 25, 1931

[Signature]

NO. 509202
[Record Number]

KNOW ALL MEN BY THESE PRESENTS: That Frederick G. Kruse and Mildred M. Kruse (hus-
band and wife) in consideration of one dollar and other considerations to them paid by
Theresa Urban the receipt whereof is hereby acknowledged, do hereby Bargain, Sell and
Convey to the said Theresa Urban heirs and assigns forever, the following real estate,
to-wit:

Lot Number Two Hundred and Fifty in the Cooperative Addition to the City of Toledo,
Lucas County Ohio, together with the privileges and appurtenances to the same belonging.

TO HAVE AND TO HOLD the same to the said Theresa Urban her heirs and assigns forever
we hereby covenanting that the title so conveyed is clear, free and unincumbered, and
that we will warrant and defend the same against all claims whatsoever, except taxes and
assessments after December 1530 payment.

IN WITNESS WHEREOF, the said Frederick G. Kruse and Mildred M. Kruse hereunto set
their hands this 15th day of April in the year Nineteen Hundred and Thirty One.

Signed, acknowledged and 
J. H. Johnson 
Sara J. Brown
The State of Michigan

BE IT REMEMBERED, That on the 15 day of April in the year
of our Lord One thousand nine hundred and thirty one be-
fore me, the subscriber, a notary public within and for said county, personally came
Frederick G. Kruse and Mildred M. Kruse the grantors in the above conveyance, and ack-
nowledged the signing 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.