SYLVANIA HILLS

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 BARNES REALTY & INVESTMENT CO.,

a corporation duly organized and existing under the laws of the State of Ohio, the grantor, in consideration of One Dollar ($1.00) and other good and valuable considerations, to be paid by ROYAL DEVELOPMENT CORP., the grantee,

whose present mail address is 5243 Monroe Street, Toledo, Ohio 43623

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto said grantee and to its heirs, successors and assigns forever the following described real estate situated in the County of Lucas and State of Ohio:

Lot numbers two (2) through twenty-one (21), inclusive, in Sylvania Hills, a Subdivision in the City of Sylvania, Lucas County, Ohio.

It is understood and agreed that the following deed restrictions shall apply to Lots #2 through #21, inclusive, of Sylvania Hills: No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No additional or structural change shall be made to any residence and no swimming pool shall be installed on any lot in said addition until the plans, specifications and plot plan showing the location of such addition or swimming pool shall have been approved in writing by the Architectural Control Committee. No fence or wall shall be erected, placed, or altered on any lot nearer to the street than the minimum building setback line unless similarly approved. Approval shall be provided by the Architectural Control Committee composed of Donald L. Barnes, 4427 Talmadge Road, Suite "B", Toledo, Ohio 43623 and any other persons designated to serve on said committee by Barnes Realty and Investment Company, Sellers. In the event of death or resignation of any member of the committee, the remaining member shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services rendered pursuant to this covenant. At the time of grantee has sold all of the above-described lots, then a majority of the record owners shall have the power through a duly recorded written instrument to change the members of the Architectural Control Committee or terminate said committee. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative, fails to approve or disapprove, within thirty (30) days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with.

These covenants shall run with the land and be binding upon the heirs, successors, administrators and assigns of the Grantor herein.

[Deed details and signatures]
To Have and to Hold the same to said grantee, and to its

successors and assigns forever.

and the said grantor for itself and its successors and assigns hereby covenants that it is the true and lawful owner of said premises, it will and will hold the same in fee simple and has good right and full power to bargain, sell and convey the same in the manner aforesaid; that said premises are free, clear and unencumbered and that it will warrant and defend the title of said premises against all claims whatsoever, except taxes and assessments due and payable after date hereof.

*The grantor company has no corporate seal.*

In Witness Whereof, Said **Barnes Realty & Investment Co.**

has caused its corporate name to be subscribed and its seal to be affixed to these present by its President and A. D. One Thousand Nine Hundred and Seventy-seven.

Signed, sealed and acknowledged in the presence of.

[Signature]

BARNES REALTY & INVESTMENT CO.

By

Donald L. Barnes, President.

Secretary.

The State of Ohio,

Lucas County

Before me, a Notary Public, in and for said County, personally appeared

Donald L. Barnes, President, and

Secretary of said **Barnes Realty & Investment Co.**, an Ohio corporation, who acknowledged that the above instrument was subscribed and sealed to these present by the said corporation and that he did sign and seal said instrument as President of said **Barnes Realty & Investment Company** in behalf of said grantor corporation and by authority of its board of directors; and that said instrument is the voluntary act and deed of the said Donald L. Barnes as such officer and the voluntary act and deed of said grantor corporation for the uses and purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal this 29th day of August, 1977.

Notary Public.

[Signature]

Priv instrument was prepared by:

John F. McCarthy, Attorney at Law, Toledo, Ohio 43604

in and for Lucas County, Ohio.