



That, Bernice Braun, widow and not remarried

who claim title by or through instrument, recorded in Volume 554, Page 336, 459, 271, the Grantor,

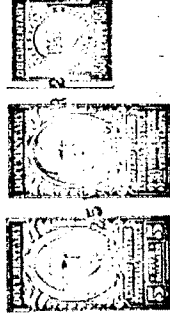
County Recorder's Office, for the consideration of One and No/100ths----- Dollars (\$ 1.00-----)

received to my full satisfaction of The
Fowler-Vienna Local Board of
Education

whose TAX MAILING ADDRESS will be Box 157, Vienna, Ohio 44473 the Grantee,
do

Sister Grand Niece, Sell and Convey unto the said Grantee its successors
Xxxxxxx assigns, the following described premises, situated in the Township of
Fowler, County of Trumbull, and State of Ohio:
and known as being a part of Lot Number Forty-five (45) in said
Township, more particularly described as follows:

Beginning at a spike in the centerline of Fowler Ridge Road said point
of beginning being south 01° 06' 40" west and a distance of 895.30
feet from the intersection of Fowler Ridge Road with State Route 305;
thence south 87° 49' 20" east a distance of 534.00 feet to an iron
pin; thence south 42° 49' 20" east a distance of 93.34 feet to an iron
pin; thence south 87° 49' 20" east a distance of 130.56 feet to an iron
pin; thence north 01° 47' 40" east a distance of 319.39 feet to an iron
pin; thence south 87° 49' east along the south line of lands now or
formerly owned by L. and P. McAllister a distance of 1057.07 feet to an
iron pin; thence south 02° 17' 30" west along the west line of lands
now or formerly owned by L. and P. McAllister a distance of 576.30 feet
to an iron pin; thence north 87° 49' 20" west along the north line of
lands now or formerly owned by Leo J. and Helen J. Luoma a distance of
1354.49 feet to an iron pin; thence north 01° 06' 40" east a distance
of 357.06 feet to an iron pin; thence north 87° 49' 20" west a distance
of 423.01 feet to a spike in the centerline of Fowler Ridge Road; thence
north 01° 06' 40" east along the center line of Fowler Ridge Road a
distance of 66.00 feet to the place of beginning and containing within
these boundaries 20.000 Acres of land, be the same more or less, but
subject to all legal highways.



RECORDED IN VOLUME 554, PAGE 336, 459, 271, THE GRANTOR'S OFFICE, FOR THE CONSIDERATION OF ONE AND NO/100THS OF \$1.00

Legal Niece
Braun Rd Niece

as here and in both the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its successors and assigns forever.

And I, Bernice Braun, widow and not remarried the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensuing of these presents I am seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except conditions and restrictions of record and taxes and assessments which are to be pro rated to the date of this deed.

I will Warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee its successors and assigns, against all lawful claims and demands whatsoever except as stated above.

And for valuable consideration -----

----- do hereby remise, release and forever quit-claim unto the said Grantee, heirs and assigns, all right and expectancy of ~~her~~ in the above described premises.

I have hereunto set my hand, the 23d day of March, in the year of our Lord one thousand nine hundred and sixty-six

Signed and acknowledged in presence of

Ann Martland

Joseph Martland

Bernice Braun
Bernice Braun

State of Ohio

Before me, a

Notary Public

in and for said County and State, personally appeared the above named Bernice Braun, widow and not remarried

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 23 day of March, A.D. 1966

Richard A. Stebelton
Attorney-at-Law

This instrument prepared by

HELEN L. BERRY, Notary Public
MY COMMISSION EXPIRES 1/30/68



642208

Bernice Braun

The Fowler-Vienna Local
Board of Education

TO

354
Transferred
March 29 1966
Helen L. Berry
COUNTY RECORDER

State of Ohio
County of COLUMBIA
Recorded for Record on the
day of MARCH 25 1966
at 11:41 o'clock P. M.
Book 28 1966
Page 19

My duty
COUNTY RECORDER

Richard A. Stebelton
Attorney-at-Law
Recorder's Fee \$2.00

This instrument prepared by

845 PNE 47

649242

YK-86-93

Page 428 (Rev. 8-48) Reversed

Parcel No.

KNOW ALL MEN BY THESE PRESENTS:

That The Fowler-Vienna Local Board of Education whose mailing address is Box 187, Vienna, Ohio, claiming title by deed as recorded in Volume 846, Page 48 as recorded in the Trumbull County Record of Deeds.

the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations received to their full satisfaction of OHIO EDISON COMPANY, an Ohio corporation, the Grantee, do hereby grant unto Grantee, its successors and assigns, no easement and right-of-way, with the rights and privileges hereinafter set forth, for lines for the transmission and distribution of electric current, including telephone and telegraph, upon, over, under, and across the following described premises:

Situated in the Township of Fowler
and State of Ohio, being part of Section 48
County of Trumbull

The right-of-way above referred to is described as follows:

Beginning at a point on the center line of the Fowler-Ridge Road, the center line of a pole line shall extend in an easterly direction and within five (5') feet of the Grantor's south property line for a distance of approximately four hundred seventy (470') feet to a corner pole with a guy wire extending in an easterly direction for a distance of approximately twenty-five (25') feet to an anchor, and a guy wire extending in a northerly direction for a distance of approximately twenty-five (25') feet to an anchor; thence the center line of the pole line shall continue in a southerly direction and within twenty-five (25') feet of the Grantor's west property line for a distance of approximately three hundred twenty (320') feet to a second corner pole with a guy wire extending in a southerly direction for a distance of approximately twenty-five (25') feet to an anchor, and a guy wire extending in a westerly direction for approximately twenty-five (25') feet to an anchor; thence the center line of a pole line shall continue in an easterly direction and within forty (40') feet of the Grantor's south property line for a distance of approximately five hundred seventy (570') feet to a terminating pole with a guy wire extending in an easterly direction from said terminating pole for a distance of approximately twenty-five (25') feet to an anchor.

The easement and rights herein granted shall include the right to erect, import, operate, replace, relocate, repair, patrol and permanently maintain upon, over, under and along the above described right-of-way across said premises all necessary structures, wires, cables and other usual fixtures and appurtenances used for or in connection with the transmission and distribution of electric current, including telephone and telegraph and the rights of reasonable ingress and egress upon, over and across said premises for access to and from said right-of-way, and the right to trim, cut, remove or control by any other means at any and all times such trees, limbs, and underbrush within or adjacent to said right-of-way as may interfere with or endanger said structures, wires or appurtenances, or their operation.

The Grantor(s) reserve the right to use the ground between said structures and beneath the said wires, provided that such use does not interfere with or obstruct the rights herein granted, and the Grantor(s) agree that no building, obstruction or impediment of any kind shall be placed within said right-of-way or between said structures or beneath said wires without prior written approval of the Grantee.

The Grantee will repair or replace all fences, gates, lanes, driveways, drains and ditches damaged or destroyed by it on said premises or pay Grantor(s) for all damage to fences, gates, lanes, driveways, drains, ditches, crops and stock on said premises caused by the construction or maintenance of said lines.

TO HAVE AND TO HOLD the said easement, rights and right-of-way and its appurtenances to said Grantee and to its successors and assigns forever; and the Grantor(s) represent that they are the lawful owners of said premises and have full power to convey the rights and easement herein granted, that the same are free and clear of all encumbrances and that they will warrant and defend the same against all lawful claims and demands whatsoever, except current taxes and assessments not yet due and payable, easements, restrictions and reservations of record, and zoning ordinances, if any,

and for valuable consideration the Grantor(s) do each hereby remise, release and forever quit-claim unto Grantee, its successors and assigns, all their rights and expectancy of dower in the above described right-of-way.

IN WITNESS WHEREOF, we have hereunto set our hand & as of the 21st day of July, 1966.

SIGNED IN THE PRESENCE OF:

THE FOWLER-VIENNA LOCAL BOARD OF EDUCATION

1. Barbara Baras

By James W. McMiller Title Pres.

2. Andy Quind

By Gertrude G. Lewis Title Clerk-Treas.

STATE OF OHIO, Trumbull

SS:

Before me, a NOTARY PUBLIC, in and for said County and State, personally appeared The

Fowler-Vienna Local Board of Education by James W. McMiller its President and Gertrude G. Lewis its Clerk-Treas., who having authority to do so, acknowledged the signing of the above instrument as the free act and deed of The Fowler-Vienna Local Board of Education, and the free act and deed of each of them individually and as officers of the Board.

who acknowledged that _____ did sign the foregoing instrument and that the same is free and clear.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Vienna,

Ohio this 21st day of July

1966



Notary Public

This Instrument was prepared by JAMES W. McMILLER My Commission Expires August 23, 1967 Attorney at Law

649242

Instrument No. _____ Parcel No. _____
EASEMENT
OHIO EDISON COMPANY
RECEIVED FOR RECORD
AT 9:54 O'CLOCK
AUG 11 1966
RECORDED AUG 12 1966
VOL. 851 PAGE 612
MARGARET MANASSAH
Recorder of Trumbull County, Ohio
4.00

691996

VOL 833 PAGE 834

GRANT OF EASEMENT

THE BOARD OF EDUCATION OF THE FOWLER-VIENNA LOCAL SCHOOL DISTRICT, the owner of a tract of land in Lot No. 45 of Fowler Township, Trumbull County, Ohio, does hereby grant unto

RALPH R. BRAUN and JOYCE B. LUOMA, their heirs and assigns, an easement for ingress and egress from the parcel hereinafter described to the Ridge Road, so-called.

The parcel to which said easement shall be appurtenant is described as follows:

Situated in the Township of Fowler, County of Trumbull and State of Ohio:

And known as being a part of Lot Number Forty-Five (45) in the original survey of said Fowler Township; and is bounded and further described as follows:

Beginning at the southeast corner of a 3.942 acre parcel reserved by Bernice Braun from a sale to the Fowler-Vienna Local School Board as such sale is described in a deed recorded in Volume 845 at Page 46 of the Trumbull County Records of Deeds, said point of beginning being also a southeast corner of said grantor's lands; THENCE N. 1° 47' 40" E. and along the west line of said school lands and along the west line of lands formerly owned by L. & P. McAllister, a distance of 506.86 feet, to an iron pin; THENCE S. 89° 51' W. and along the south line of the said former McAllister lands, a distance of 150.00 feet, to a point; THENCE S. 1° 47' 40" W. and along a new line severing the lands herein described from other lands formerly owned by Bernice Braun, a distance of about 500 feet, but to a point in the northerly line of said school lands; THENCE S. 42° 49' 20" E., a distance of about 20.00 feet, to an iron pin; THENCE S. 87° 49' 20" E., a distance of 130.56 feet, but to the place of beginning; and containing within said bounds about 1.722 acres of land, be the same more or less.

The location of said right-of-way for ingress and egress to the above described parcel is that location now occupied by a private roadway of the grantor, and which is described as follows:

Situated in the Township of Fowler, County of Trumbull and State of Ohio:

GESNER and FLATT
Attorneys at Law
CORTLAND, OHIO
WARREN, OHIO

And known as being a part of Lot Number Forty-Five (45) in the original survey of said Fowler Township; and is bounded and further described as follows:

Beginning at a point in the center line of Ridge Road, so-called, said point being in the frontage owned by the within Grantor; THENCE S. 87° 49' 20" E.; a distance of 534.00 feet, to a point; THENCE S. 42° 49' 20" S.; a distance of 93.34 feet, to a point; THENCE S. 87° 49' 20" E., a distance of 130.56 feet, but to a point in a southerly extension of the easterly line of said 1.722 acre parcel.

The said easement herein granted is along the above course; is over a private road now used by the Grantor; is Twenty feet (20.00) feet in width; and includes rights to pass over a "devil-strip" south of the 1.722 acre parcel in order to get to and from said easement to said 1.722 acre parcel.

The easement above described is to permit access over the private road way of the grantor to the, one developed homestead on the above described 1.722 acre parcel, said homestead being that occupied by Bernice Braun, now deceased, and this easement does not inure to benefit or apply to any other lands.

IN WITNESS WHEREOF, the Grantor herein has caused this instrument to be signed at Vienna, Ohio, this 21st day of November, 1968.

Signed in the presence of:

Chadwick C. Overton
James A. Shortt

RECEIVED FOR RECORD

AT 12:15 O'CLOCK P.

FEB 7 1969

RECORDED

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MARGARET MATHIAS

Recorder of Trumbull County, Ohio

STATE OF OHIO)) 2.00

COUNTY OF TRUMBULL)) SS.

Before me a notary public in and for the County and State aforesaid personally appeared James Dickson President and Gertrude G. Lewis Clerk-

THE BOARD OF EDUCATION OF
THE FOWLER-VIENNA LOCAL
SCHOOL DISTRICT

BY: *James Dickson*
JAMES DICKSON President

AND: *Gertrude G. Lewis*
GERTRUDE G. LEWIS, Clerk-Secretary

GESSNER and PLATT
Attorneys at Law
CORTLAND, OHIO
WARREN, OHIO

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Frederick

Secretary of the Board of Education of The Fowler-Vienna Local School

District, who acknowledged that they had executed the above instrument by authorization of the said Board of Education; that it was the free act and deed of the said grantor, and their free act and deed.



John F. Gessner

JOHN F. GESSNER
Notary Public - State of Ohio
My Commission Expires May 10, 1960

This instrument prepared by:

GESSNER & PLATT
Attorneys at Law
206 West Main Street
Cortland, Ohio 44410

GESSNER and PLATT
Attorneys at Law
CORTLAND, OHIO
WARREN, OHIO

