

Warranty Deed.

Know all Men by these Presents:

That John W. Stoddard, of the City of Dayton, County of Montgomery and State of Ohio in consideration of Fifteen Hundred Dollars, to him paid by Louis Wuichet of the City of Chicago, County of Cook, State of Illinois, the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Louis Wuichet his heirs and assigns forever the following described real estate, to wit:

Situate in Middle Bass Island, Put in Bay Township, County of Ottawa and State of Ohio bounded and described as follows:

Beginning at the Southeast Corner of " Grape Avenue" ( as per plat of Rehbergs Subdivision recorded August 25, 1874). Thence North 4\* 45' East along said Grape Avenue one Chain 59 Links to a Red Cedar Stake on a line coinciding with East and West lines of Lots No. 1, 2 & 3 and 4 and 11, extended as per said plat. Thence South 85\* 15' East- 80 links to a red cedar Stake; thence South 5\* 40' East 2 chains and 70 links to waters of Lake Erie; thence Westerly along water's edge 1 chain and 31 links to a point where first named line extended would touch waters of Lake Erie thence North 4 \* 45' East 79 links to the place of beginning, and containing 26/100 of an acre, as per survey of John Brown Jr., Deputy Surveyor. All of above described premises, save and except 30 feet wide roadway along bank of Lake being part of the road from Club House to County road, which is not conveyed by Grantor, The Grantee to have same privileges as granted all members of the Lake Erie and Toledo Boating and Fishing Association as to use of Grove, &c.

Also the following tract of land lying directly North of said above described tract of of land- bounded as follows:

Commencing at the Northwest corner of said above tract (formerly Mrs. J. Chesebrough lot) on Grape Avenue- thence East along said North line of said above described tract to the Northeast corner thereof- thence Northerly on the course of the East line of said above described tract to a point where the North line of lot numbered 4 on said Rehbergs subdivision extended, would intersect said East line if extended- thence Westerly parallel to the North line of said first above described tract and forty (40) feet distant therefrom, to Grape Avenue- thence South along the East line of Grape Avenue to the place of beginning and being forty (40) feet taken by parallel lines, ( running East and West) off of the South part of the piece of land sold by William Rehberg to A.H. Rice by deed dated July 10, 1883, and being the same property conveyed by Alfred H. Rice and wife to William Baker, July 17, 1883, by deed recorded in Volume 34, page 492 of the Deed Records of Ottawa County, Ohio.

and all the ~~ESSAYS~~ TITLE AND INTEREST of the said John W. Stoddard either in law or in Equity, of , in and to the said premises: TOGETHER with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof:

To Have and to Hold the same to the only proper use of the said Louis Wuichet his heirs and assigns forever.

And the said John W. Stoddard for himself and for his heirs, executors and administrators does hereby COVENANT with the said Louis Wuichet h's heirs and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title, so conveyed is CLEAR, FREE AND UNINCUMBERED; and further that he will WARRANT AND DEFEND the same against all claim or claims of all persons whomsoever.

In Witness Whereof, the said John W. Stoddard, together with Susan K. Stoddard, his wife who hereby releases her right and expectancy of DOWER in the said Premises, have hereunto set their hands and seals this 7th day of December in the year of our Lord one thousand nine hundred and eleven.

Signed, Sealed and Acknowledged in Presence of *Us*.  
Cassie Ellis  
JOHN J. COMBS  
John W. Stoddard (Seal)  
Susan K. Stoddard (Seal)

The State of Ohio County of Montgomery SS.  
Be it Remembered, That on the 7th day of December in the year of our Lord one thousand Nine hundred and eleven before me the subscriber a Notary Public within and for said County, personally came John W. Stoddard and Susan K. Stoddard his wife the grantors in the foregoing Deed and acknowledged the signing and sealing thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof I have hereunto subscribed my name and affixed my Notarial seal, on the day and year aforesaid.  
(Notarial Seal)

Charles J. Hall.  
Notary Public, Montgomery County, Ohio

Received for Record Dec. 14th 1911 at 9:30 A.M.  
Recorded Dec. 18th 1911. D. K. Mulcahy, Recorder.