

26.5.2018

Known all even by these presents:

That.....The Standard Oil Company

a Corporation incorporated under the laws of the State ofOhio.....the Grantor,
 for the consideration ofTen Dollars (\$10.00) and other valuable / considerations / ~~RECEIVED XXXXXXXXXXXXX~~
 received to its full satisfaction ofZella B. Watkins
 the Grantee....., does give, grant, bargain, sell and convey unto the said grantee....., her heirs and
 assigns, the following described premises, situated in theVillage ofRocky River
 County ofCuyahoga.....and State of Ohio:

Number Twenty-four (24) and bounded as follows:
 Known as being part of original Rockport Township Lot

Beginning in the center line of West Lake Road at the
 northeastern corner of premises conveyed to The Standard Oil Company by F. J. and
 Henrietta Dean, by deed dated June 16th, 1910, and recorded in volume 1255,
 Page 189 of the Deed Records of Cuyahoga County; thence southwardly along the west-
 erly line of said premises conveyed to The Standard Oil Company by F. J. and Hen-
 rietta Dean as aforesaid, a distance of one hundred eighty (180) feet; thence west-
 wardly, to a point which is ten (10) feet distant westwardly, by rectangular mea-
 surement, from the easterly line of said premises so conveyed to The Standard Oil
 Company by F. J. and Henrietta Dean, said point being also in a westerly line of
 premises conveyed by The Standard Oil Company to Rocky River Post Number Four Hundred
 Fifty-one (451) of the American Legion, by deed dated July 12, 1937, and which
 point is the true place of beginning.

Thence southwardly, parallel with the easterly line of
 said premises conveyed to The Standard Oil Company by F. J. and Henrietta Dean and
 along the westerly line of said premises conveyed by The Standard Oil Company to
 Rocky River Post Number Four Hundred Fifty-one (451) as aforesaid, a distance of
 one hundred forty (140) feet to a corner in said premises conveyed to Rocky River
 Post Number Four Hundred Fifty-one (451) as aforesaid; thence westwardly along a
 northerly line of said premises so conveyed to Rocky River Post Number Four Hundred
 Fifty-one (451) and parallel with the center line of West Lake Road a distance of
 ninety-six and eleven hundredths (96.11) feet to the westerly line of said premises
 conveyed to The Standard Oil Company by F. J. and Henrietta Dean, as aforesaid;
 thence northwardly along the westerly line of said premises conveyed to The Stan-
 dard Oil Company by F. J. and Henrietta Dean, as aforesaid, a distance of one hundred
 forty (140) feet; thence eastwardly, parallel with the center line of West Lake
 Road a distance of ninety-six and eleven hundredths (96.11) feet to the true place
 of beginning.

Together with the right in common with the Grantor, its
 successors and assigns, and said Rocky River Post Number Four Hundred Fifty-one (451),
 its successors and assigns, to use the northerly ten (10) feet by three hundred
 twenty (320) feet of said premises conveyed by The Standard Oil Company to said
 Rocky River Post Number Four Hundred Fifty-one (451) (being the strip of land ten
 (10) feet in width extending southwardly from the center line of West Lake Road
 a distance of three hundred twenty (320) feet) as a right of way for the passage of
 vehicles and persons.

It is understood that the Grantor is now the owner of prem-
 ises fronting on West Lake Road and adjoining the premises hereby conveyed, which
 premises of Grantor are now used for automobile service station purposes for the
 sale of motor fuels and lubricants. This conveyance is made by the Grantor and ac-
 cepted by the Grantee upon the condition and subject to the restriction that the
 premises hereby conveyed shall not be used in whole or in part for or in connection
 with the sale, offering for sale, storage or distribution of any motor fuels or
 motor lubricants; and the Grantee, by the acceptance hereof, covenants and agrees
 that he will not use or permit to be used the premises hereby conveyed, or any
 part thereof, for or in connection with the sale, offering for sale, storage or
 distribution of motor fuels or motor lubricants. Said condition, restriction and
 covenant shall be deemed to run with and bind the premises hereby conveyed in favor
 of said premises of Grantor fronting on West Lake Road and shall bind the Grantee,
 his heirs, personal representatives and assigns in favor of the Grantor, its succe-
 sors and assigns. Said condition, restriction and covenant shall continue in force
 so long as said premises of Grantor fronting on West Lake Road, or any part thereof,
 shall be used for automobile service station purposes or for the sale of motor fuels
 or motor lubricants, but shall terminate when use of said premises for any of said
 purposes shall be permanently discontinued.

be the same more or less, but subject to all legal highways. To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee, her heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee, her heirs and assigns, that at and until the sealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever, excepting taxes and assessments, if any, for the year 1938 and thereafter, which the Grantee hereby assumes and agrees to pay,

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee, her heirs and assigns, forever, against all lawful claims and demands whatsoever, except as above noted.

In witness whereof said corporation sets its hand and corporate seal
by A. A. Stambaugh, its Vice President
and F. H. Kelly, its Secretary
this first day of April A. D. 1938.

THE STANDARD OIL COMPANY

Signed and acknowledged in the presence of

By *A. A. Stambaugh*

Vice President

And *F. H. Kelly*

Secretary

THE STATE OF OHIO } ss.
Cuyahoga County }

Before me, a Notary Public in and for said County, personally appeared the above named The Standard Oil Company

by A. A. Stambaugh, its Vice President
and F. H. Kelly, its Secretary
who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof I have hereunto set my hand and official seal, at Cleveland, Ohio, this first day of April 1938.

W. H. Burke Notary Public

My Commission Expires Sept. 1, 1940



WARRANTY DEED

FROM

The Standard Oil Company

TO

Zella B. Watkins

RECEIVED FOR RECORD

MAY 5 1938
at 9:30 o'clock M.

Recorded May 5 1938

In Cuyahoga County Records

Volume 4830 Page 100

Donald F. Hylander
RECORDED

ENTERED FOR TRANSFER

MAY 4 - 1938

OHIO LEGAL BLANK CO., CLEVELAND

2655118

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