

Documentary stamps not required. There is no consideration for this conveyance.

DEED AND AGREEMENT

Not necessary for transfer
at this time 11-10-1964

Kenneth K. Slaughterbeck
COUNTY AUDITOR

204

KNOW ALL MEN BY THESE PRESENTS: THAT,

WHEREAS, The Shetland Hills Corporation (hereinafter called "Shetland") did, by a certain "Declaration of Restrictions" dated May 9, 1961, filed for record May 11, 1961 and recorded in Volume 404 of Deeds, page 182, records of Wood County, Ohio, affecting all lots in Williamsburg on the River (with the exception of Lots Nos. Twenty (20), Thirty-nine (39) and Fifty-five (55)), subject said lots to certain covenants, restrictions, provisions, conditions, charges and assessments; and

WHEREAS, paragraph 18 of said Declaration of Restrictions imposed certain annual maintenance charges or assessments against all lots in Williamsburg on the River, excepting Lots Nos. Thirty-nine (39) and Fifty-five (55), but including Lot No. Twenty (20), which annual maintenance charges or assessments were to be collected by Shetland and expended by Shetland for the purposes specified in said paragraph 18; and

WHEREAS, paragraph 18 of said Declaration of Restrictions empowers Shetland to adjust, increase or discontinue annual assessments upon notice to lot owners in the manner therein provided; and

WHEREAS, paragraph 21 of said Declaration of Restrictions empowers Shetland to assign and transfer all rights, powers, easements, estates, liens and charges given to Shetland by said Declaration of Restrictions to a corporation incorporated under the laws of Ohio that will agree to assume said rights, powers, easements, estates, liens and charges, which has appropriate powers, and which is formed by Ninety per cent (90%) of the owners of lots in Williamsburg on the River, and pursuant to the regulations and by-laws of which any and all owners of lots in Williamsburg on the River may become voting members, and whose voting membership is limited to such lot owners only, and which by its regulations, and by-laws shall afford to all said owners a voice in management and control of its affairs, according to the number of lots owned by each; and

WHEREAS, The Williamsburg Association is such a corporation; and

WHEREAS, Shetland desires to assign to The Williamsburg Association all of its rights and obligations under paragraph 13 of said Declaration of Restrictions to collect, expend, adjust, increase or eliminate said maintenance charges or assessments as provided in said paragraph 13; and

WHEREAS, The Williamsburg Association is willing to assume said rights and obligations.

NOW THEREFORE, in consideration of the premises and in consideration of the agreement of The Williamsburg Association to assume and carry out all of the rights and obligations given to or imposed upon Shetland by paragraph 13 of said Declaration of Restrictions, Shetland does hereby, effective January 1, 1964, bargain, sell, convey and assign unto The Williamsburg Association, its successors and assigns forever, all of its rights and obligations given to or imposed upon it by paragraph 13 of said Declaration of Restrictions, including the right to collect, expend, adjust, increase or eliminate the maintenance charges or assessments all as provided for in said paragraph 13; and The Williamsburg Association in consideration of said assignment to it does hereby accept the assignment to it of said rights, and does hereby undertake and agree to assume and carry out all of said rights and obligations.

IN WITNESS WHEREOF, The Shetland Hills Corporation has caused its name to be hereunto subscribed by Wilson R. Weaver, its President, and attested by William B. Weaver, its Secretary, both officers being hereunto duly authorized, and said The Williamsburg Association has caused its name to be hereunto subscribed by Wilbur M. Husef, its President, and attested by Swift G. Corwin, its Secretary, both officers being hereunto duly authorized this 22 day of November, 1964.

Signed in the presence of:

Barbara Spahn
Stella K. Klimek

THE SHETLAND HILLS CORPORATION

By Wilbur M. Husef
President
Attest Swift G. Corwin
Secretary

Signed in the presence of:

Barbara Spahn
Stella K. Klimek

THE WILLIAMSBURG ASSOCIATION

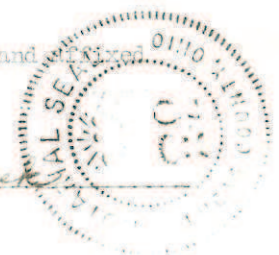
By Wilbur R. Wumer
President
Attest Swift C. Corwin
Secretary

STATE OF OHIO)
 Lucas) SS.
COUNTY OF WOOD)

Be it remembered, that on the 21st day of November, 1964, before me, the subscriber, a Notary Public, within and for said county and state, personally came Wilbur R. Wumer, President, and William R. Wumer, Secretary, respectively, of The Shetland Hills Corporation, who acknowledged the execution of the foregoing instrument to be the voluntary act and deed of The Shetland Hills Corporation, and of themselves as President and Secretary, respectively, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Stella K. Klimek
Notary Public



STATE OF OHIO)
 Lucas) SS.
COUNTY OF WOOD)

STELLA K. KLIMEK
Notary Public, Lucas County, Ohio
My Commission Expires 3-28-68

Be it remembered, that on the 24th day of November, 1964, before me, the subscriber, a Notary Public, within and for said county and state, personally came Wilbur R. Wumer, President, and Swift C. Corwin, Secretary, respectively, of The Williamsburg Association, who acknowledged the execution of the foregoing instrument to be the voluntary act and deed of The Williamsburg Association, and of themselves as President and Secretary, respectively, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Stella K. Klimek
Notary Public



This instrument prepared by
Swift C. Corwin, Attorney.

STELLA K. KLIMEK
Notary Public, Lucas County, Ohio
My Commission Expires 3-28-68

5626

RECORDER'S OFFICE, WOOD CO., OHIO
Filed *Nov. 12* 19*64* at *2:05 P.*
Recorded *Nov 16* 19*64*
Vol. *431* Page *204* Record of
Heeds Wood Co., Ohio
Paul Adams Recorder

Adams
300 - 600731