

## ORDINANCE NO. 23-105

**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO EXPAND THE TRANSIENT OCCUPANCY OVERLAY DISTRICT TO INCLUDE PARCEL NOS. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, AND 56-00030.000 LOCATED AT 603, 605, 611, 617 AND 619 E. WASHINGTON STREET; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.**

**WHEREAS**, the City Commission adopted new Section 1341.32 (Transient Rental Property Regulation) and amended several other sections of the codified ordinances of the City of Sandusky including Chapter 1129 (Residential Districts), Section 1129.06 (Accessory Uses) by Ordinance No. 17-088, passed on May 8, 2017, for the purposes and intent to regulate the health, safety and wellness of the public, including the owners, occupants, and neighboring property owners of properties being utilized for transient occupancy within the City; and

**WHEREAS**, the City Commission approved the establishment of a Transient Occupancy Overlay District to permit transient rental within portions of the Cove District and properties fronting Meigs Street and First Street by Ordinance No. 18-126, passed on June 25, 2018; and

**WHEREAS**, a request is being made by Danielle Murray, on behalf of Lioness Realty, for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City to expand the Transient Occupancy Overlay District to include Parcel No. 56-00022.000, located at 603 E. Washington Street; and

**WHEREAS**, the property at 603 E. Washington Street is not contiguous to the transient overlay district but is in close proximity and a notarized document was submitted by the applicant with signatures from all property owners between the applicant's property at 603 E. Washington Street and the property contiguous to the Transient Occupancy Overlay District at 619 E. Washington Street approving the expansion; and

**WHEREAS**, the approval would expand the Transient Occupancy Overlay District across the entire northern side of the 600 block of E. Washington Street, more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

**WHEREAS**, this request was heard by the Planning Commission at their November 22, 2022, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment to expand the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street; and

**WHEREAS**, a public hearing on the applicant's request was held by this City Commission at their May 8, 2023, regularly scheduled meeting; and

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**WHEREAS**, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter **approving** the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to expand the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street; and

**WHEREAS**, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission **approves** the requested amendment and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the expansion of the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street, as more fully described in Exhibits "A" and "B" which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due

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authentication by the President and the Clerk of The City Commission.



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RICHARD R. BRADY  
PRESIDENT OF THE CITY COMMISSION



ATTEST:

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CATHLEEN A. MYERS  
CLERK OF THE CITY COMMISSION

Passed: May 8, 2023 (effective after 30 days)

<b>Transferred</b>	
In Compliance with sections 519-02 and 532-02 of the Ohio Revised Code	
FEE \$	40.00
Exempt:	
R.I. TRANSFER	120.00
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	50
Date:	8/24/17

Per O.R.C. 319.203  
Erie County Auditor  
Date: 8/24/17

*Richard H. Jeffrey*

**WARRANTY DEED**

**First American Title**  
3457316

**Know all Men by these Presents**

That, Welcome Home of Sandusky, LLC an Ohio limited liability company, the Grantor, claims title by and through instrument recorded RN 200404875, Erie County, Ohio Recorder's Office, for the sum of Ten- Dollars (\$10.00), in hand paid, and other good and valuable consideration received to our full satisfaction of Lioness Realty, LLC, an Ohio limited liability company, the Grantee, whose TAX MAILING ADDRESS will be 603 East Washington Street, Sandusky, Ohio 44870, do **GIVE, GRANT, BARGAIN, SELL, and CONVEY** unto the said Grantee, it's successors and assigns, the premises situated in the City of Sandusky, County of Erie, and State of Ohio and fully described in Exhibit A.

Prior instrument reference: RN 200404875,  
Erie County, Ohio Official Records

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, it's sucesors and assigns forever.

And the said Grantor, for itself and it's successors, and assigns, that said Grantor is the true and lawful owner of said premises; that it is well seized of the same in **FEE SIMPLE** and have good right and full power to **BARGAIN, SELL, and CONVEY** the same in the manner aforesaid; and that the same is free and clear from all encumbrances, except taxes and assessments, general and special, certified and uncertified, and easements, restrictions, and conditions of record; and further that said Grantor will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

**IN WITNESS WHEREOF**, we have hereunto set our hand(s) this 22 day of August, 2017.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

**"GRANTOR"**  
**WELCOME HOME OF SANDUSKY, LLC**

Mary Anne Jeffray  
Witness

William Harrington *MANAGING MEMBER*  
William Harrington, Managing Member

Cherry Stacey  
Witness

Kevin Bingham *MANAGING MEMBER*  
Kevin Bingham, Managing Member

STATE OF OHIO )  
 ) ss.  
COUNTY OF ERIE )

Before me, the undersigned authority, on this day personally appeared William Harrington and Kevin Bingham, Managing Members of Welcome Home of Sandusky, LLC, known or satisfactorily proven to me to be the persons whose names are subscribed to the foregoing instrument, and upon their oath acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

In Testimony Whereof, I have hereunto set my hand and official seal, at Sandusky, Ohio, this 22 day of August, 2017.

Felicia Charlton  
Notary Public



**FELICIA CHARLTON**  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires  
October 30, 2017

This instrument prepared by Daniel L. McGookey of the **McGOOKEY LAW OFFICES**, 225 Meigs Street, Sandusky, Ohio 44870.

**EXHIBIT 'A'**

2457316NE

**LEGAL DESCRIPTION**

Situated in the City of Sandusky, County of Erie, State of Ohio, and is described as follows:

Being a part of Lot 11 East Washington Street in said City beginning in the Southwest corner of Lot 11 East Washington Street;

Thence Easterly on the North line of said street 32.5 feet to an iron pin;

Thence Northerly and parallel to East line of Perry Street 53 feet to an iron pin;

Thence Easterly and parallel to North line of Washington Street 7 feet to an iron pin;

Thence Northerly and parallel to the East line of Perry Street 36.58 feet to an iron pin;

Thence Westerly and parallel to the North line of East Washington Street 39.5 feet to an iron pin in the East line of Perry Street;

Thence Southerly on the East line of Perry Street 89.58 feet to the point of beginning. Be the same more or less.

For informational Purposes only:

Property Address: 603 East Washington Street Sandusky, Ohio 44870

Parcel No.:56-00021000

# Know all Men by these Presents

That Margaret E. Merkle, Widowed and Not Remarried, the Grantor, who claims title by or through instrument recorded in Volume 173 Page 109 County Recorder's Office, for the consideration of Ten and .00/100 Dollars (\$ 10.00 ) received to her full satisfaction of

David R. Merkle, Divorced and Not Remarried, the Grantee, whose TAX MAILING ADDRESS will be 605 E. Washington Street, Sandusky, OH 44870

have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as she now has, in the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Sandusky, County of Erie and State of Ohio:

Those parts of Lots Numbers Nine (9) and Eleven (11) on Washington Street, bounded and described as follows:

Beginning in the northerly line of Washington Street at a point 32.5 feet easterly, measured along the northerly line of Washington Street, from the southwest corner of said Lot Number Eleven (11); thence northerly, parallel with the easterly line of Perry Street, 53.0 feet; thence easterly, parallel with the northerly line of Washington Street, 7.0 feet; thence northerly, parallel with the easterly line of Perry Street, 36.58 feet; thence easterly, parallel with the northerly line of Washington Street, 59.5 feet to the westerly line of the easterly one-half of said Lot Number Nine (9); thence southerly, along said last mentioned line, 89.58 feet to the northerly line of Washington Street; thence westerly, along the northerly line of Washington Street, 66.5 feet to the place of beginning.

Being the same premises conveyed to Charlotte H. Pfeil, also known as Lottie Hoke Pfeil, by deeds dated January 27, 1920, and May 9, 1942, and recorded in Volume 113 of Deeds, page 510, and Volume 172 of Deeds, page 318, Erie County, Ohio Records.

Subject however, to a right of way twelve feet wide front and rear for alley purposes as set forth in deed recorded in Volume 17, Erie County Deed Records, page 511.

This conveyance has been examined and the Grantor has complied with Section 310-22 of the Ohio Code.  
JAMES McLEOD, County Auditor

30-58  
ERIC COUNTY ENGINEER

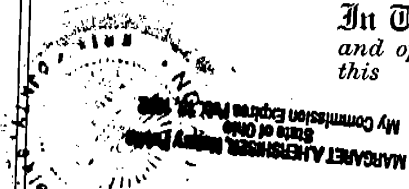


To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor her heirs, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 10th day of June, 1988, in the year of our Lord one thousand nine hundred and eighty-eight. Signed and acknowledged in presence of Margaret A. Vershiser, Terrie E. Petroff, Margaret E. Merkle, Margaret E. Merkle

State of Ohio, Erie County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named Margaret E. Merkle, Widowed 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 Sandusky, Ohio, this 10th day of June, A. D. 19 88.



Margaret A. Vershiser, Notary Public

This instrument prepared by Richard E. Grubbe, of the Law Firm of Tone, Maddrell, Eastman, Grubbe, McGory & Vermeeren, 1401 Cleveland Road, Sandusky, Ohio 44870; Telephone: (419) 626-0055.

0379260

Quit-Claim Deed

MICROFILMED

88 JUN 30 10:19

Margaret E. Merkle, Widowed and Not Remarried, Recorder, Erie County, Ohio

TO David R. Merkle, Divorced and Not Remarried, 605 E. Washington City

Transferred June 30 1988, Fee 1.00, County Auditor

STATE OF OHIO

COUNTY OF Erie, RECEIVED FOR RECORD ON THE

30th day of June 19 88, at 10:19 o'clock A.M., and RECORDED July 1st, 19 88 in DEED Book 544 PAGE 566-567

John W. Schaeffer, COUNTY RECORDER, RECORDERS FEE \$ 10.00



14<sup>th</sup> Feb  
Rene S. Baylor

### Know All Men By These Presents:

**THAT, I, DENNIS E. BAYLOR, Divorced and Not Remarried, the Grantor,**  
who claims title by or through instrument, recorded at Book 509 Pages 65-66, Erie County  
Recorder's Office, for valuable consideration received to my full satisfaction of

**DIANNE H. BAYLOR, the Grantee,**

RN 127111 OR 414/ 265  
ERIE COUNTY OHIO RECORDER  
JOHN W. SCHAEFFER 2P  
RECORDING FEE: 14.00  
CTR Rec. Date 08/21/98 Time 15:37

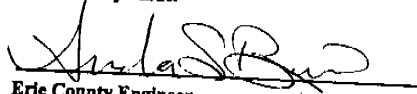
whose TAX MAILING ADDRESS will be

611 East Washington Street, Sandusky, OH 44870,

**have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents**  
absolutely give, grant, remise, release and forever quit-claim unto the said grantee, her heirs and  
assigns forever, all such right and title as I, the said grantor, have or ought to have in and to  
the following described piece or parcel of land, situated in the City of Sandusky, County of Erie,  
and State of Ohio:

Being the westerly eight (8) feet of the southerly two-thirds (2/3) of Lot Number  
Seven (7) on Washington Street and the easterly one-half (1/2) of the southerly  
two-thirds (2/3) of Lot Number Nine (9) on Washington Street, Erie County, Ohio,  
Records.

**APPROVED** as per Erie County Requirements  
And Sections 4733-37 thru 4733-37-07 of the Ohio  
Administrative Code only. No Field Verifications  
for Accuracy made.

  
Erie County Engineer  
Date: 8/21/98

~~Be the same more or less, together with~~ all appurtenances, subject to all restrictions,  
reservations, easements of record, and legal highways.

**To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the**  
said grantee, her heirs and assigns, so that neither the said grantor, nor his heirs, nor any other  
persons claiming title through or under him, shall or will hereafter claim or demand any right  
or title to the premises, or any part thereof; but they and every one of them shall by these  
presents be excluded and forever barred.

And for valuable consideration, I, DENNIS E. BAYLOR, do hereby remise, release and  
forever quit-claim unto the said grantee, her heirs and assigns, all my right and expectancy of  
**DOWER** in the above described premises.

MICROFILMED

265

In Witness Whereof, I have hereunto set my hand, the 4<sup>th</sup> day of August, in the  
year of our Lord one thousand nine hundred and ninety-eight.

Signed and acknowledged  
in the presence of:

[Signature] \_\_\_\_\_  
[Signature] \_\_\_\_\_  
Dennis E. Baylor

[Signature]

STATE OF OHIO )  
                  )ss.  
COUNTY OF ERIE )

Before me, a Notary Public, in and for said County and  
personally appeared the above-named  
Dennis E. Baylor, who acknowledged that he did sign the  
foregoing instrument and that the same is his free act and deed.

In Testimony Whereof I have hereunto set my hand and  
official seal, at Sandusky, Ohio, this 4<sup>th</sup> day of  
August, 1998.

**Cori L. Wildenthaler**  
State of Ohio, Notary Public  
My Commission Expires Oct. 17, 2002 [Signature]  
Notary Public  
My Commission Expires:  
10-17-02

This instrument prepared by RENO, BOGDEN & FERBER CO., L.P.A.

This conveyance has been examined  
and the grantor has complied with  
sections 510-202 and 322.02 of the  
revised code.  
FEE \$ \_\_\_\_\_  
EXEMPT   
R.E. TRANSFER \$ \_\_\_\_\_  
COUNTY AUDITOR

Quit-claim Deed

Dennis E. Baylor

TO

Diane E. Baylor

Transferred August 21, 1998  
[Signature]  
County Auditor  
\$1,000.00

Prepared by:  
Robert M. Reno (0006183)  
Reno, Bogden & Ferber Co., LPA  
Attorneys at Law  
725 Sycamore Line  
Sandusky, OH 44870  
Telephone: (419) 626-3800

<b>Transferred</b>	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	
Exempt:	<input checked="" type="checkbox"/>
R.E. TRANSFER:	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	
Date: 4/1	By: [Signature]

PER O.R.C. 319.203  
Erie County Auditor | Engineer  
[Signature]  
Date: 4/1/22

**TRANSFER ON DEATH CONFIRMATION AFFIDAVIT**  
(RC 5302.22)



State of Ohio )  
County of Erie )

I, Juanita M. Fenton, being duly sworn, states as follows:

That John S. Fenton was the one half (1/2) owner of a property under a duly recorded Transfer on Death Deed recorded at Erie County, Ohio as document number RN 20082651-20082650

That John S. Fenton died on March 10, 2022 and a certified copy of the death certificate is attached to the Affidavit.

The following are the designated beneficiaries who survived the owner(s) and who were in existence on the date of the deceased owner(s):

1. Juanita M. Fenton, as one half (1/2) owner;
2. Joy E. Dennis, as one eighth (1/8) owner;
3. Jerilyn M. Good, as one eighth (1/8) owner;
4. Jill A. Shafer, as one eighth (1/8) owner;
5. Dee A. Acord, as one eighth (1/8) owner.

That, by virtue of the death of John S. Fenton, the above beneficiaries now own legal title, in its entirety, to the premises more fully described as follows;

SEE ATTACHED LEGAL DESCRIPTION

Property address: 617 East Washington Street, Sandusky, Ohio 44870

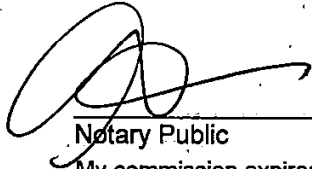
PPN: 56-00356.000

The Recorder is requested to make reference to this Affidavit on the Transfer on Death Deed or Transfer on Death Designation Affidavit pursuant to Section 5302.222 of the Ohio Revised Code.

Further Affiant sayeth naught.

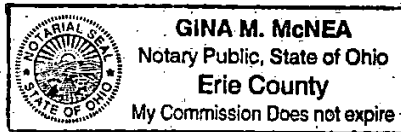
Juanita Fenton  
Affiant **JUANITA FENTON**

Sworn to and subscribed before me this 22<sup>nd</sup> day of March, 2022.



Notary Public

My commission expires: **My Commission Has No Expiration Date**  
Pursuant To O.R.C. Section 147.03



**Instrument Prepared by:**  
**ATTORNEY GINA M. MCNEA of**  
**Gina M. McNea Co., LPA; 516 West Washington Street, Sandusky, OH 44870**  
**Telephone: 419-621-9214.**

## LEGAL DESCRIPTION

Situated in the City of Sandusky, County of Erie and State of Ohio:

**PARCEL I:** And known as being Lot Number Seven (7) on Washington Street, excepting the Westerly 8 feet of the Southerly two-thirds (2/3) of said lot, be the same more or less, but subject to all legal highways.

**PARCEL II:** Situated in the City of Sandusky, County of Erie and State of Ohio and known as being Lot Number Five (5) on Washington Street, excepting the Easterly thirty-four (34) feet of said lot;

Also excepting from the above 2 parcels the following described premises:

The Southerly 155.64 feet of the easterly 5.25 feet of Lot Number Seven (7) Washington Street and the southerly 155.64 feet of the westerly 33.06 feet of Lot Number Five (5) Washington Street in the Original Town Plat of the City of Sandusky, Erie County, Ohio and being more definitely described as follows: Beginning at a cross cut in the concrete sidewalk in the southerly line of said Lot Number Seven (7) Washington Street a distance of 5.25 feet westerly, measured in the southerly line of said Lot Number Seven (7) Washington Street, from the southeasterly corner thereof; thence easterly, in the southerly line of said Lot Number Seven (7) Washington Street and in the southerly line of Lot Number Five (5) Washington Street, a distance of 38.31 feet to an iron pipe monument set in the westerly line of a parcel of land conveyed to Nelson C. Uhl and Mabel M. Uhl by Julia A. Pascoe by deed dated November 15, 1951 and recorded in Volume 229 of Deeds at pages 347 and 348 Erie County, Ohio Records; thence northerly, parallel with the westerly line of said Lot Number Five (5) Washington Street and in the westerly line of said parcel of land so conveyed to said Nelson C. Uhl and Mabel M. Uhl, a distance of 155.64 feet to an iron pipe monument; thence westerly, parallel with the southerly lines of said Lots Numbers Five (5) and Seven (7) Washington Street, a distance of 38.31 feet to an iron pipe monument; thence southerly, in a line parallel with and 5.25 feet westerly, measured at right angles thereto, from the easterly line of said Lot Number Seven (7) Washington Street, a distance of 155.64 feet to the place of beginning.

The grantors also include with the two aforesaid parcels and give, grant, bargain, sell, assign and convey all their rights and interest, in and to, reserved unto them in that deed of conveyance dated November 27, 1961, received for record on December 28, 1961 and recorded in Erie County, Ohio Record of Deeds, Volume 323, Pages 107 and 108.

Primary Reg. Dist. No. 2201  
Registrar's No. 2022000255

Ohio Department of Health - Vital Statistics  
CERTIFICATE OF DEATH

State File No. 2022032570

DECEDENT	1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any)				2. Sex		3. Date of Death (Month/Day/Year)		
	JOHN SAMUEL FENTON				MALE		MARCH 10, 2022		
	4. Social Security Number		5a. Age (Years)	5b. Under 1 Year: Months	5c. Under 1 day: Days	6. Date of Birth (Mo/Day/Year)		7. Birthplace (City and State or Foreign Country)	
			84			JANUARY 04, 1938		SANDUSKY, OHIO	
	8a. Residence State			8b. County		8c. City or Town			
	OHIO			ERIE		SANDUSKY			
	8d. Street Address and Zip Code						9. Ever in US Armed Forces?		
	617 E. WASHINGTON STREET 44870						NO		
	10. Marital Status at Time of Death				11. Surviving Spouse's Name (If wife, give name prior to first marriage)				
	MARRIED				JUANITA M. SARTOR				
12. Decedent's Education				13. Decedent of Hispanic Origin		14. Decedent's Race			
HIGH SCHOOL GRADUATE OR GED				NO		WHITE			
15. Father's Name				16. Mother's Name (prior to first marriage)					
MAURICE PARKER FENTON SR				LOUISE ELIZABETH BICKLEY					
17a. Informant's Name				17b. Relationship to Decedent		17c. Mailing Address (Street and Number, City, State, Zip Code)			
JUANITA M. FENTON				WIFE		617 E. WASHINGTON STREET SANDUSKY, OHIO 44870			
18a. Place of Death				18b. Facility Name (if not institution, give street & number)					
HOSPITAL - EMERGENCY ROOM / OUTPATIENT				FIRELANDS REGIONAL MEDICAL CENTER-MAIN CAMPUS					
				18c. City or Town, State and Zip Code		18d. County of Death			
				SANDUSKY, OH 44870		ERIE			
DISPOSITION	19. Funeral Service Licensee or Other Agent			20. License Number (of licensee)		21. Name and Complete Address of Funeral Facility			
	DAVID F KOCH			007239		DAVID F KOCH FUNERAL HOME 520 COLUMBUS AVE SANDUSKY, OH 44870			
	22. Method and Place of Disposition				23. Local Registrar				
	CREMATION - NORTH COAST CREMATORY, HURON, OH				Robin Lukas				
CERTIFIER	26a. Certifier (Check only one)							26b. Time of Death	
	<input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated.							1847	
	<input type="checkbox"/> Coroner or Medical Examiner on the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.							26c. Date Pronounced Dead (Month/Day/Year)	
								03/10/2022	
								26d. Certifier Name and Title	
							MD		
							26f. License number		
							35.075063		
							26g. Date Signed (Month/Day/Year)		
							3/14/22		
27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death									
ROBERT LEWIS HILL, 2500 W. STRUB, SANDUSKY, OH 44870									
CAUSE OF DEATH	28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.						Approximate Interval: Onset and Death		
	a. Immediate Cause (Final disease or condition resulting in death)						2 MIN		
	CAROTID PULMONARY ARREST								
	b. Due to (or as Consequence of)						5 MIN		
	ACUTE MYOCARDIAL INFARCTION								
c. Due to (or as Consequence of)						75 YRS			
CORONARY ARTERY DISEASE									
d. Due to (or as Consequence of)									
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.									
DM2, CKD, HTN, CHF, Atrial Fib									
29a. Was An Autopsy Performed?		29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death?							
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not Applicable							
30. Did Tobacco Use Contribute to Death?		31. If Female, Pregnancy Status		32. Manner of Death					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> Probably		<input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		<input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide		<input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined			
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury	33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)			33d. Injury at Work?			
						<input type="checkbox"/> Yes <input type="checkbox"/> No			
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)									
33f. Describe How Injury Occurred:						33g. If Transportation Injury: Specify:			
						<input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:			

1874191  
2022032570  
1874191

2022032570

Robin Lukas, Erie County Registrar

MAR 15 2022

Robin Lukas

HEREBY CERTIFY THIS DOCUMENT IS AN EXACT COPY OF THE RECORD ON FILE WITH THE OHIO DEPARTMENT OF HEALTH

REV. 7/2015

103277  
GENERAL WARRANTY DEED  
(RC 5302.05 and 5302.06)

BOOK 332 PAGE 112

FILE NUMBER: 18-14686

David J. Kenne and Marsha L. Kenne\*, husband and wife, of ERIE  
\*fka Marsha L. Shoemaker

County, OHIO for

valuable consideration paid, GRANT(S) AND CONVEY(S) WITH GENERAL WARRANTY CONVENANTS,

to Laura J. Mears, whose tax mailing

address is 619 E. Washington Street, Sandusky, Ohio 44870

the following Real Property: Situated in the County of ERIE in the State

of Ohio and in the City of Sandusky:

See attached Exhibit

The grantees herein, by the acceptance of this deed, acknowledge that the eaves and gutters of said dwelling situated on the premises adjoining the premises herein conveyed on the west encroach upon the premises herein conveyed for a distance of approximately twelve (12) inches and that the floor of the second story front porch of the dwelling situated on said adjoining premises encroaches upon the premises herein conveyed for a distance of approximately eighteen (18) inches, and said grantees, for themselves, and their heirs and assigns, agree that said encroachments may continue to exist without interruptions from the grantees herein, or their heirs and assigns, only so long as the present dwelling on said abutting premises remains thereon in its present general form.

Subject to all easements, conditions, restrictions and reservations of record, together with all real estate taxes hereafter due and payable, which taxes Grantee hereby assumes and agree to pay.

Street Address: 619 East Washington Street, Sandusky, OHIO 44870  
Tax District and Parcel: 56 00030

Prior Instrument Reference: Vol. 23 Page 721 of the Official Records of ERIE

County, Ohio, of the

Grantor, releases all rights of dower therein. Witness their hand(s) this 12 day

of May, 19 97.

Signed and acknowledged in the presence of:

Joni M. Wahl  
WITNESS

David J. Kenne  
David J. Kenne

Deborah L. Kochensperger  
WITNESS

Marsha L. Kenne  
Marsha L. Kenne fka Marsha L. Shoemaker

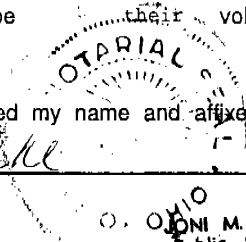
State of Ohio, County of Erie s.s.

BE IT REMEMBERED, That on this 12 day of May, 19 97, before me,

the subscriber, a Notary Public in and for said county, personally came, David J. Kenne and Marsha L. Kenne\*, husband and wife /fka Marsha L. Shoemaker, the Grantor(s) in the

foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid. Joni M. Wahl



This instrument was prepared by: Atty. Alison Muth

MIDLAND TITLE SECURITY, INC. 18-14686



EXHIBIT A

Situated in the City of Sandusky, County of Erie, and State of Ohio:

The southerly 155.64 feet of the easterly 5.25 feet of Lot Number Seven (7) Washington Street and the southerly 155.64 feet of the westerly 33.06 feet of Lot Number Five (5) Washington Street in the Original Town Plat of the City of Sandusky, Erie County, Ohio and being more definitely described as follows:

Beginning at a cross cut in the concrete sidewalk in the southerly line of said Lot Number Seven (7) Washington Street a distance of 5.25 feet westerly, measured in the southerly line of said Lot Number Seven (7) Washington Street from the southeasterly corner thereof; thence easterly in the southerly line of said Lot Number Seven (7) Washington Street and in the southerly line of Lot Number Five (5) Washington Street a distance of 38.31 feet to an iron pipe monument set in the westerly line of a parcel of land conveyed to Nelson C. Uhl and Mabel M. Uhl by Julia A. Pascoe by deed dated November 15, 1951 and recorded in Volume 229 of Deeds at pages 347 and 348, Erie County Ohio Records; thence northerly, parallel with the westerly line of said Lot Number Five (5) Washington Street and in the westerly line of said parcel of land so conveyed to said Nelson C. Uhl and Mabel M. Uhl, a distance of 155.64 feet to an iron pipe monument; thence westerly, parallel with the southerly lines of said Lots Numbers Five (5) and Seven (7) Washington Street a distance of 38.31 feet to an iron pipe monument; thence southerly in a line parallel with and 5.25 feet westerly, measured at right angles thereto from the easterly line of said Lot Number Seven (7) Washington Street a distance of 155.64 feet to the place of beginning.

103277  
JOHN W. SCHAEFFER  
RECORDER  
ERIE COUNTY, OHIO  
APPROVED  
*John W. Schaeffer* 5/12/97  
COUNTY ENGINEER  
'97 MAY 12 PM 2 25  
FILED FOR RECORD  
O.R. BOOK 332 PAGE 113

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.  
FEE \$ 33.50  
EXEMPT  
P.L. TRANSFER \$ - 19050  
COUNTY AUDITOR

THUS 4  
MAY 12 1997  
Case A. Strickland  
K.L.A.

MICROFILMED

Medland #174 of 600

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