

WARRANTY DEED

Know all men by these presents that John C. Herchler and Sandra L. Herchler, husband and wife, the GRANTORS, who claim title by or through instrument recorded in Volume 1224, Page 103 of Lorain County Records, for the consideration of Ten Dollars (\$10.00) received to our satisfaction of

The Vermilion Lion's Club, an Ohio Corporation, the GRANTEE, whose tax mailing address will be do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises:

Situated in the City of Vermilion, County of Lorain, and State of Ohio, and being known as part of Original Brownhelm Township Lot No. 6, bounded and described as follows:

BEGINNING at an iron pin found at the southeast end of the centerline of Nicholson Avenue. THENCE South 0° 10' 37" West in the projection of said centerline, a distance of 364.24 feet to a point in the northerly line of lands under title to John and Sandra Herchler by deed recorded in Volume 1224, Page 103 of Lorain County Records. THENCE North 89° 56' 07" East along the northerly lines of Herchler and the Vermilion Police Association (Volume 1333, Page 748), a distance of 120.00 feet to the westerly line of lands conveyed to Mary Konik by deed recorded in O.R. Volume 593, Page 480 of Lorain County Records. THENCE South 0° 10' 37" West along the line between the Vermilion Police Association and Mary Konik, a distance of 490.00 feet to the southeast corner of said Association and the PRINCIPAL PLACE OF BEGINNING.

THENCE South 0° 10' 37" West along the westerly line of Konik, a distance of 1061.28 feet to an iron pin set.

THENCE North 87° 25' 23" West, a distance of 350.31 feet to an iron pin set.

THENCE North 0° 10' 37" East, a distance of 929.48 feet to an iron pin set.

THENCE North 71° 40' 23" East along the southerly line of the Vermilion Police Association, a distance of 369.08 feet to the principal place of beginning, embracing 7.998 acres of land, but being subject to all legal highways, as surveyed by M.G. Hura, June, 1998.

LORAIN COUNTY TAX MAP DEPT  
P.R. NO. 01-00-006-102-042 PH

The Grantors also grant unto the Grantee, its successors and assigns, and the Grantors reserve for themselves, their heirs and assigns, a permanent non-exclusive easement for purposes of access to and from the above described parcel, and access to and from lands remaining under title to the Grantors, bounded and described as follows:

BEGINNING at the southerly end of the centerline of Nicholson Avenue. THENCE North 89° 56' 07" East, a distance of 20.00 feet to a point. THENCE South 0° 10' 37" West, a distance of 346.13 feet to a point. THENCE North 89° 56' 15" East, a distance of 10.00 feet to a point. THENCE in a southerly to westerly direction along the arc of a curve bearing to the right and having a radius of 90.00 feet, a distance of 141.37 feet to a point of tangency, said curve subtending a chord bearing South 45° 10' 37" West, 127.28 feet (Internal Angle = 90°00'). THENCE North 89° 49' 23" West, a distance of 73.00 feet to a point of curve. THENCE in a westerly to southerly direction along the arc of a curve bearing to the left and having a radius of 97.00 feet, a distance of 152.37 feet to a point of tangency, said curve subtending a chord bearing South 45° 10' 37" West, 137.18 feet (Internal Angle = 90°00'). THENCE South 0° 10' 37" West a distance of 1349.21 feet to a point. THENCE North 89° 49' 23" West, a distance of 60.00 feet to a point. THENCE North 0° 10' 37" East, a distance of 1509.90 feet to a point; THENCE North 89° 56' 15" East, a distance of 270.00 feet to a point. THENCE North 0° 10' 37" East, a distance of 389.29 feet to the southerly end of Nicholson Avenue. THENCE North 89° 56' 07" East, a distance of 20.00 feet to the place of beginning.

The above easement may also be used for the installation and maintenance of utilities to serve the parcel herein conveyed and the lands remaining under title to the Grantors.

The Grantors also reserve for themselves, their heirs and assigns, a permanent non-exclusive easment for drainage purposes being thirty (30.00) feet in width contiguous to the northerly line of the parcel herein conveyed.

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And the said Grantors do for themselves and their heirs and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, we are well 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 and clear

of all encumbrances whatsoever, except taxes and assessments for the current year and thereafter, easements and restrictions of record, restrictions as to use and occupancy imposed by any governmental zoning ordinance, law, or regulation, and that we 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.

And for valuable consideration the Grantors do hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, all their right and expectancy of Dower in the above described premises.

In witness whereof, the Grantors have hereunto set their hands this day of May, 1999.

Signed and acknowledged in the presence of

witness \_\_\_\_\_ John C. Herchler

witness \_\_\_\_\_ Sandra L. Herchler

State of Ohio

s.s.

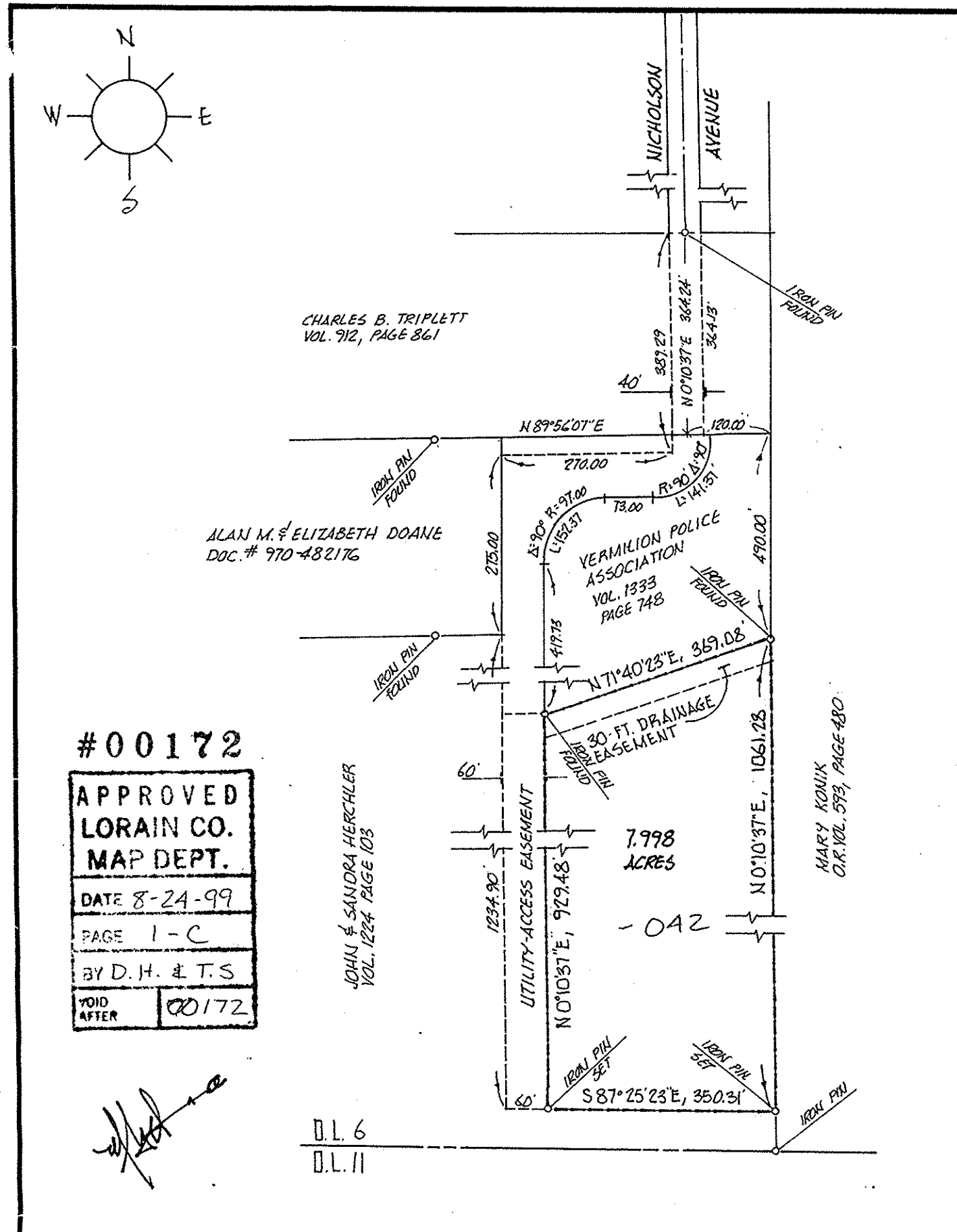
County of \_\_\_\_\_

Before me, a Notary Public in and for said County and State, personally appeared the above named John C. Herchler and Sandra L. Herchler, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of May, 1999.

Notary Public

This instrument prepared by:  
James L. Blaszk, Attorney at Law  
Blaszk & Associates  
27540 Detroit Road, Suite 104  
Westlake, Ohio 44145



acreage 7.998	prepared for HERK
date JUNE-98	
drawn NGH	
scale 1"=200	
MICHAEL G. HURA, REGISTERED SURVEYOR 12706 Mason Road, Vermilion Ohio (216)965-4040	
CITY of VERMILION	
PERIMETER SURVEY	
SUBLOT(s) _____ OF _____	
Volume _____ Page _____ of PLATS	
PART of O.L. 6 Tract _____ Section _____ of	
BROWNHELM TOWNSHIP LORAIN CO., OHIO	