

WARRANTY DEED No. 1031 rec 487

**Know all Men by these Presents**

That **DAVID H. PEPE, JR.**, divorced and unmarried

do hereby certify that through instrument, recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the County of Lorain, Ohio, and to the effect of the said instrument, he has conveyed to the said **RONALD J. STAVESKI and SUSAN MARIE STAVESKI**, husband and wife, the following described premises, situated in the City of Lorain, Ohio, and being that part of Lot 27 and 28 of Original Brownhew Township bounded and described as follows:

Beginning in the centerline of Claus Road at the North line of property as conveyed to Charles and Martha Kerr by deed found recorded in Volume 1137, Page 807 of Lorain County Deeds;

Thence North 83° 45' East along the North line of Kerr's lands and the North line of Kerr's lands extended East a distance of about 1450.30 feet to the West line of land conveyed to Carl and Florence Carlsson by deed found recorded in Volume 1146, Page 338 of Lorain County Deeds;

Thence North 1° 25' East along the West line of Carlsson lands a distance of about 967 feet to the South right of way of the State of Ohio;

Thence North 87° 31' West in a westerly direction along the South right of way of the Certificate of Title to Ralph and Alice Leibach found recorded in Volume 1046, Page 550 of Lorain County Deeds;

Thence South 2° 27' West along the East line of Leibach's lands a distance of about 718.67 feet to an angle;

Thence South 88° 47' West along the Southerly line of Leibach's property a distance of 565.45 feet to an angle;

Thence South 13° 52' West along the Easterly line of Leibach's property a distance of 355.08 feet to an angle;

Thence South 83° 45' West along the Southerly line of Leibach's lands a distance of 150.75 feet to the centerline of Claus Road;

Thence South 15° 40' West along the centerline of Claus Road a distance of 64.57 feet to the place of beginning, and containing within said bounds about 20.10 acres of land, of which about 14.52 acres is in O.L. 27 and about 5.58 acres is in O.L. 28, be the same more or less subject to all legal highways, easements, and agreements and any other instruments of record.

Permanent Parcel Nos. 01-00-028-103-023 and 01-00-028-103-024

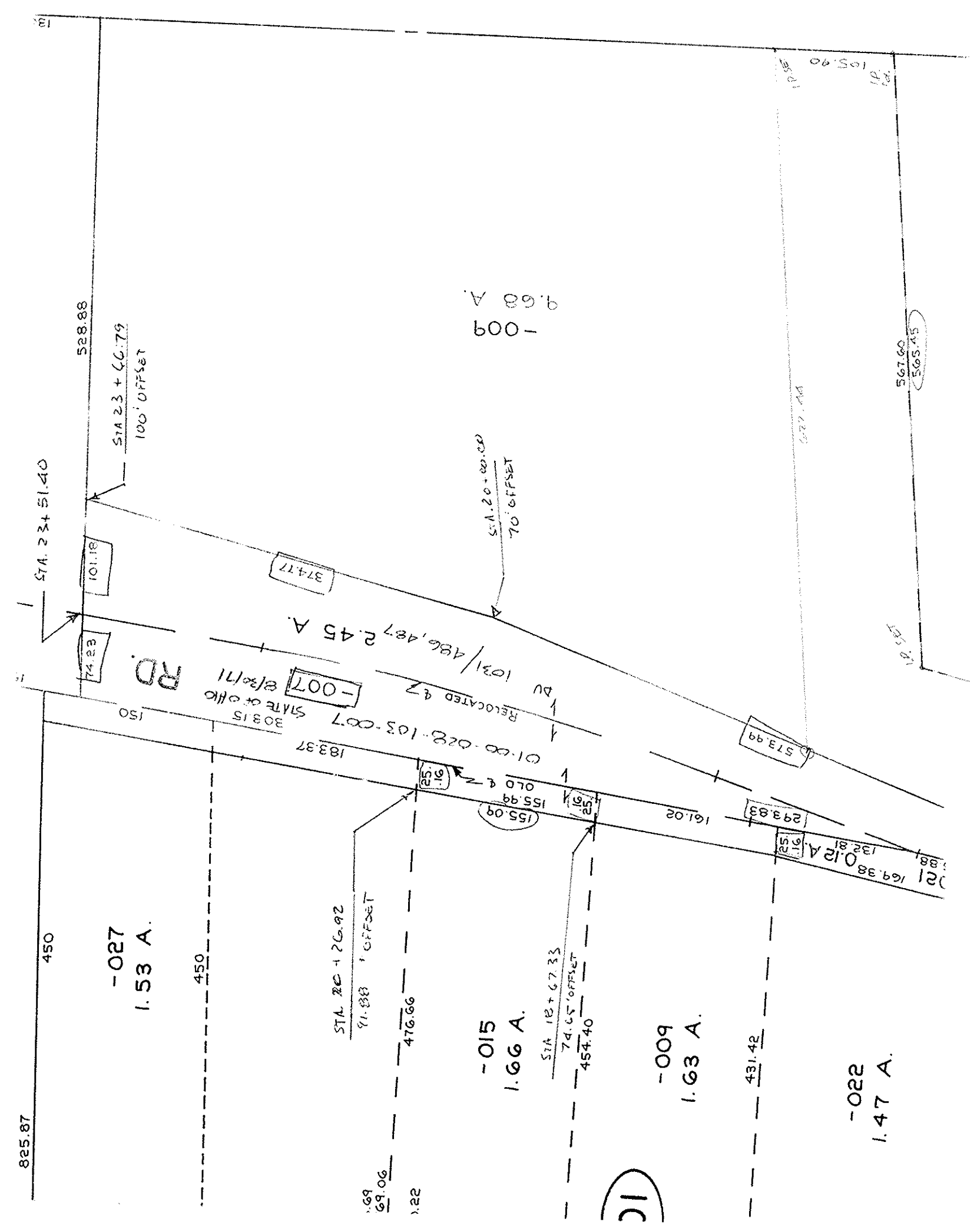
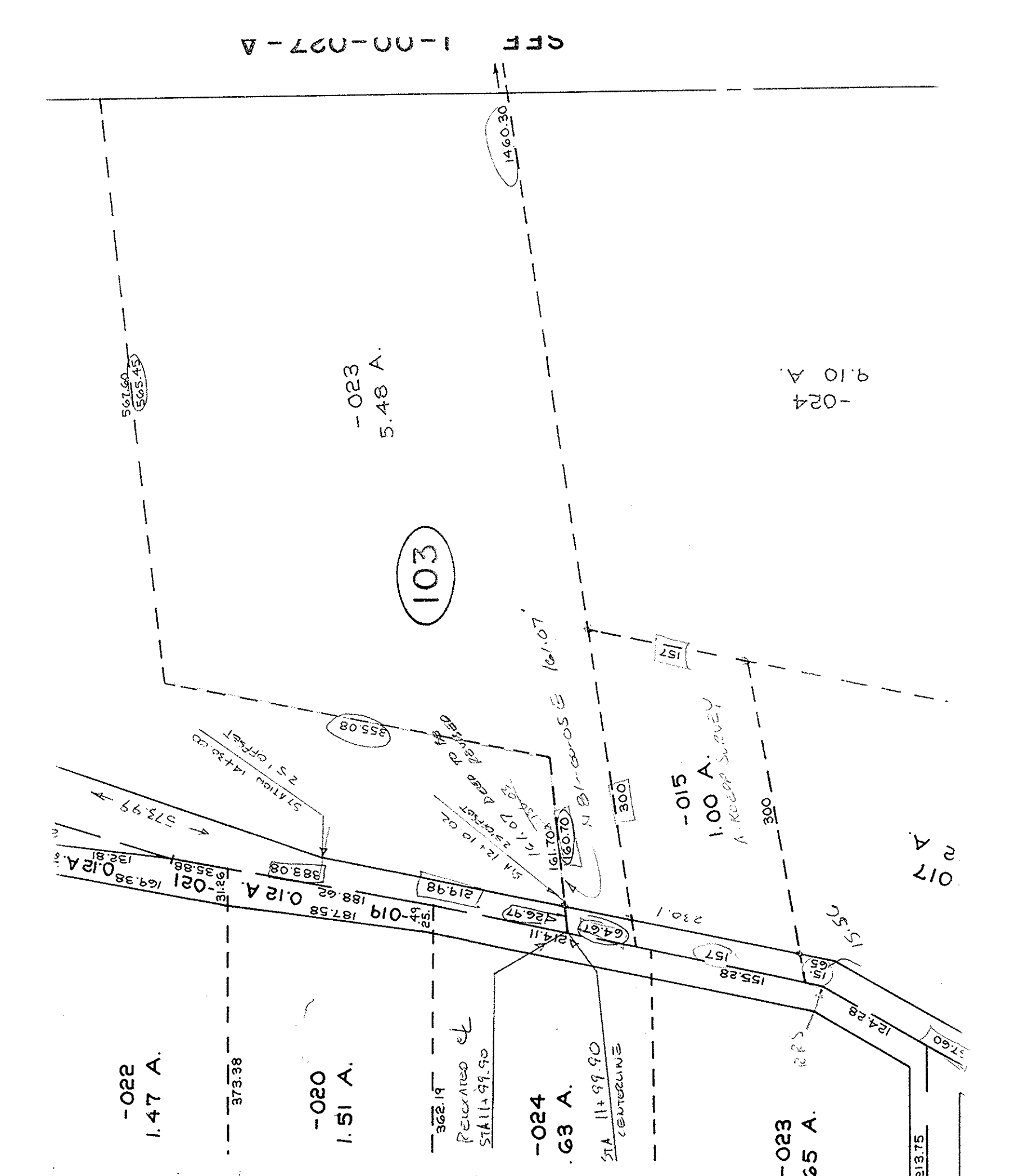
1548 2 9 1998

As the same more or less, but subject to all legal highways.

100-028-103-023

**COPY**

OR 382-158



1031 rec 487

State of Ohio, County of Lorain, ss. I, the undersigned, being a duly qualified and authorized surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the grantor, and that the same is in accordance with the original survey as shown to me by the grantor, and that the same is in accordance with the original survey as shown to me by the grantor.

Grantor claims title by Instrument(s) of record in D.B. 266, Page 50, County Recorder's Office.

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TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantor his successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever.

And further, that he does warrant and will defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectancy of dower hereof, has hereunto set his hand and seal this 15th day of June, 1998.

*David H. Pepe, Jr.*  
*Ronald J. Stavessi*  
*Susan Marie Stavessi*

**TRANSFERRED**  
 IN COMPLIANCE WITH ORC 3103.02

1548 0 8 1998

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