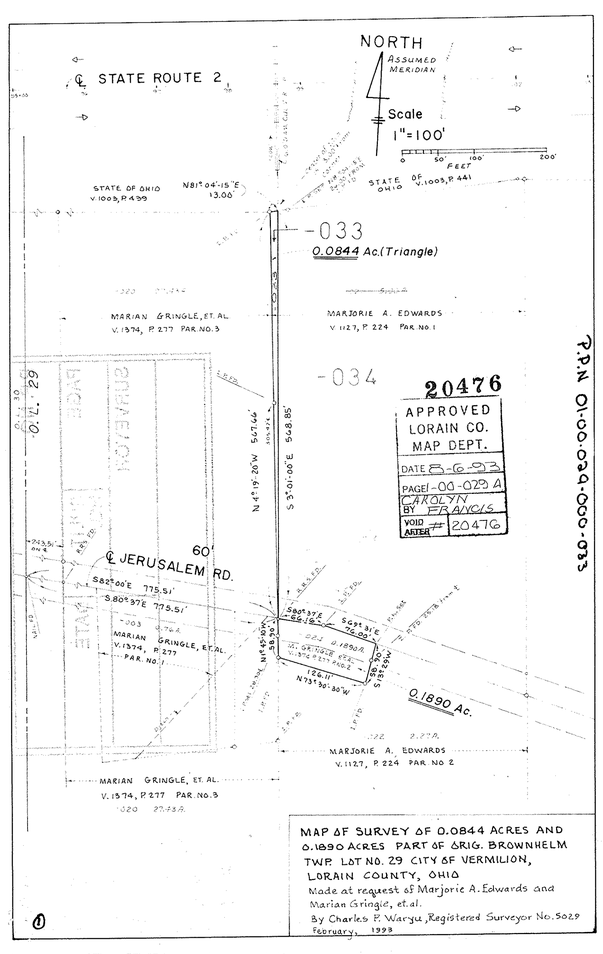
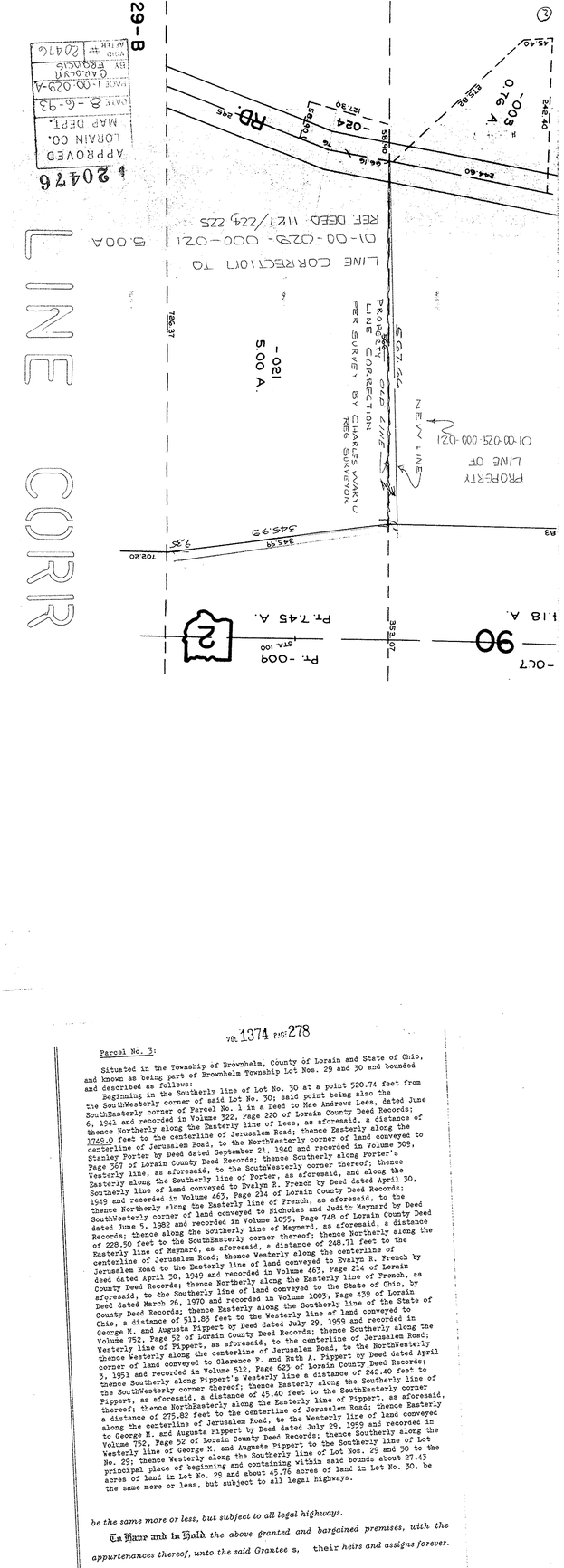
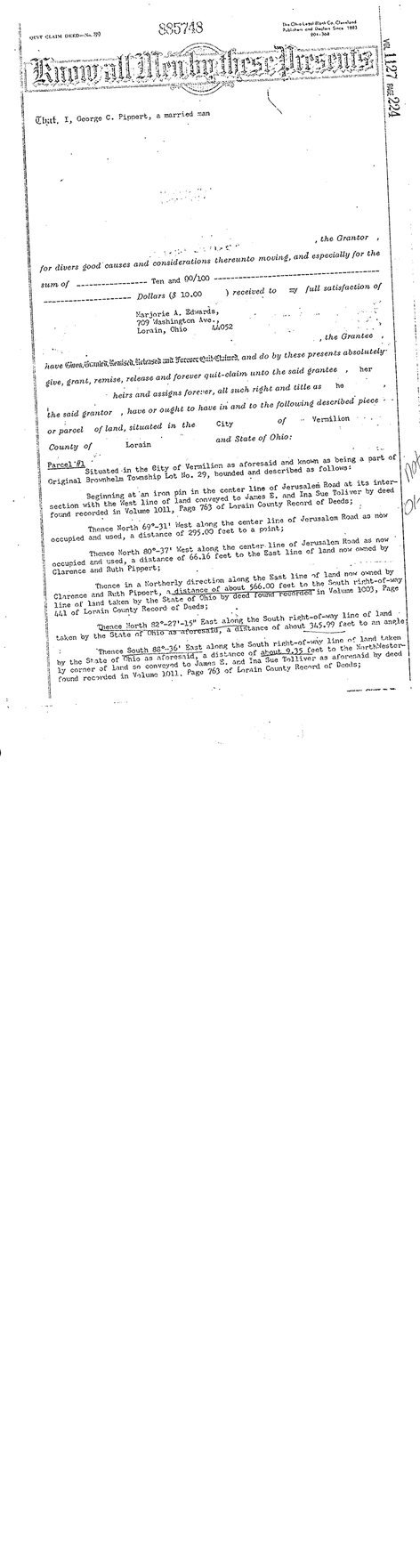





QUIT CLAIM DEED—No. 39

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883
201-304

885748

VOL. 1127 PAGE 224

Know all Men by these Presents

That, I, George C. Pippert, a married man

, the Grantor ,

for divers good causes and considerations thereunto moving, and especially for the sum of ---------- Ten and 00/100 ----------

---------- Dollars ($ 10.00) received to my full satisfaction of

Marjorie A. Edwards,
709 Washington Ave.,
Lorain, Ohio 44052

, the Grantee ,

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 he , the said grantor , have or ought to have in and to the following described piece or parcel of land, situated in the City of Vermilion County of Lorain and State of Ohio:

Parcel #1

Situated in the City of Vermilion as aforesaid and known as being a part of Original Brownhelm Township Lot No. 29, bounded and described as follows:

Beginning at an iron pin in the center line of Jerusalem Road at its intersection with the West line of land conveyed to James E. and Ina Sue Tolliver by deed found recorded in Volume 1011, Page 763 of Lorain County Record of Deeds;

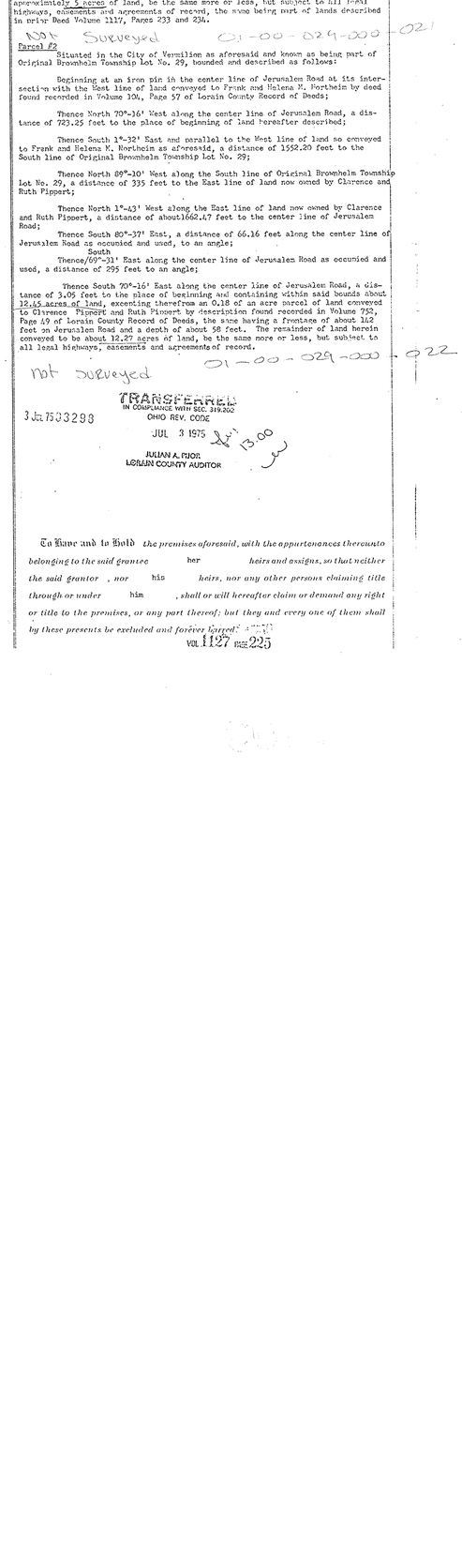
Thence North 69°-31' West along the center line of Jerusalem Road as now occupied and used, a distance of 295.00 feet to a point;

Thence North 80°-37' West along the center line of Jerusalem Road as now occupied and used, a distance of 66.16 feet to the East line of land now owned by Clarence and Ruth Pippert;

Thence in a Northerly direction along the East line of land now owned by Clarence and Ruth Pippert, a distance of about 566.00 feet to the South right-of-way line of land taken by the State of Ohio by deed found recorded in Volume 1003, Page 441 of Lorain County Record of Deeds;

Thence North 82°-27'-15" East along the South right-of-way line of land taken by the State of Ohio as aforesaid, a distance of about 345.99 feet to an angle;

Thence South 88°-36' East along the South right-of-way line of land taken by the State of Ohio as aforesaid, a distance of about 9.35 feet to the NorthWesterly corner of land so conveyed to James E. and Ina Sue Tolliver as aforesaid by deed found recorded in Volume 1011, Page 763 of Lorain County Record of Deeds;


(2)

Thence South 1°-27' East along the Westerly line of land ~~xxx~~ so conveyed to James E. and Ina Sue Tolliver as aforesaid, a distance of 726.37 feet to the center line of Jerusalem Road and the place of beginning and containing within said bounds approximately 5 acres of land, be the same more or less, but subject to all legal highways, easements and agreements of record, the same being part of lands described in prior Deed Volume 1127, Pages 233 and 234.

NOT Surveyed 01-00-029-000-021

Parcel #2

Situated in the City of Vermilion as aforesaid and known as being part of Original Brownhelm Township Lot No. 29, bounded and described as follows:

Beginning at an iron pin in the center line of Jerusalem Road at its intersection with the East line of land conveyed to Frank and Helena M. Portheim by deed found recorded in Volume 104, Page 57 of Lorain County Record of Deeds;

Thence North 70°-16' West along the center line of Jerusalem Road, a distance of 723.25 feet to the place of beginning of land hereafter described;

Thence South 1°-32' East and parallel to the West line of land so conveyed to Frank and Helena M. Portheim as aforesaid, a distance of 1552.20 feet to the South line of Original Brownhelm Township Lot No. 29;

Thence North 89°-10' West along the South line of Original Brownhelm Township Lot No. 29, a distance of 335 feet to the East line of land now owned by Clarence and Ruth Pippert;

Thence North 1°-43' West along the East line of land now owned by Clarence and Ruth Pippert, a distance of about1662.47 feet to the center line of Jerusalem Road;

Thence South 80°-37' East, a distance of 66.16 feet along the center line of Jerusalem Road as occupied and used, to an angle;

Thence South/69°-31' East along the center line of Jerusalem Road as occupied and used, a distance of 295 feet to an angle;

Thence South 70°-16' East along the center line of Jerusalem Road, a distance of 3.05 feet to the place of beginning and containing within said bounds about 12.45 acres of land, excepting therefrom an 0.18 of an acre parcel of land conveyed to Clarence Pippert and Ruth Pippert by description found recorded in Volume 752, Page 49 of Lorain County Record of Deeds, the same having a frontage of about 112 feet on Jerusalem Road and a depth of about 58 feet. The remainder of land herein conveyed to be about 12.27 acres of land, be the same more or less, but subject to all legal highways, easements and agreements of record.

not Surveyed 01-00-029-000-022

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

3 Jul 7503293

JUL 3 1975 $ 13.00

JULIAN A. CHIOR
LORAIN COUNTY AUDITOR

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.

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(3)

WARRANTY DEED—No. 104

186598

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883
201-299

Know all Men by these Presents

That, MARIAN GRINGLE, MELVIN PIPPERT and LOIS McQUEEN, Trustees Under Trust Agreement dated January 10, 1984,

, the Grantor s,

who claim title by or through instrument , recorded in Volume 1334 Page 677, County Recorder's Office, for the consideration of TEN AND NO/100----------

----------Dollars ($10.00)

received to their full satisfaction of MARIAN GRINGLE, MELVIN PIPPERT and LOIS McQUEEN,

the Grantee s,

whose TAX MAILING ADDRESS will be 3750 Cooper Foster Road, Vermilion, Ohio 44089 do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their heirs and assigns, the following described premises, situated in the Township of Brownhelm , County of Lorain and State of Ohio:

Parcel No. 1:

Situated in the Township of Brownhelm, County of Lorain and State of Ohio and being a part of Original Lot No. 29 in said Township bounded and described as follows:

Beginning at a point in the centerline of the Jerusalem Road distant 274.0 feet South 82°00' East as measured in the centerline of said Road from the Easterly line of lands now or formerly owned by Dudley P. and Evelyn R. French; thence continuing in the centerline of Jerusalem Road, South 82°00' East, 244.60 feet to a point; thence South 42°56'40" West, 275.82 feet to an iron pin; thence South 82°04' West, 45.40 feet to an iron pin; thence North 2°12' West 242.40 feet to the place of beginning of lands herein described; containing within said bounds 0.760 acres of land, as surveyed by P. W. Loundon, Registered Surveyor, March 31, 1951, be the same more or less, but subject to all legal highways. 01-00-029-000-003

Parcel No. 2:

Situated in the Township of Brownhelm, County of Lorain and State of Ohio and being a part of Original Lot 29, in said Township, bounded and described as follows:

Beginning at a point in the center line of Jerusalem Road distant 534.50 feet South 82°00' East as measured in the center line of said Road from the Easterly line of lands now or formerly owned by Dudley P. and Evelyn R. French; thence continuing in the center line of Jerusalem Road as now occupied and used South 82°00' East a distance of 66.16 feet to an angle point in said road; thence South 70°54' East along the center line of Jerusalem Road as now occupied and used a distance of 76.00 feet to a point; thence South 12°06' West a distance of 58.90 feet to an iron pin set. Said line passes through an iron pin set 25.18 feet from the center line of Jerusalem Road; thence North 75°02' West a distance of 127.30 feet to an iron pin set; thence North 2°00' West a distance of 58.90 feet to the center line of Jerusalem Road and the principal place of beginning. Said line passes through an iron pin set 28.30 feet from the center line of Jerusalem Road. Containing within said bounds 0.189 acres of land, be the same more or less, but subject to all legal highways. As surveyed by Arnold F. Koepp, October 11, 1956.

Should show CARRIED AS F&D
TAX MAP Pg. 1-00-029-A
01-00-029-000-024
142.16X58.90 (2-3-75)

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Parcel No. 3:

Situated in the Township of Brownhelm, County of Lorain and State of Ohio, and known as being part of Brownhelm Township Lot Nos. 29 and 30 and bounded and described as follows:

Beginning in the Southerly line of Lot No. 30 at a point 520.74 feet from the SouthWesterly corner of said Lot No. 30; said point being also the SouthEasterly corner of Parcel No. 1 in a Deed to Mae Andrews Lees, dated June 6, 1941 and recorded in Volume 322, Page 220 of Lorain County Deed Records; thence Northerly along the Easterly line of Lees, as aforesaid, a distance of 1749.0 feet to the centerline of Jerusalem Road; thence Easterly along the centerline of Jerusalem Road, to the NorthWesterly corner of land conveyed to Stanley Porter by Deed dated September 21, 1940 and recorded in Volume 305, Page 567 of Lorain County Deed Records; thence Southerly along Porter's Westerly line, as aforesaid, to the SouthWesterly corner thereof; thence Easterly along the Southerly line of Porter, as aforesaid, and along the Southerly line of land conveyed to Evelyn R. French by Deed dated April 30, 1949 and recorded in Volume 465, Page 214 of Lorain County Deed Records; thence Northerly along the Easterly line of French, as aforesaid, to the SouthWesterly corner of land conveyed to Nicholas and Judith Maynard by Deed dated June 5, 1982 and recorded in Volume 1055, Page 748 of Lorain County Deed Records; thence along the Southerly line of Maynard, as aforesaid, a distance of 228.50 feet to the SouthEasterly corner thereof; thence Northerly along the Easterly line of Maynard, as aforesaid, a distance of 248.71 feet to the centerline of Jerusalem Road; thence Westerly along the centerline of Jerusalem Road to the Easterly line of land conveyed to Evelyn R. French by deed dated April 30, 1949 and recorded in Volume 465, Page 214 of Lorain County Deed Records; thence Northerly along the Easterly line of French, as aforesaid, to the Southerly line of land conveyed to the State of Ohio, by Deed dated March 26, 1970 and recorded in Volume 1003, Page 439 of Lorain County Deed Records; thence Easterly along the Southerly line of the State of Ohio, a distance of 511.83 feet to the Westerly line of land conveyed to George M. and Augusta Pippert by Deed dated July 29, 1959 and recorded in Volume 752, Page 52 of Lorain County Deed Records; thence Southerly along the Westerly line of Pippert, as aforesaid, to the centerline of Jerusalem Road; thence Westerly along the centerline of Jerusalem Road, to the NorthWesterly corner of land conveyed to Clarence P. and Ruth A. Pippert by Deed dated April 3, 1951 and recorded in Volume 512, Page 623 of Lorain County Deed Records; thence Southerly along Pippert's Westerly line a distance of 242.40 feet to the SouthWesterly corner thereof; thence Easterly along the Southerly line of Pippert, as aforesaid, a distance of 45.40 feet to the SouthEasterly corner thereof; thence NorthEasterly along the Easterly line of Pippert, as aforesaid, a distance of 275.82 feet to the centerline of Jerusalem Road; thence Easterly along the centerline of Jerusalem Road, to the Westerly line of land conveyed to George M. and Augusta Pippert by Deed dated July 29, 1959 and recorded in Volume 752, Page 52 of Lorain County Deed Records; thence Southerly along the Westerly line of George M. and Augusta Pippert to the Southerly line of Lot No. 29; thence Westerly along the Southerly line of Lot Nos. 29 and 30 to the principal place of beginning and containing within said bounds about 27.43 acres of land in Lot No. 29 and about 45.76 acres of land in Lot No. 30, be the same more or less, but subject to all legal highways.

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 thereof, unto the said Grantee s, their heirs and assigns forever.*

And we, MARIAN GRINGLE, MELVIN PIPPERT and LOIS McQUEEN, Trustees, *the said Grantors , do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensealing of these presents, we 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 from all incumbrances whatsoever* except restrictions, conditions and easements of record, if any,

(5)