390190

QUIT-CLAIM DEED

O.R. VOL | PAGE
1229 | 000666

KNOW ALL MEN BY THESE PRESENTS THAT Russell H. Schmalz and Beverly A. Schmalz, of Lorain County, Ohio, hereafter called Grantors, in consideration of Ten and 00/100 Dollars ($10.00), and other valuable consideration, to them in hand paid by Beverly A. Schmalz, married, hereinafter called Grantee, whose tax mailing address is 8336 Banks Road, Vermilion, Ohio 44089, does hereby Remise, Release and Forever Quit Claim to Beverly A. Schmalz, married, her heirs and assigns forever, the following described Real Estate,

Parcel No. 1: Situated in the Township of Brownhelm, County of Lorain and State of Ohio, and being part of Original Lot No. 64 in said Township, and being more particularly bounded and described as follows: Beginning at an iron pin in the centerline of North Ridge Road (so-called) a distance of 430 feet Southwesterly from its intersection with the Southeast line of said 38.4 acre tract of land conveyed in Volume 1309 and recorded in Volume 1229, Page 247 of Lorain County Deed Records; thence Southwesterly along said centerline of North Ridge Road (so-called) a distance of 151.85 feet to an iron pin; thence Northwesterly at right angles to said centerline of North Ridge Road, 772.2 feet to an iron pin; thence Northeasterly parallel with said centerline of North Ridge Road, 151.85 feet to an iron pin; thence Southeasterly 772.72 feet to the place of beginning, and being the same as the Northwesterly 6.10 acre parcel conveyed by Russell H. Schmalz and Beverly A. Schmalz, husband and wife, to Russell H. Schmalz, said point being the principal place of beginning; thence continuing Westerly along the Southerly line of said 6.10 acre parcel, a distance of about 1524.30 feet to a point in the centerline of North Ridge Road, said point being the Northeast corner of said 14.40 acre parcel; thence Northeasterly along the centerline of North Ridge Road, a distance of about 181.5 feet to a point in the Northeasterly line of said 6.10 acre parcel; thence Southeasterly a distance of about 1592.5 feet to the place of beginning, and containing therein about 6.10 acres of land, and further identified as Permanent Parcel No. (13) 01-00-064-000-013.

Parcel No. 2: Situated in the Township of Brownhelm, County of Lorain and State of Ohio, and being part of Original Lot Nos. 64 and 65 in said Township, and being more particularly bounded and described as follows: Beginning at an iron pin in the centerline of North Ridge Road (so-called) a distance of 430 feet Southwesterly from its intersection with the East line of said Lot No. 64, which iron pin marks the Southeast corner of a 10.38 acre tract of land conveyed to Joseph Unser in Volume 114, Page 247 of Lorain County Deed Records; thence Southwesterly along the centerline of North Ridge Road, 151.85 feet to an iron pin; thence Northwesterly at right angles to said centerline of North Ridge Road, 772.2 feet to an iron pin; thence Northeasterly parallel with said centerline of North Ridge Road, 151.85 feet to an iron pin; thence Southeasterly 772.72 feet to the place of beginning, and being the same as the Northwesterly 6.10 acre parcel conveyed by Russell H. Schmalz and Beverly A. Schmalz, husband and wife, to Russell H. Schmalz, said point being the principal place of beginning; thence continuing Westerly along the Southerly line of said 6.10 acre parcel, a distance of about 1524.30 feet to a point in the centerline of North Ridge Road, said point being the Northeast corner of said 14.40 acre parcel; thence Northeasterly along the centerline of North Ridge Road, a distance of about 181.5 feet to a point in the Northeasterly line of said 6.10 acre parcel; thence Southeasterly a distance of about 1592.5 feet to the place of beginning, and containing therein about 6.10 acres of land, and further identified as Permanent Parcel No. (13) 01-00-064-000-013.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, her heirs and assigns forever.

In Witness Whereof, the said Grantor has hereunto set his hand this 4th day of January, 1996.

Signed and acknowledged in presence of:

Russell H. Schmalz

Beverly A. Schmalz

State of Ohio, Lorain County, ss

On this 4th day of January, 1996 before me a notary public in and for said County, personally came Russell H. Schmalz and Beverly A. Schmalz, grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

JEAN STERRETT
Notary Public
IN CONFORMANCE WITH SEC. 3319.39
OHIO REV. CODE

MAR 8 1996

MARK R. STEWART
LORAIN COUNTY, OHIO

ROBERT A. PIAZZA, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

This instrument prepared by:
Robert A. Piazza
Attorney at Law
105 Cleveland Street
Elyria, Ohio 44035

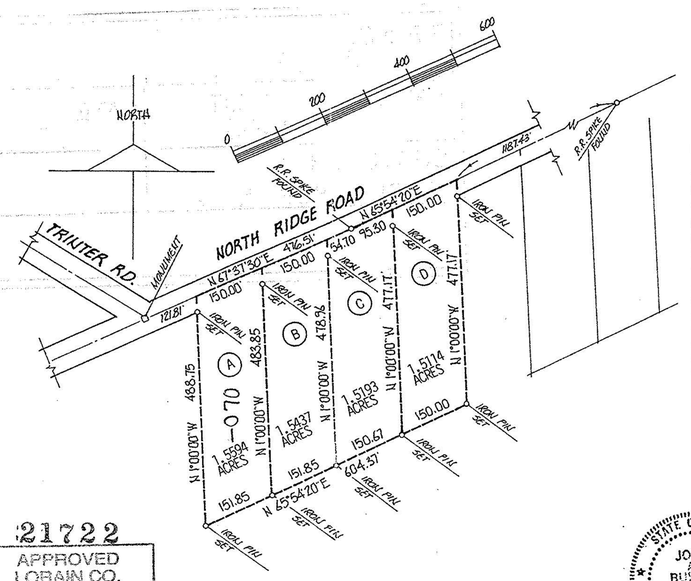
Bov. Midland Title

2

O.R. VOL | PAGE
1229 | 000667

COPY

21722
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-2-96
PAGE 1-I
BY CAROLYN FRANCIS
#21722



P.P.N 01-00-064-000-073

DESCRIPTION, PARCEL "A":

SITUATED in the Township of Brownhelm, County of Lorain and State of Ohio. Being known as part of Original Lot 64 of said Township, bounded and described as follows;

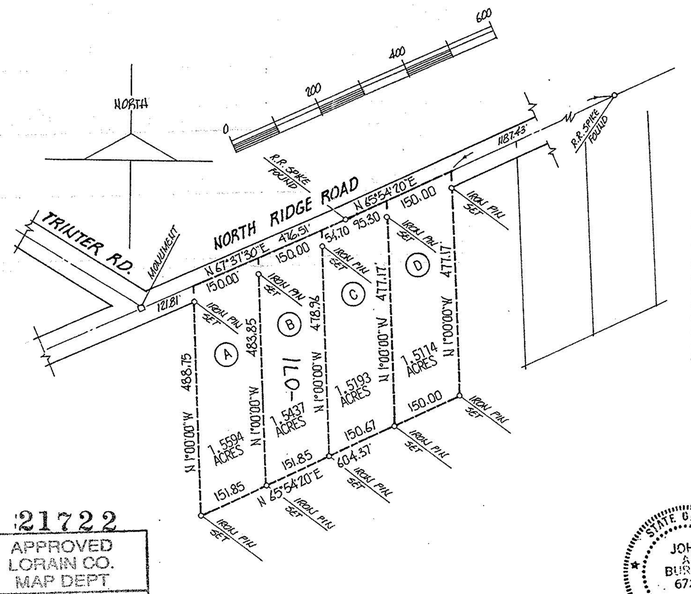
BEGINNING at a point in the centerline of North Ridge Road being North 67°37'30" East a distance of 121.81 feet from a monument at its intersection with the centerline of Trinter Road.

THENCE North 67°37'30" East along the centerline of North Ridge Road, a distance of 150.00 feet to a point. THENCE South 1°00'00" East, a distance of 483.85 feet to an iron pin, said line passing through an iron pin set in the southerly line of North Ridge Road. THENCE South 65°54'20" West, a distance of 151.85 feet to an iorn pin. THENCE North 1°00'00" West, a distance of 488.75 feet to the place of beginning, passing through an iron pin set in the southerly line of North Ridge Road, embracing 1.5594 acres of land, but being subject to all legal highways, as surveyed by John A. Burkin, November, 1995.

STATE OF OHIO
JOHN A BURKIN
6721
REGISTERED SURVEYOR

PERIMETER SURVEYS FOR
PARCEL SPLIT APPROVALS
PART OF ORIGINAL LOT 64
BROWNHELM TOWNSHIP, LORAIN CO., OHIO
NOVEMBER, 1955 SCALE 1"= 200 FT.
JOHN A. BURKIN, REGISTERED SURVEYOR

21722
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-2-96
PAGE 1-I
BY CAROLYN FRANCIS
#21722



DESCRIPTION, PARCEL "B":

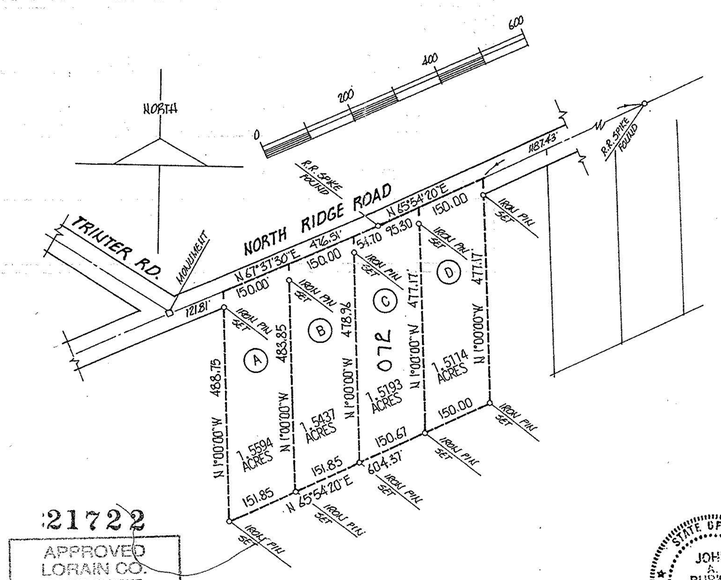
SITUATED in the Township of Brownhelm, County of Lorain and State of Ohio. Being known as part of Original Lot 64 of said Township, bounded and described as follows;

BEGINNING at a point in the centerline of North Ridge Road being North 67°37'30" East a distance of 271.81 feet from a monument at its intersection with the centerline of Trinter Road.

THENCE North 67°37'30" East along the centerline of North Ridge Road, a distance of 150.00 feet to a point. THENCE South 1°00'00" East, a distance of 478.96 feet to an iron pin, said line passing through an iron pin set in the southerly line of North Ridge Road. THENCE South 65°54'20" West, a distance of 151.85 feet to an iron pin. THENCE North 1°00'00" West, a distance of 488.75 feet to the place of beginning, said line passing through an iron pin set in the southerly line of North Ridge Road, embracing 1.5437 acres of land, but being subject to all legal highways, as surveyed by John A. Burkin, November, 1995.

STATE OF OHIO
JOHN A BURKIN
6721
REGISTERED SURVEYOR

PERIMETER SURVEYS FOR
PARCEL SPLIT APPROVALS
PART OF ORIGINAL LOT 64
BROWNHELM TOWNSHIP, LORAIN CO., OHIO
NOVEMBER, 1955 SCALE 1"= 200 FT.
JOHN A. BURKIN, REGISTERED SURVEYOR



DESCRIPTION, PARCEL "C":

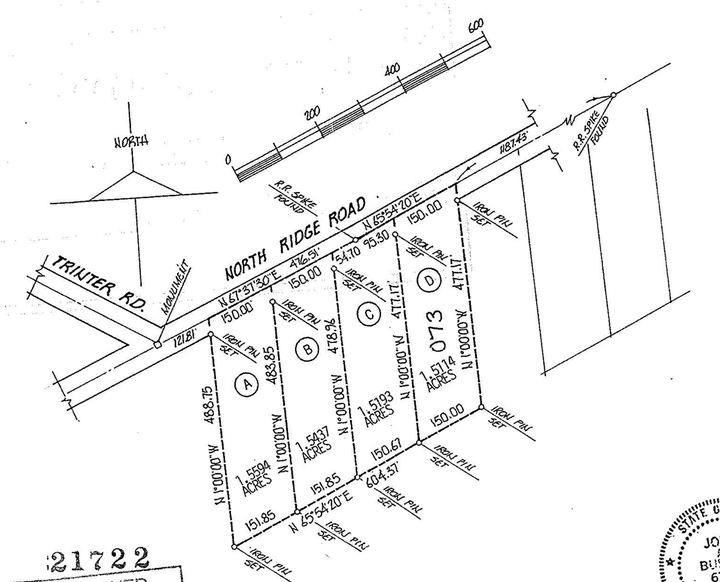
SITUATED in the Township of Brownhelm, County of Lorain and State of Ohio. Being known as part of Original Lot 64 of said Township, bounded and described as follows;

BEGINNING at a point in the centerline of North Ridge Road being North 67°37'30" East a distance of 421.81 feet from a monument at its intersection with the centerline of Trinter Road.

THENCE North 67°37'30" East along the centerline of North Ridge Road, a distance of 54.70 feet to a railroad spike found. THENCE North 65°54'20" East along said centerline, a distance of 95.30 feet to a point. THENCE South 1°00'00" East, a distance of 477.17 feet to an iron pin, said line passing through an iron pin set in the southerly line of North Ridge Road. THENCE South 65°54'20" West, a distance of 150.67 feet to an iron pin. THENCE North 1°00'00" West, a distance of 478.96 feet to the place of beginning, passing through an iron pin set in the southerly line of North Ridge Road, embracing 1.5193 acres of land, but being subject to all legal highways, as surveyed by John A. Burkin, November, 1995.

STATE OF OHIO
JOHN A BURKIN
6721
REGISTERED SURVEYOR

PERIMETER SURVEYS FOR
PARCEL SPLIT APPROVALS
PART OF ORIGINAL LOT 64
BROWNHELM TOWNSHIP, LORAIN CO., OHIO
NOVEMBER, 1955 SCALE 1"= 200 FT.
JOHN A. BURKIN, REGISTERED SURVEYOR



DESCRIPTION, PARCEL "D":

SITUATED in the Township of Brownhelm, County of Loarin and State of Ohio. Being known as part of Original Lot 64 of said Township, bounded and described as follows;

BEGINNING at a railroad spike found in the centerline of North Ridge Road being North 67°37'30" East a distance of 476.51 feet from a monument at its intersection with the centerline of Trinter Road. THENCE North 65°54'20" East along the centerline of North Ridge Road, a distance of 95.30 feet to the principal place of beginning.

THENCE North 65°54'20" East along the centerline of North Ridge Road, a distance of 150.00 feet to a point. THENCE South 1°00'00" East, a distance of 477.17 feet to an iron pin, said line passing through an iron pin set in the southerly line of North Ridge Road. THENCE South 65°54'20" West, a distance of 150.00 feet to an iron pin. THENCE North 1°00'00" West, a distance of 477.17 feet to the principal place of beginning, passing through an iron pin set in the southerly line of North Ridge Road, embracing 1.5114 acres of land, but being subject to all legal highways, as surveyed by John A. Burkin, November, 1995.

STATE OF OHIO
JOHN A BURKIN
6721
REGISTERED SURVEYOR

PERIMETER SURVEYS FOR
PARCEL SPLIT APPROVALS
PART OF ORIGINAL LOT 64
BROWNHELM TOWNSHIP, LORAIN CO., OHIO
NOVEMBER, 1955 SCALE 1"= 200 FT.
JOHN A. BURKIN, REGISTERED SURVEYOR