FORM 632A—OHIO WARRANTY DEED.

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Know All Men By These Presents,

That, I, Martin Schenker, Single

the Grantor, who claim title by or through instrument recorded in Volume , Page , County Recorder's Office, for the consideration of - - - - - - - TEN DOLLARS - - - - - - - - - - ($10.00) - - - received to my full satisfaction of

Julia Wilson, now by marriage, Julia Wilson Brown and Joseph Brown

the Grantees, whose TAX MAILING ADDRESS will be

312 East 22nd Street, Lorain, Ohio

, do

Give, Grant, Bargain, Sell and Convey *unto the said Grantees, their heirs and assigns, the following described premises, situated in the* City *of* Lorain *, County of* Lorain *and State of Ohio:*

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and known as being part of SubLots Nos. 21 and 22 in O. Root, Trustee's Subdivision No. 1 of a part of Original Sheffield Township Lot No. 93 as shown by the recorded plat in Volume 3 of Maps, Page 33 of Lorain County Records and forming a parcel of land bounded and described as follows:

Beginning at a point in the Southerly line of East 22nd Street distance 121.41 feet Easterly from the intersection of the Easterly line of Elyria Avenue (formerly South Broadway) with said Southerly line of East 22nd Street (formerly Everett Street);

Thence Easterly along the Southerly line of East 22nd Street aforesaid, 69 feet to a point 20 feet Westerly from the NorthEast corner of said SubLot 21;

Thence Southerly on a line running parallel with the Easterly line of said SubLots Nos. 21 and 22, 52 feet;

Thence Westerly on a line running parallel with the Northerly line of said SubLot No. 22, 50 feet;

Thence Northerly on a line running parallel with the Easterly line of said SubLot No. 22, 2 feet to the Northerly line thereof;

Thence Westerly along the Southerly line of said SubLot No. 21, 19 feet;

Thence Northerly on a line running parallel with the Easterly line of said SubLot No. 21 a distance of 50 feet to the Northerly line of said SubLot and the Southerly line of East 22nd Street, at the place of beginning, be the same more or less, but subject to all legal highways.

This Deed is given in fullfillment of a Land Contract entered into between Martin Schenker and William Guy and Julia Wilson on the 30th day of April, 1951.

The interest of William Guy in the above described property was conveyed to Julia Wilson, now by marriage, Julia Wilson Brown by an Administrators Deed in Volume 614, Page 310 in Lorain County Records.

To Have and to Hold *the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.*

And I , Martin Schenker, single *the said Grantor , do for* myself *and* my *heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents,* I am *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 current taxes and special assessments which are to be pro-rated as to date of filing this deed and Grantees assume and agree to pay all taxes and special assessments thereafter and accept said premises subject to any restrictions, reservations, easements and conditions contained in this or prior instruments of record or imposed by law or zoning ordinance,

and that I *will* Warrant and Defend *said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever* except as above noted.