· WARRANTY DEED-From a Corporation-(No. 104a)	EXHIBIT C		The Ohio Legal Blank Co., Cleveland
Know all Men by these Presents:			
a Corporation incorporated under the laws	of the State of	Ohio	the Grantor,
who claim stitle by or through instrume			
Recorder's Office, for the consideration of	Ten and no/	100	Dollars
(5 10.00) received to its ful	I satisfaction of_	WILBUR FRA	NK PTAK
	*		the Grantee
whose TAX MAILING ADDRESS will be_			
do give, grant, bargain, sell and convey un	nto the said Gra	ntee_, his	heirs and assigns, the fol-
lowing described premises situated in	ity	of	Lorain
Meto 🐷 22			

As more fully described in Exhibit A attached hereto and made a part hereof by reference.

PARCEL NO. 2

Situated in the Townships of Black River and Sheffield, City of Lorain, County of Lorain and State of Ohio and being a part of Original Lot No. 98, Sheffield Township and part of Original Lot No. 93, Black River Township, and also being all of Sublot Nos. 32 and 33 in Steck's Tenth Avenue Allotment as appears in Plat Volume 6, Page 17 of the Lorain County Record of Plats and more definitely

described as follows: Beginning at a railroad spike set at the Southeasterly corner of Sublot No. 32 as appears in said plat; said point also being in the Northerly line of East 28th Street at its intersection with the

Thence in the Northerly line of East 28th Street, Westerly line of Toledo Avenue.

South 88° 50' 00" West, a distance of 46.11 feet to an iron pin found Thence in the Westerly line of Sublot No. 33, North 1° 10' 00" West, at the Southwesterly corner of Sublot No. 33.

a distance of 125.00 feet to a railroad spike set at the Northwesterly corner thereof; said point being in the Southerly line of a 16.00 foot alley. Thence in said line, North 88° 50' 00" East, in the North line of Sublot Nos. 33 & 32, a distance of 50.06 feet to a railroad spike set at the Northeasterly corner of Sublot No. 32; said point also being

Thence in said line, South 0° 38' 30" West, a distance of in the Westerly line of Toledo Avenue. 125.06 feet to the place of beginning of land herein described.

Containing within said bounds 0.1380 Acres of land or

6,010.62 Square Feet. Surveyed by Laundon, Simon, Cahl & Associates, Inc.,

THIS DESCRIPTION SUPERSEDES THE DESCRIPTION PROVIDED ON in January, 1988.

THIS PARCEL DATED DECEMBER 29, 1987.

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 thereunto belonging, unto the said grantee...., his heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee..., his heirs and assigns, that at and until the ensealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever except reservations, restrictions, conditions, and easements of record, zoning ordinances, if any, and taxes and assessments, both general and special, which are a lien but not yet due and payable,

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee...., his heirs and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal, by Charles L. Miller, an Executive Vice President

and C. T. Harvie, an Assistant Secretary XXX this 25th day of February A. D. 1988

Signed and acknowledged in the presence of

11 12010 min. A

Executive Vice President C. T. Harvie

Assistant Secretary

THE STATE OF OHIO Cuyahoga

Before me, a Notary Public in and for said County, person-

by Charles L. Miller, an Executive Vice President and C. T. Harvie, an Assistant Secretary, XX who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers. In testimony whereof I have hereunto set my hand and official seal, at

Cleveland, Ohio , this 25th day of February 1988

* ··· - * - *C

DATE OF SURVEY

2-00-093-12

This instrument prepared by:

SPLIT #

MAP PAGE

SURVEYOR

CALFEE, HALTER & GRISWOLD 1800 Society Building Cleveland, Ohio 44114

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P.P. NO. 00-00-093-117-043

EXHIBIT A

PARCEL NO. 1

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Black River Township Lot No. 93, and part of Original Sheffield Township Lot Nos. 92 & 98, being all of Sublot Nos. 26 through 31 inclusive of Steck's Tenth Avenue Allotment as recorded in Plat Volume 6, Page 17 of the Lorain County Record of Plats: and being all of Sublot Nos. 3523 through 3537 inclusive of Sheffield Land & Improvement Company's Subdivision No. 6, as recorded in Plat Volume 6, Page 12 of the Lorain County Record of Plats and Toledo Avenue and Railroad Street as vacated; bounded and described as follows:

Beginning at a railroad spike set in the Northerly line of East 28th Street, at its intersection with the Easterly line of Toledo

Thence in the Easterly line of Toledo Avenue, North 0° 38' 30" East, a distance of 141.07 feet to a spike set in the Easterly extension of the Northerly line of a 16.00 foot alley.

Thence in said line, South 88° 50' 00" West, a distance of 170.08 feet to an iron pin found at the Southwesterly corner of Sublot No. 31 as appears in Steck's Tenth Avenue Allotment as appears in Plat Volume 6, Page 17 of the Lorain County Record of Plats. Thence in the Westerly line of Sublot Nos. 31, 30, 29, 28, 27 and 26 of said Steck's Tenth Avenue Allotment, North 0° 38' 30" East, a distance of 231.23 feet to a point at the Northwesterly corner of said Sublot No. 26; said point also being in the Southerly line of The Sheffield Land and Improvement Company's Subdivision No. 6 as appears

in Plat Volume 6, Page 12 of the Lorain County Record of Plats. Thence in the Southerly line of Sublot No. 3534 of said Subdivision, North 88° 16' 00" West, a distance of 0.50 feet to a point at the Southwesterly corner thereof.

Thence in the Westerly line of said Sublot No. 3534 and the Westerly line of Sublot Nos. 3533, 3532, 3531, 3530 and 3529, North 0° 38' 30" East, a distance of 242.17 feet to an iron pin set at the Northwesterly corner of Sublot No. 3529; said point also being in the Southerly line of Sublot No. 3528.

Thence in said line, North 89° 21' 30" West, a distance of 10.50 feet to an iron pin set at the Southeasterly corner of Sublot No. 3522 of said Subdivision.

Thence in the Easterly line of Sublot No. 3522, North 0° 38' 30" East, a distance of 40.00 feet to an iron pin set at the Northeasterly corner thereof; said point also being in the Southerly line of Sublot No. 3527.

Thence in the Southerly line of Sublot No. 3527 and the Southerly line of Sublot No. 3523, North 89° 21' 30" West, a distance of 100.00 feet to an iron pin found in the Easterly line of Denver Avenue. Parcel No. 1 Continued Page 2 of 2

Thence in the Easterly line of Denver Avenue and the Northerly extension thereof, North 0° 38' 30" East, a distance of 314.51 feet to an iron pin set in the Southwesterly line of the Baltimore & Ohio Railroad.

Thence in said line, the following courses and distances:

South 33° 36' 30" East, a distance of 354.80 feet to an iron pin found, South 41° 40' 02" East, a distance of 113.75 feet to a railroad spike set, South 48° 19' 58" West, a distance of 13.54 feet to a railroad spike set in the former centerline of Railroad Street, Thence South 41° 45' 00" East, a distance of 21.94 feet to a railroad spike set; said point being in the Northerly extension of the Easterly line of Toledo Avenue (now vacated), Thence North 0° 38' 30" East, a distance of 29.67 feet to an iron pin found, Thence South 41° 45' 00" East, a distance of 555.50 feet to an iron pin set, and South 37° 40' 00" East, a distance of 209.48 feet to an iron pin found in the Northerly line of East 28th Street.

Thence in said line, South 88° 50' 00" West, a distance of 504.69 feet to the place of beginning of land herein described.

Containing within said bounds 6.2508 Acres of land, or 272,286.64 Square Feet.

Surveyed by Laundon, Simon, Cahl & Associates, Inc., in January, 1988.

THIS DESCRIPTION SUPERSEDES THE DESCRIPTION PROVIDED ON THIS PARCEL DATED DECEMBER 29, 1987.