

**Know all Men by these Presents**

That, Stacey Klimczak and Louise Klimczak, husband and wife, the Grantors, who claim title by and through instrument recorded in O.R. Volume 494, Page 676, Lorain County Recorders Office, for the consideration of Ten and 00/100 Dollars (\$10.00) received to their full satisfaction of Stacey Klimczak and Louise Klimczak, husband and wife, the Grantees, whose tax mailing address will be 2436 Oakdale Avenue, Lorain, Ohio 44053 do

Give, Grant, Bargain, Sell and Convey unto the said Grantees for their joint lives, remainder to the survivor of them, the following described premises, both parcels situated in the City of Lorain, County of Lorain and State of Ohio:

**Parcel Number One:**

Known as being part of Lots No. 10 and 11 in the Lorain Stone Company's First Addition to Lorain, Ohio as shown on the Plat Volume 4, Pages 9 and 10, Lorain County Record of plats, situated in the Township of Black River, Tract 1, Lot No. 3, being the Southerly 104.00 feet of Lots No. 10 and 11, bounded and described as follows:

Beginning at a 1/2 inch iron rod set at the intersection of the West right of way line of Oakdale Avenue (60 feet wide) with the North right of way line of 25th Street (50 feet wide); Said Point being in the Southeast corner of Lot No. 10; Said point being the principal point of beginning of lands herein described  
Thence Due West along the North right of way line of 25th Street and the South line of Lots No. 10 and 11 a distance of 104.00 feet to a 1/2 inch iron rod set;  
Thence Due North along the West line of Lot No. 11 a distance of 104.00 feet to a 1/2 inch iron rod set;  
Thence Due East a distance of 104.00 feet to a 1/2 inch iron rod set in the East line of Lot No. 10 and the West line of Oakdale Avenue;  
Thence Due South along the East line of Lot No. 10 a distance of 104.00 feet to a 1/2 inch iron rod set and the point of beginning.

Containing within said bounds 0.2388 acres of land, more or less, subject to all legal highways, easements and agreements of record.  
Description prepared from survey made by Charles P. Waryu, Registered Surveyor No. 5029, February 1998.

**LORAIN COUNTY TAX MAP DEPT.**  
P.P. No. 02-01-003-183-026, EC.

**Parcel Number Two:**  
Known as being part of Lots No. 10 and 11 in the Lorain Stone Company's First Addition to Lorain, Ohio as shown on Plat Volume 4, Pages 9 and 10, Lorain County Record of Plats situated in the Township of Black River, Tract 1, Lot No. 3, being the Northerly 46.00 feet of Lots No. 10 and 11, together with the Southerly 8.00 feet of an original 16.00 foot wide alley vacated by Ordinance No. 248-73, bounded and described as follows:

Beginning at a 1/2 inch rod set at the intersection of the West right of way line of Oakdale Avenue (60 feet wide) with the North right of way line of 25th Street (50 feet wide); Said point being on Southeast corner of Lot No. 10;  
Thence Due North along the West right of way line of Oakdale Avenue and the East line of Lot No. 10 a distance of 104.00 feet to a 1/2 inch iron rod set; Said point being the principal point of beginning of lands herein described;  
Thence Due West a distance of 100.00 feet to a 1/2 inch iron rod set on the West line of Lot No. 11;  
Thence Due North along the West line of Lot No. 11 a distance of 46.00 feet and continuing in the Northerly projection of the West line of Lot No. 11 a distance of 8.00 feet for a total distance of 54.00 feet to a 1/2 inch iron rod set on the centerline of an original 16.00 foot wide alley, vacated by Ordinance No. 248-73;  
Thence Due East along the centerline of the aforesaid alley a distance of 100.00 feet to a 1/2 inch iron rod set on the West right of way line of Oakdale Avenue;  
Thence Due South along the East line of Lot No. 10 and the West right of way line of Oakdale Avenue a distance of 54.00 feet to a 1/2 inch iron rod set and the point of beginning;

Containing within said bounds 0.1240 acres of land, more or less, subject to all legal highways, easements and agreements of record.  
Description prepared from survey made by Charles P. Waryu, Registered Surveyor No. 5029, February 1998.

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P.P. No. 02-01-003-183-027, EC.

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 we the said Grantors do for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the unsealing of these presents they are 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 encumbrances whatsoever except restrictions, reservations, easements, covenants, encroachments and conditions of record, zoning ordinances, if any, and taxes and assessments, both general and special, not yet due and owing and that we 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.

And for valuable consideration we, Stacey Klimczak and Louise Klimczak, do hereby release, remise and forever quit-claim unto said Grantees, their heirs and assigns all our right and expectancy of DOWER in the above described premises.

In Witness Whereof we hereunto set our hands, the 4 day of May, in the year of our Lord one thousand nine hundred and ninety eight.

DESCRIPTION Parcel "A"  
(Residence, House No. 2440)

Situated in the City of Lorain, County of Lorain, State of Ohio, known as being part of Lots No. 10 and 11 in the Lorain Stone Company's First Addition to Lorain, Ohio as shown on Plat Volume 4, Pages 9 and 10, Lorain County Record of Plats, situated in the Township of Black River, Tract 1, Lot No. 3, being the Southerly 104.00 feet of Lots No. 10 and 11, bounded and described as follows:  
Beginning at a 1/2 inch iron rod set at the intersection of the West right of way line of Oakdale Avenue (60 feet wide) with the North right of way line of 25th Street (50 feet wide); Said point being in the Southeast corner of Lot No. 10; Said point being the principal point of beginning of lands herein described;  
Thence Due West along the North right of way line of 25th Street and the South line of Lots No. 10 and 11 a distance of 104.00 feet to a 1/2 inch iron rod set;  
Thence Due North along the West line of Lot No. 11 a distance of 104.00 feet to a 1/2 inch iron rod set;  
Thence Due East a distance of 100.00 feet to a 1/2 inch iron rod set in the East line of Lot No. 10 and the West line of Oakdale Avenue;  
Thence Due South along the East line of Lot No. 10 a distance of 104.00 feet to a 1/2 inch iron rod set and the point of beginning;  
Containing within said bounds 0.2388 acres of land, more or less, subject to all legal highways, easements and agreements of record.

Prior Deed Reference: O.R. Volume 494, Page 676, Lorain County Record of Deeds.

Description prepared from survey made by Charles P. Waryu, Registered Surveyor No. 5029, February 1998.

DESCRIPTION Parcel "B"  
(Residence, House No. 2436)

Situated in the City of Lorain, County of Lorain, State of Ohio, known as being part of Lots no. 10 and 11 in the Lorain Stone Company's First Addition to Lorain, Ohio as shown on Plat Volume 4, Pages 9 and 10, Lorain County Record of Plats, situated in the Township of Black River, Tract 1, Lot No. 3, being the Northerly 46.00 feet of Lots No. 10 and 11, together with the Southerly 8.00 feet of an original 16.00 foot wide alley, vacated by ordinance No. 248-73, bounded and described as follows:

Beginning at a 1/2 inch iron rod set at the intersection of the West right of way line of Oakdale Avenue (60 feet wide) with the North right of way line of 25th Street (50 feet wide); Said point being on Southeast corner of Lot No. 10;  
Thence Due North along the West right of way line of Oakdale Avenue and the East line Lot No. 10 a distance of 104.00 feet to a 1/2 inch iron rod set; Said point being the principal point of beginning of iron rod set; Said point being the principal point of beginning of lands herein described;  
Thence Due West a distance of 100.00 feet to a 1/2 inch iron rod set on the West line of Lot No. 11;  
Thence Due North along the West line of Lot No. 11 a distance of 46.00 feet and continuing in the Northerly projection of the West line of Lot No. 11 a distance of 8.00 feet for a total distance of 54.00 feet to a 1/2 inch iron rod set on the centerline of an original 16.00 foot wide alley, vacated by Ordinance No. 248-73;  
Thence Due East along the centerline of the aforesaid alley a distance of 100.00 feet to a 1/2 inch iron rod set on the West right of way line of Oakdale Avenue;  
Thence Due South along the East line of Lot No. 10 and the West right of way line of Oakdale Avenue a distance of 54.00 feet to a 1/2 inch iron rod set and the point of beginning;  
Containing within said bounds 0.1240 acres of land, more or less, subject to all legal highways, easements, and agreements of record.

Prior Deed Reference: O.R. Volume 494, Page 676, Lorain County Record of Deeds.

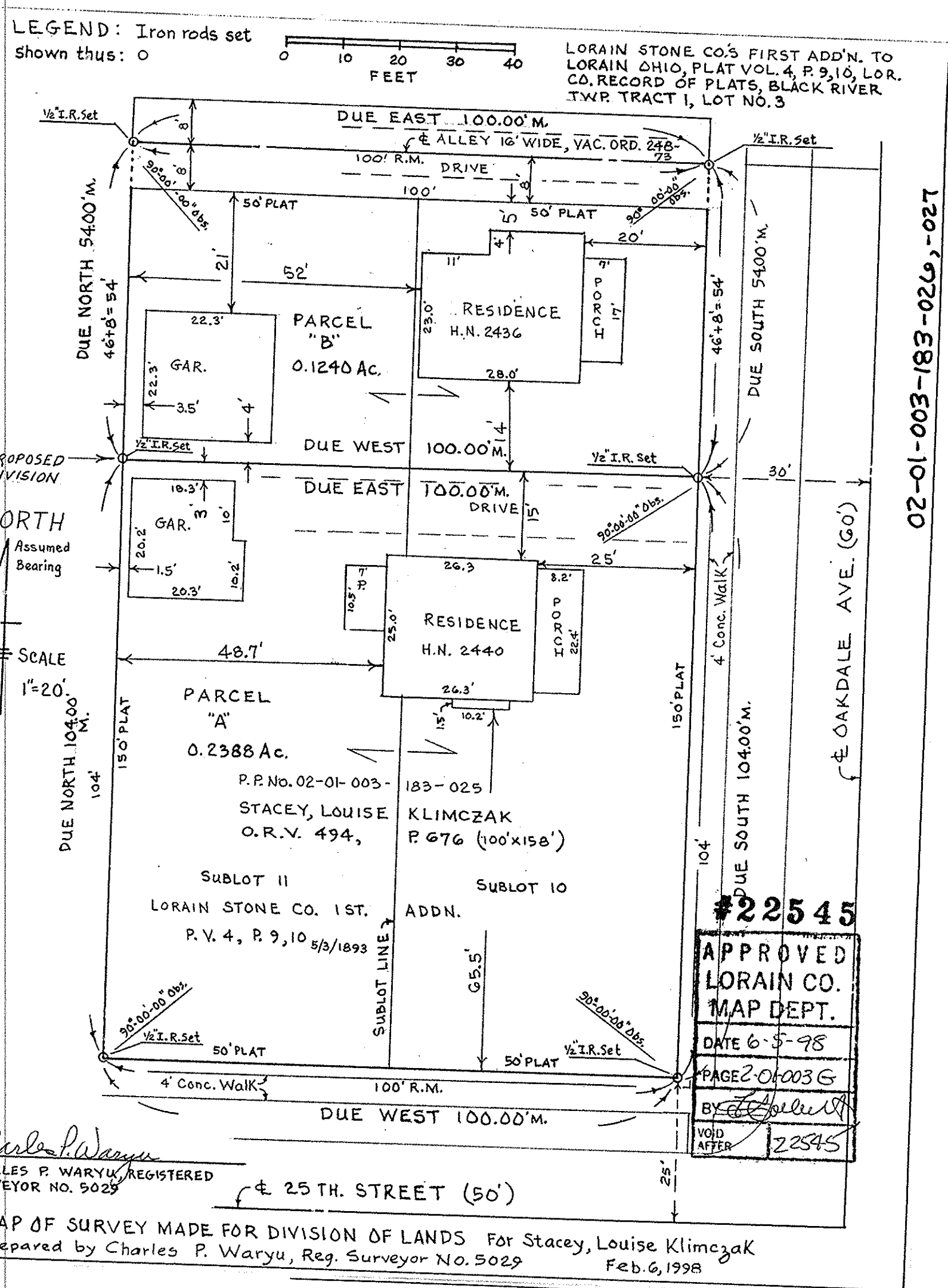
Description prepared from survey made by Charles P. Waryu, Registered Surveyor No. 5029, February 1998.

APPROVED AS TO DESCRIPTION ONLY  
Date 5-11-98  
For Charles P. Waryu, Registered Surveyor No. 5029

APPROVED AS TO DESCRIPTION ONLY  
Date 5-11-98  
For Charles P. Waryu, Registered Surveyor No. 5029

APPROVED BY THE LORAIN CITY PLANNING COMMISSION ..... NO PLAT REQUIRED  
William E. Dobb 5-11-98  
SECRETARY LORAIN CITY PLANNING COMMISSION

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SECRETARY LORAIN CITY PLANNING COMMISSION



P.P. NO. 02-01-003-183-026, 027

SPLIT # 22545 DATE OF SURVEY FEB-6-98

MAP PAGE 2-01-003-G

SURVEYOR CHARLES P. WARYU