

012436

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, LORAIN PROPERTIES CO., an Ohio Corporation, incorporated under the laws of the State of Ohio, the Grantor, who claims title by or through instrument , recorded in Volume , Page , County Recorder's Office for the consideration of _____

TEN _____ Dollars (\$10.⁰⁰2...)

received to its full satisfaction of UNITED GARAGE DOOR, INC., an Ohio corporation incorporated under the laws of the State of Ohio whose tax mailing address will be: 13th & Washington, Lorain, Ohio, does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns the following described piece or parcel of land, situated in the City of Lorain, County of Lorain, and State of Ohio:

And known as being part of Block No. 40 of part of original Black River Township Lot No. 6, Tract No. 1, and part of Block No. 40 in Worthy S. Streators Trustee's Subdivision of a part of original Black River Township Lot No. 6, Tract No. 1, as shown by the recorded Plat in Volume 4 of Maps, Page 29 of Lorain County Records.

Beginning at the Northwest corner of Sublot No. 11, as shown by said Plat, recorded in Volume 4, Page 29;

Thence North 87° 55' 00" West along the Northerly line of Sublot No. 12, 13 and 14, a distance of 150.00 feet to the Northwest corner of Sublot No. 14;

Thence North 2° 05' 00" East, a distance of 8.00 feet to a point;

Thence North 87° 55' 00" West, a distance of 147.02 feet to a point in the Southerly curved Right-of-way of the N.Y.C. & St. L.R.R., said Right-of-way line being distant 33.00 feet from the centerline of the main tract of said Railroad;

Thence by a curve to the left along said R.R. Right-of-way line, an arc distance of 309.15 feet, said arc having a radius of 2897.93 feet and a chord which bears North 69° 46' 17" East a distance of 308.99 feet to a point;

Thence South 17° 23' 00" East, a distance of 72.52 feet to a point;

Thence South 2° 05' 00" West, a distance of 56.94 feet to a point in the Northerly line of said Sublot No. 11.

Thence North 87° 55' 00" West along the Northerly line of Sublot No. 11, a distance of 13.00 feet to the place of beginning and containing 0.461 acres of land according to a survey made by Richard M. Kole, Registered Surveyor No. 6258.

APPROVED BY THE LORAIN CITY PLANNING COMMISSION. ... NO PLAT REQUIRED

Larry Rodgers SECRETARY LORAIN CITY PLANNING COMMISSION

LORAIN COUNTY TAX MAP DEPARTMENT P. P. NO. 02-01-006-124-027

APPROVED as to description only Lowell G. Krenzel, Engr. Regt.

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