TRANSFERRED FROM	CERTIFICATE No.	DOCUMENT No.	DATE ORIGINALLY REGISTERED	IN BOOK	PAGE	CERTIFICATE
Gilbert P. Moran	#3469	#13647 S/C	Jan. 10, 1921	1	198	Yr. 1957 Mo. 8 Hr. 2:28 PM
Mary Jane Moran		#13648 W/D				

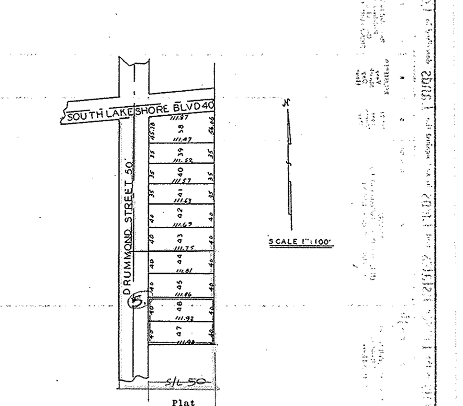
THIS IS TO CERTIFY, That Board of Education of the Avon Lake Local School District of Lorain County, Ohio aged ___ years, under ___ disability who resides in the County of Lorain and State of Ohio and whose P. O. Address is Avon Lake, Ohio and who is --married

is the owner in fee simple of lands situated in the Village of Avon Lake County of Lorain and State of Ohio, an accurate description and plat of each separate body or parcel of which are as follows, to-wit:

First Body or Parcel.

Situated in the Village of Avon Lake, County of Lorain and State of Ohio: and known as being SubLots Nos. 46 and 47 in The Avon Development Co's. Avon Lake Subdivision of a part of Original Avon Township Section No. 18, as shown by the recorded plat of said Subdivision in Volume 13 of Maps, Pages 24 and 25 of Lorain County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Restrictions of Record



Plat

as will more fully appear by reference to Surveys of Registered Lands Vol. 13 pages 24-25

Subject to the exceptions mentioned in Section twenty-five of the Act of May 6, 1913, 103 O. L. 914, as amended August 18, 1937, providing for the registration of land titles, and subject to the lesser estates and interests, liens, charges and incumbrances mentioned and described in the Memorials indorsed hereon or on the sheet of Memorials attached hereto.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal this 8th day of January 1957, at 2:28 o'clock P. M.

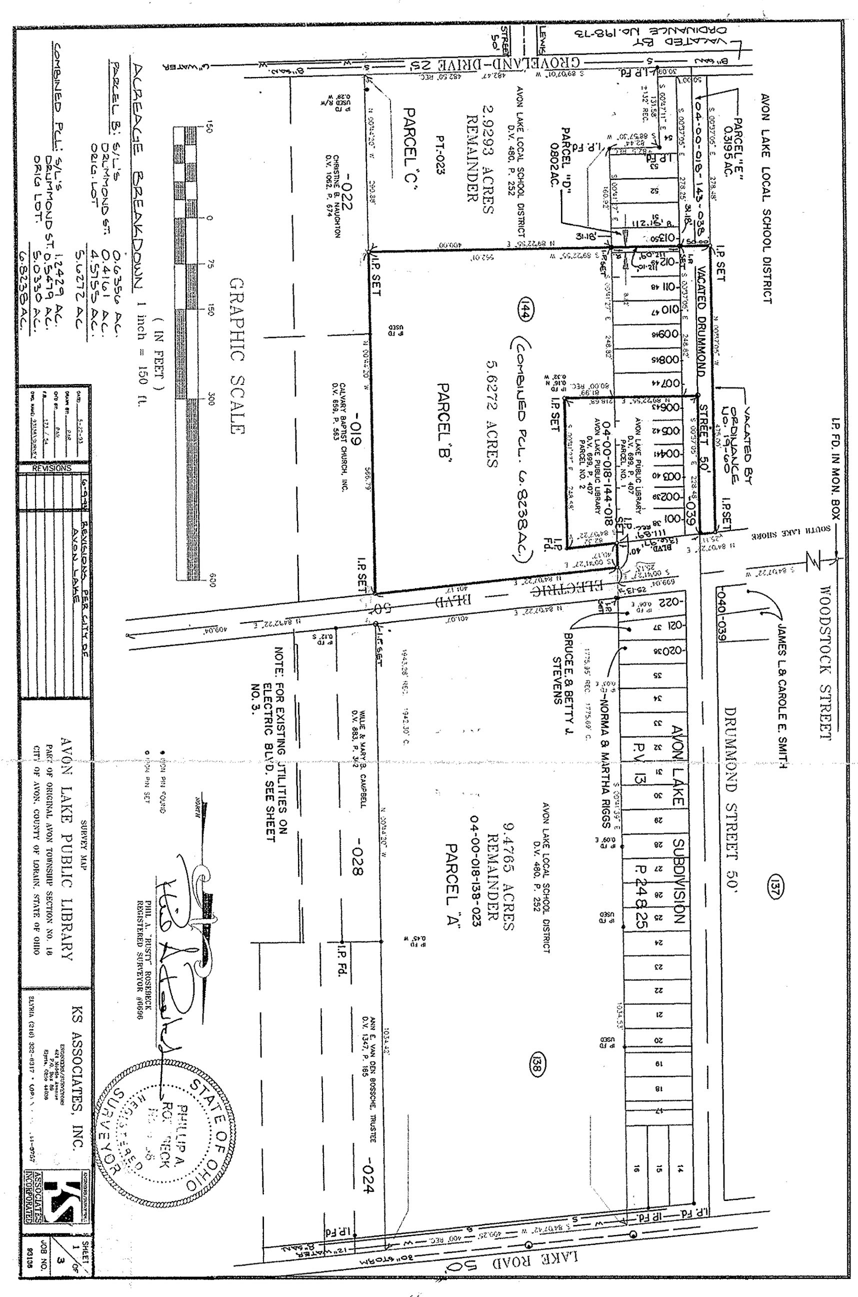
Entered in Registration Book 17 page 177

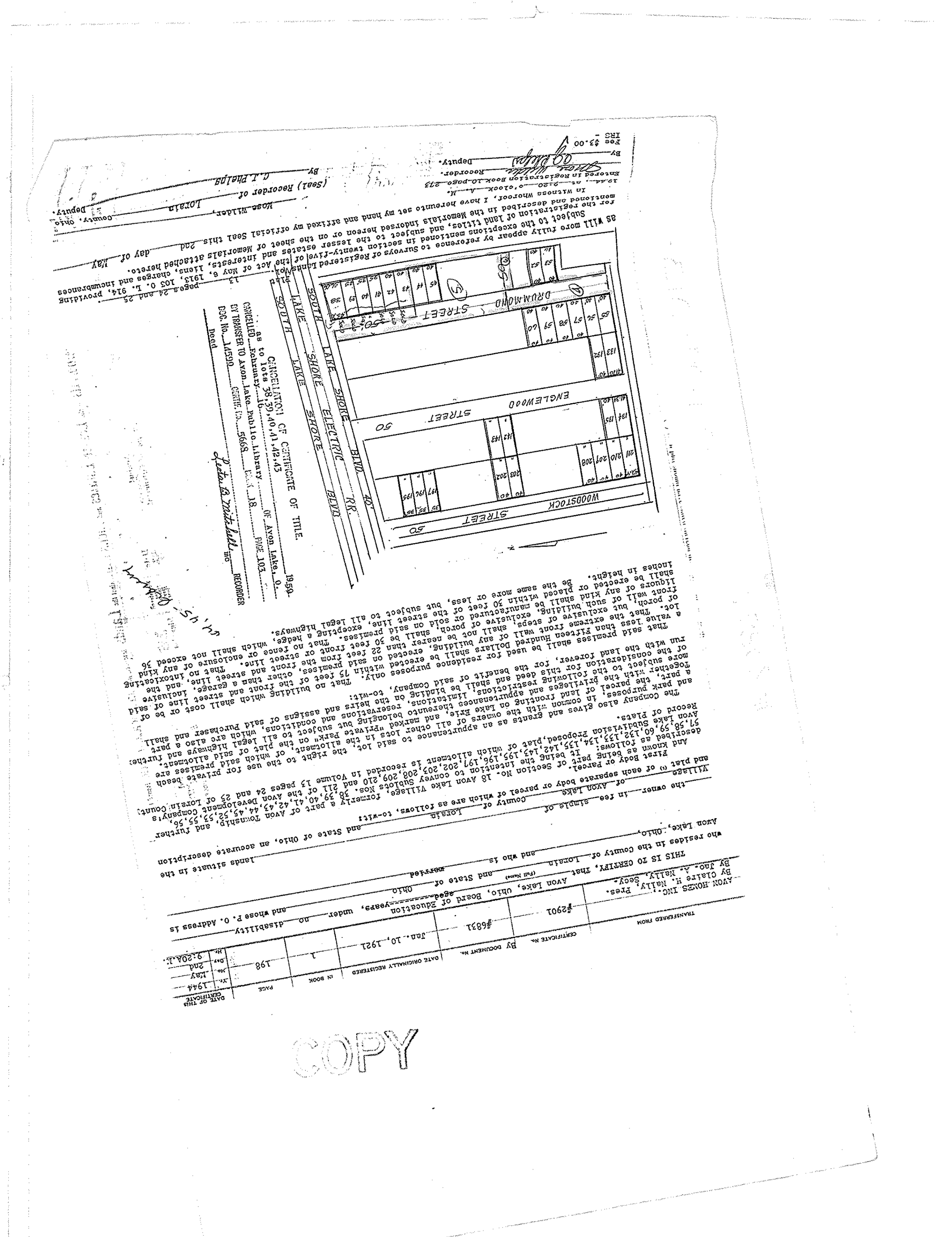
Leota B. Mitchell Recorder. (Seal) Recorder of Lorain County, Ohio

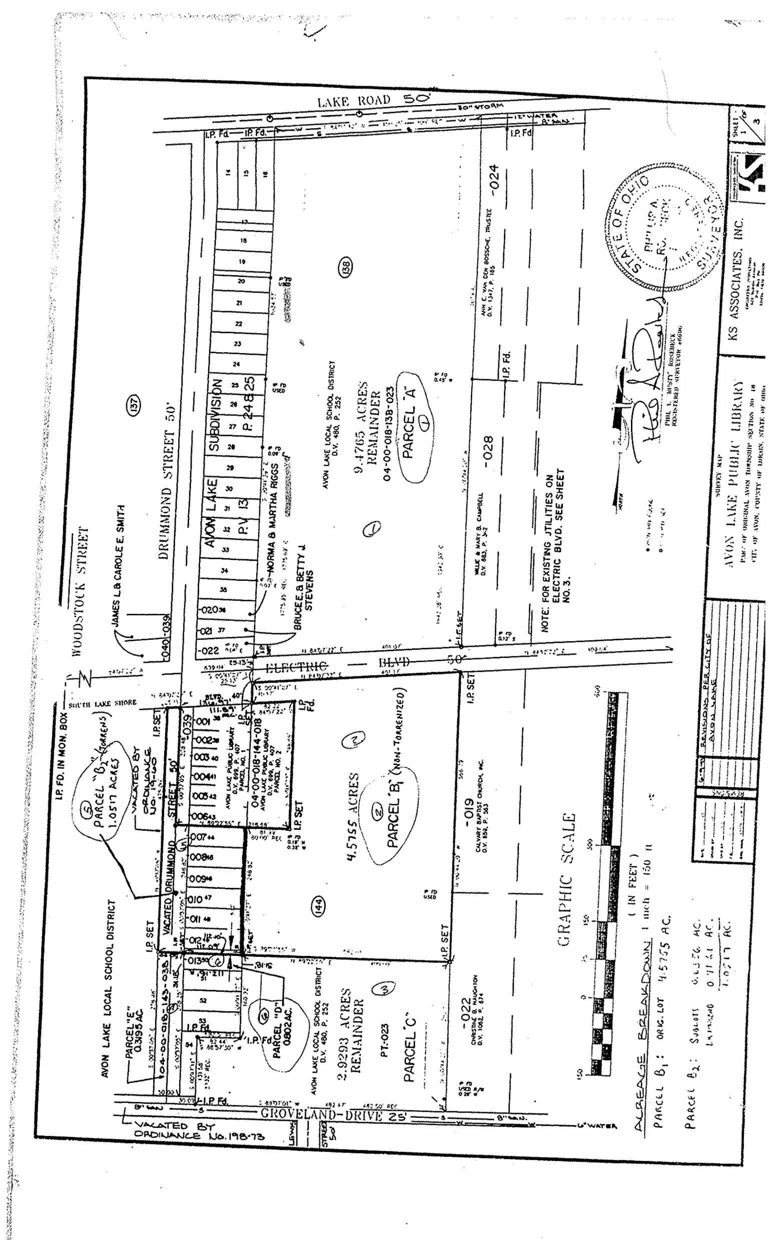
By Marie Crowell Deputy. By ___ Deputy.

IRS -- $1.65 cancelled

FEE -- $6.00







TRANSFERRED FROM	CERTIFICATE No.	DOCUMENT No.	DATE ORIGINALLY REGISTERED	IN BOOK	PAGE	CERTIFICATE
Avon Homes Inc. By Claire H. Nally, Pres. By Jno. A. Nally, Secy.	#3312 #3313	#6833 #6834 #6835	Jan. 10, 1921	1	198	1944 May 2nd 9:22 A.M.

THIS IS TO CERTIFY, That Avon Lake, Ohio, Board of Education aged ___ years, under no disability who resides in the County of Lorain and State of Ohio and whose P. O. Address is Avon Lake, Ohio and who is married

the owner in fee simple of lands situate in the Village of Avon Lake County of Lorain and State of Ohio, an accurate description and plat of each separate body or parcel of which are as follows, to-wit:

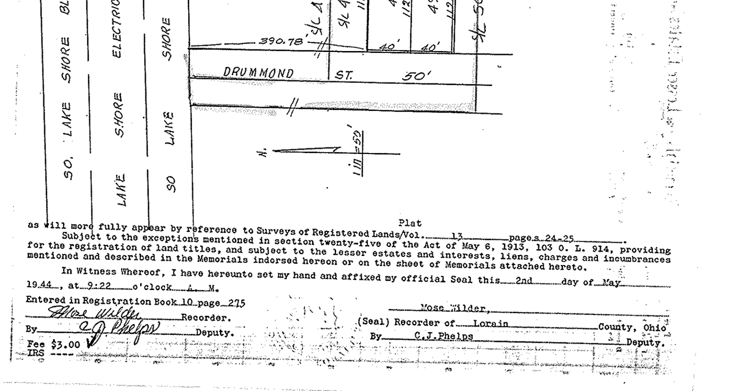
First Body or Parcel.

And known as being a part of Section No. 18, Avon Lake Township, formerly a part of Avon Township, and further described as Sublots Nos. 48 and 49 in the Avon Development Company's Avon Lake Subdivision proposed, as found recorded in Vol. 13 at pages 24 and 25 of Lorain County record of Plats.

The Company also agrees to give and grant, as an appurtenance to said lot, the right to the use for private beach and park purposes, in common with the owners of all other lots in the allotment, of which said premises are a part, the parcel of land fronting on Lake Erie, and marked "private Park" on the plat of said allotment. Together with the privileges and appurtenances thereunto belonging but subject to all legal highways and further-more subject to the following restrictions, limitations, reservations and conditions, which are also a part of the consideration for this deed and shall be binding on the heirs and assigns of said Purchaser and shall run with the land forever, for the benefit of said Company, to-wit:

That said premises shall be used for residence purposes only; that no building which shall cost or be of a value less than Fifteen Hundred Dollars shall be erected within 75 feet of the front and street line of said lot. That the extreme front wall of any building, erected on said premises, other than a garage, inclusive of porch but exclusive of steps, shall not be nearer than 22 feet from the front and street line and the front wall of such building, exclusive of porch, shall be 30 feet from the front or street line. That no intoxicating liquors of any kind shall be manufactured or sold on said premises. That no fence or enclosure of any kind shall be erected or placed within 30 feet of the street line, excepting a hedge which shall not exceed 36 inches in height.

And also except aforesaid reservations, limitations, restrictions and conditions, and taxes, assessments and public rates and charges to be paid by the Purchaser, and liens, clouds, incumbrances, and rights of dower arising subsequent to the date of purchase on the part of the herein named Grantee, except such as may have arisen through the act or default of the Company; and the acceptance of this deed, or any other deed given hereunder is to operate as a full release, acquittance, settlement and discharge of all covenants and obligations arising outside of this conveyance, and that it will warrant and defend said premises, with the appurtenances thereunto belonging to the said Grantee, their heirs and assigns forever, against all lawful claims and demands whatsoever, except as above. Be the same more or less, but subject to all legal highways.



Plat

as will more fully appear by reference to Surveys of Registered Lands/Vol. 13 pages 24-25.

Subject to the exceptions mentioned in section twenty-five of the Act of May 6, 1913, 103 O. L. 914, providing for the registration of land titles, and subject to the lesser estates and interests, liens, charges and incumbrances mentioned and described in the Memorials indorsed hereon or on the sheet of Memorials attached hereto.

In Witness Whereof, I have hereunto set my hand and affixed my official Seal this 2nd day of May 1944, at 9:22 o'clock A. M.

Entered in Registration Book 10 page 275

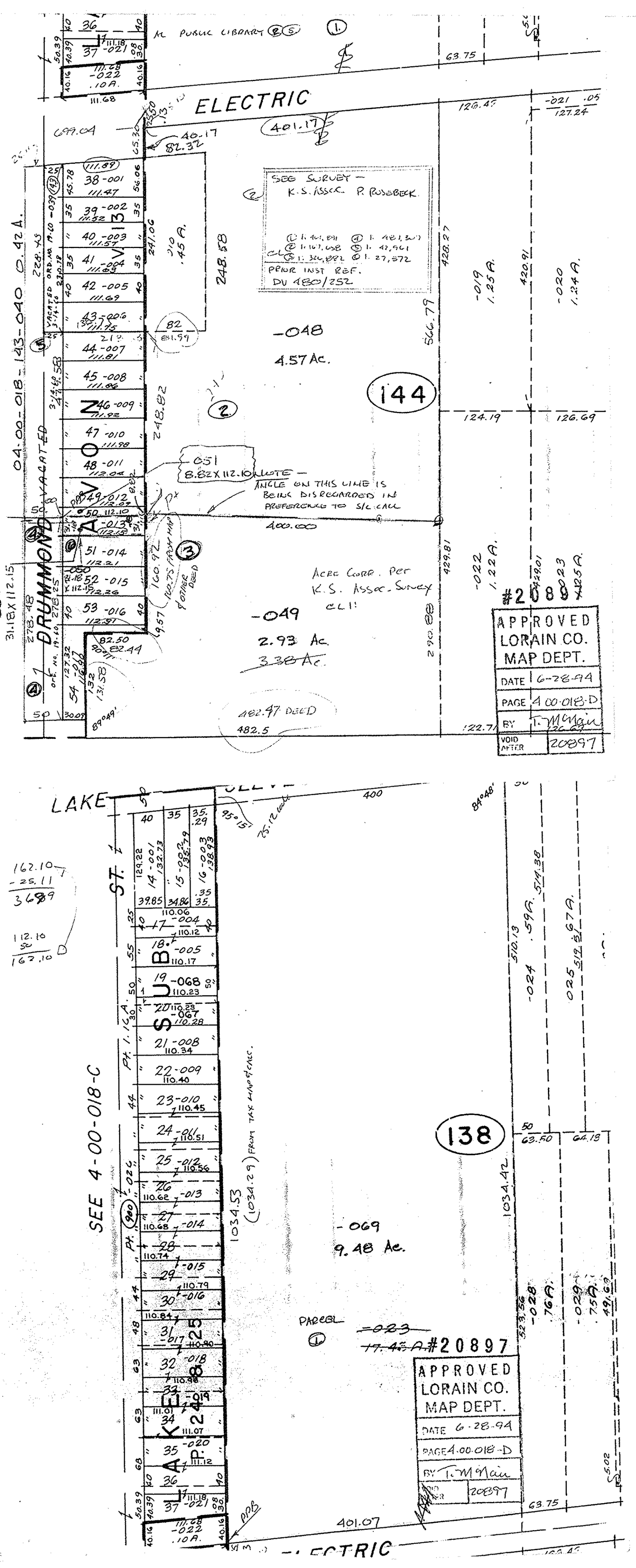
Mose Wilder, Recorder. Mose Wilder,

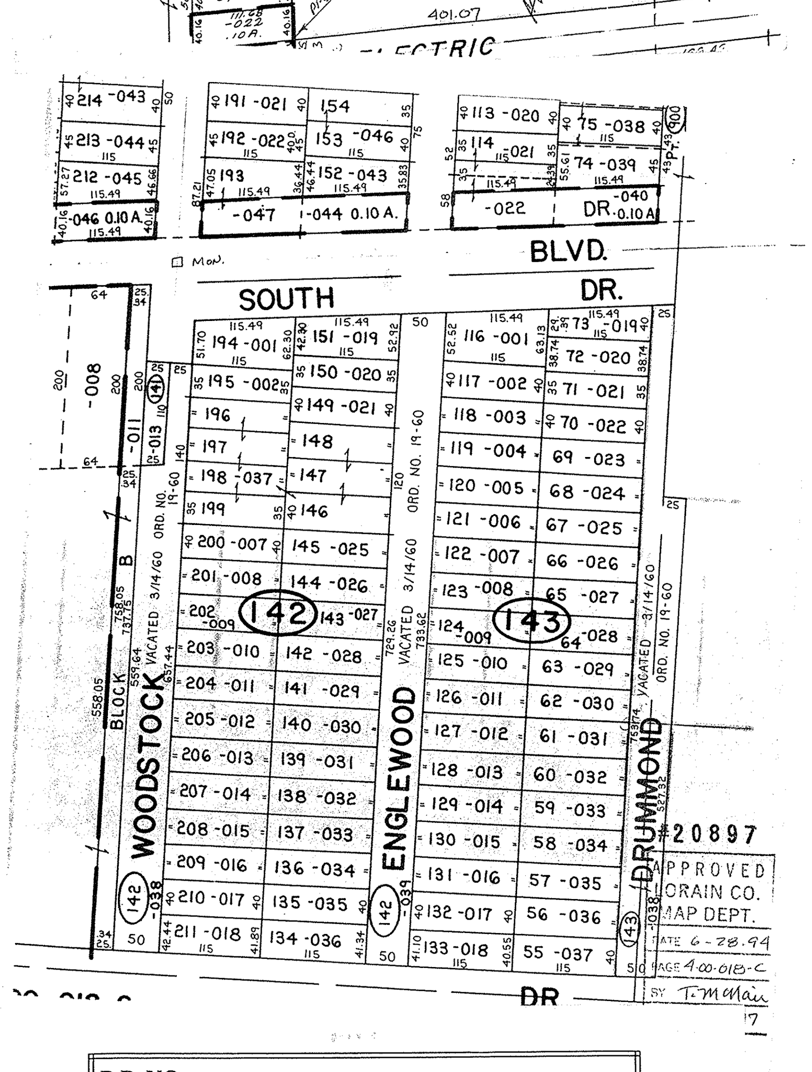
By C.J. Phelps Deputy. (Seal) Recorder of Lorain County, Ohio

By C.J. Phelps Deputy.

Fee $3.00

IRS





P.P. NO. 04-00-018-143-040	
SPLIT # 20897	DATE OF SURVEY June 9, 1993
MAP PAGE 4-00-018 C&D	
SURVEYOR Phillip A. Rosebeck	

m.c.