



RE 16  
Rev. 11-74

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That McDonald's Corporation, a Delaware Corporation

hereinafter referred to as the Grantor in consideration of the sum of Two Thousand Ninety Seven and no/100 Dollars (\$ 2097.00)

to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Stuated in the City of Avon, County of Lorain, Ohio, being known as part of Original Avon Township Lot No. 4, and in Section 4, Town 7 North, Range 16 West, Ohio Township Commission DISCLOSED

as follows:

PARCEL NO. 50A-WD

Being a parcel of land lying on the \_\_\_\_\_ side \_\_\_\_\_ of the centerline of a survey, made by the Department of Transportation, and recorded in Book 46, Page 76 & 77 of the records of Lorain County and being located within the following described points in the boundary thereof:

Beginning at the 1-inch diameter pin found at the Southwest Corner of O.L. 4; thence along the West line of O.L. 4, said line also being the corporation line between the City of Avon and the Village of Sheffield, North 01° 40' 12" West, a distance of 1319.61 feet to a point, said point being on the centerline of the new relocated State Route 611 (Colorado Avenue) and located at Station 182 + 65.48 on said centerline; thence by spiral curve along the new centerline bearing to the right, a distance of 97.25 feet, whose chord bears North 73° 29' 00" East with a distance of 97.24 feet to a point, said point being the S.C. of Curve No. 4 and at Station 183 + 62.73; thence by arc of a curve bearing to the right along the new centerline of S.R. 611; as aforesaid; Radius = 1432.395 feet, Delta = 44° 20' 09", Arc = 1108.40 feet, Chord = 1080.95 feet, Chord Bearing South 82° 43' 09" East to a point, said point being the C.S. of Curve No. 4 and at Station 194 + 71.13; thence by spiral curve along the new centerline bearing to the right, a distance of 200.00 feet, whose chord bears South 57° 53' 04" East, a distance of 199.96 feet to a point, said point being the S.T. of Curve No. 4 and at Station 196 + 71.13; thence South 56° 33' 04" East, a distance of 28.00 feet to a point, said point being a Station Equation; as aforesaid; Station 196 + 99.13 = Station 197 + 05.40; thence South 68° 33' 04" East, a distance of 410.34 feet to a point, said point being the P.C. of Curve No. 5 and at Station 201 + 15.74; thence by arc of a curve bearing to the left along the new centerline, a distance of 443.27 feet whose chord bears South 57° 39' 34" West with a distance of 443.24 feet to a point; thence North 31° 17' 57" East, a distance of 63.31 feet to a point, said point being the True Place of Beginning of the agreement herein described; thence North 01° 25' 18" West, a distance of 13.89 feet to a point on the new Northerly Right-of-Way line of S.R. 611; thence by arc of a curve bearing to the left along the new Northerly Right-of-Way Line of S.R. 611; as aforesaid; Radius = 11,384.16 feet, Delta = 00° 53' 49", Arc = 178.20 feet, Chord = 178.20 feet, Chord Bearing South 59° 10' 41" East to a point which intersects the existing Right-of-Way Line at Station 207 + 30.82, 75.00 feet left; thence North 68° 49' 16" West, a distance of 31.03 feet to a break point in the existing Right-of-Way line at Station 207 + 00.00, 70.00 feet left; thence North 61° 51' 04" West, a distance of 140.33 feet to the True Place of Beginning and containing 1,269 square feet of land or 0.0291 ac. Grantor reserves the right of ingress and egress to and from any residual area.

This description is based on a survey made by Bryan E. McCoy, Registered Surveyor No. S-4936.

Subject to general real estate taxes for the year 1992 and subsequent years and easements, covenants, conditions, restrictions, reservations and agreements of record and zoning restrictions.

INDEXED 697919 INDEXED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Avon Trotting Center, Inc., a Corporation, the Grantor, for the consideration of ten and no/100 Dollars (\$10.00) received to its full satisfaction of Virginia Holding Corporation, a Corporation, the Grantee, 8 North Jefferson Street, Roanoke, Virginia, does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the City of Avon, County of Lorain, and State of Ohio:

Situate in Original Avon Township Lot No. 4 now in the City of Avon, County of Lorain, and State of Ohio.

Commencing at that intersection of the center line of Colorado Avenue and the centerline of Miller Road extended; thence N 0° - 39' - 15" E along said centerline of Miller Road, and extension thereof, a distance of 224.60 feet to a point; thence S 85° - 30' - 55" E a distance of 75.17 feet to a point in the westerly line of said Miller Road, said point being the principal point of beginning;

Thence N 0° - 39' - 15" E along said east line of Miller Road a distance of 1079.41 feet to a point of tangency;

Thence continuing along said easterly line of Miller Road on a curve to the right an arc distance of 256.78 feet to a point, said curve having a radius of 1834.86 feet a chord bearing and distance of N 4° - 39' - 43" E 256.57 feet;

Thence N 89° - 51' - 57" E a distance of 2037.53 feet to a point;

Thence S 0° - 16' X 15" W a distance of 1300.00 feet to a point;

Thence S 89° - 51' - 57" W a distance of 573.84 feet to a point;

Thence S 0° - 16' - 15" W a distance of 1180.87 feet to a point in the northerly line of said Colorado Avenue;

Thence along said northerly line of Colorado Avenue on a curve to the right an arc distance of 789.76 feet to a point, said curve having a radius of 11419.16 feet a chord bearing and distance of N 56° - 58' - 42" W 789.62 feet;

Thence N 0° - 19' - 46" E a distance of 647.17 feet to a point;

Thence N 85° - 30' - 55" W a distance of 829.79 feet to the principal point of beginning and containing 78.218 Acres of land, more or less, but subject to all legal highways.

Survey for the parcel described above was prepared by Robert H. Krause, Registered Surveyor, State of Ohio Reg. No. 2885.

Being the same premises conveyed to Avon Trotting Center, Inc. by Deeds dated and recorded in Lorain County, Ohio Deed Records as follows, to wit:

Record  
Nov. 29, 1961 Vol. 611, Page 172  
June 30, 1963 Vol. 841, Page 171  
Oct. 24, 1963 Vol. 860, Page 634

PAPER BEING CHECKED IS ENTIRELY WITHIN THIS PARCEL

934 9317

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And Avon Trotting Center, Inc. the said Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors and assigns, that at and until the passing 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 taxes and special assessments, if any, not yet due and payable, zoning restrictions, and restrictions and easements of record and particularly the following: assessment to the State of Ohio for public highway and road purposes dated July 23, 1942 and recorded in Vol. 321, Page 612 of Lorain County Deed Records; assessment to the State of Ohio for public highway and road purposes dated June 18, 1942 and recorded in Vol. 322, Page 441 in Lorain County deed records, and that it will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns forever, against all lawful claims and demands whatsoever except as aforesaid.

IN WITNESS WHEREOF, said Corporation hereunto sets its hand and corporate seal, by

August F. Kolyno its President and  
Alvin F. Kolyno its Secretary this 27th day of September in the year of our Lord one thousand nine hundred and sixty-six.

Signed and acknowledged in the presence of  
Blaine J. Jace  
Notary Public

STATE OF OHIO, ) Before me, Notary Public in and for said  
LORAIN COUNTY, ss.) County and State personally appeared the above named  
AVON TROTTER CENTER, INC. )  
August F. Kolyno its President )  
Alvin F. Kolyno its Secretary ) 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 Lorain, Ohio this 27th day of September, A.D. 1966.

Notary Public

This instrument prepared by Milton Friedman, Attorney

TRANSFERRED  
OCT 5 1966  
702 Fair Day  
Lansbury, Ohio  
PAGE 316 Lorain County Records

COPY