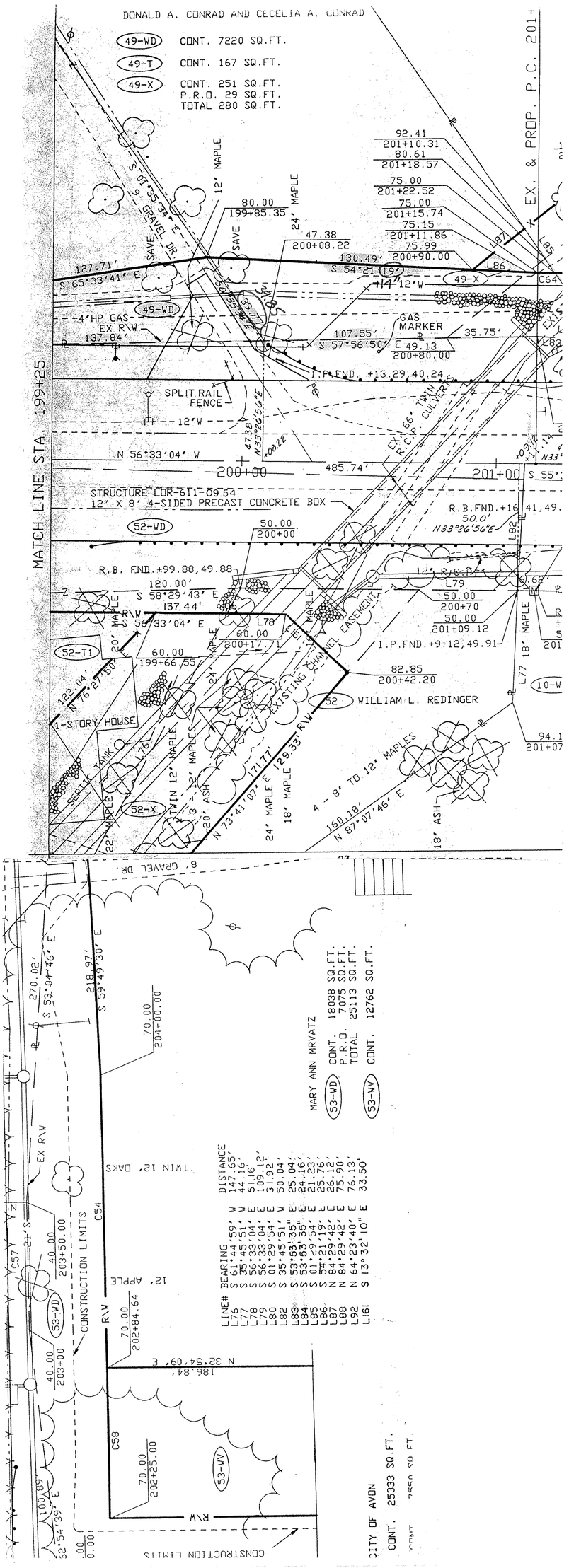

49 - WD TRACT 2 OF 2

AUDITORS PARCEL # 10-04-00-004-102-112

Beginning at the 1-inch diameter pin found at the Southwest corner of O.L. 4; thence North 01° 40' 12" West a distance of 1319.61 feet 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 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 = 1,432.395 feet, Delta = 44° 20' 09", Arc = 1,108.40 feet, Chord = 1,080.95 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 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 56° 33' 04" East a distance of 302.82 feet to Sta. 200+08.22, thence North 33° 26' 56" East 47.38 feet left to the true point of beginning of the parcel herein described:

Thence North 57° 56' 50" West 137.84 feet along the existing Northerly Right-of-Way line of S.R. 611 to Sta. 198+70.42, 44.02 feet left; thence North 01° 35' 34" West 19.52 feet along the grantors' Westerly property line to Sta. 198+59.22, 60.00 feet left; thence South 65° 33' 41" East 127.71 feet along the new Northerly Right-of-Way line of S.R. 611 to Sta. 199+85.35, 80.00 feet left; thence South 01° 35' 34" East 39.85 feet to the true point of beginning and containing 3,406 square feet of land. (See Attached Description for Tract 2 of 2)

Grantor claims title by instrument(s) of record in D.B. 824/1390/1388/1358/797/600 Page 513/562/422/435/432/659/562/513 County Recorder's Office.

P.P. NO. 04-00-004-102-044	
SPLIT #	DATE OF SURVEY
MAP PAGE 4-00-004-E	
SURVEYOR Bryan E. McCoy	

m.c.

04-00-004-102-112

SURVIVORSHIP DEED No. 102-E (Revised 1965) The Ohio Legal Blank Co., Cleveland Publishers and Dealers Since 1883

207938

Know all Men by these Presents

That I, Donald A. Conrad, married (insert marital status) of Lorain County, Ohio, for valuable consideration paid, Grant(s), (Covenants, if any), to Donald A. Conrad and Cecelia A. Conrad, husband and wife (insert marital status) for their joint lives, remainder to the survivor of them, whose tax mailing address is (addresses are) 39280 Colorado Avenue, Avon, Ohio 44011

the following described Real Property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any)

Situated in the City of Avon, County of Lorain and State of Ohio and known as being a part of Original Avon Township Section No. 4 and bounded and described as follows:

Beginning in the Northeasterly corner of land conveyed to Donald A. Conrad by deed recorded in Volume 600-Page 513 of Lorain County Deed Records;

Thence North 0° 14' 08" East, along the Easterly line of said so conveyed, and its Easterly prolongation, 569.25 feet to a Southerly line of land conveyed to the Avon Trotting Center by deed recorded in Volume 811- Page 172 of Lorain County Deed Records;

Thence South 85° 29' 02" East, along said Southerly line of said so conveyed, 110.69 feet to an interior corner thereof;

Thence South 0° 19' 48" West, along a Westerly line of said land conveyed to Mary Conrad by deed recorded in Volume 321-Page 612 of Lorain County Deed Records, and distant Westerly therefrom 200 feet by rectangular measurement, 638.28 feet to the Northeasterly Right of Way line of Colorado Avenue;

Thence North 52° 29' 04" West, along said Right of Way line, 61.94 feet to an angle point therein. Said angle point being Station 200+ 80.00, 50 feet left;

Thence North 56° 14' 28" West, along said Right of Way line, 72.02 feet to the place of beginning and containing within said bounds, 1.5198 Acres of land as surveyed by Martin and Associates in October, 1985.

Prior Instrument Reference: Vol. 1388 Page 433 Records of Lorain County, Ohio.

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE JAN 24 1986 JULIAN A. PIJOR LORAIN COUNTY AUDITOR

This is a Survivorship Deed*

*See Sections 5301 and 5308.17 of the Revised Code of Ohio as to covenants made and the warranties given by the Survivorship Deed.

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COPY

04-00-004-102-112

VOID

04-00-004-E

1/2

PT. 04-00-004-103-044

ESTATE BY THE ENTIRETIES WITH SURVIVORSHIP DEED No. 102-E (Revised 1972) The Ohio Legal Blank Co., Cleveland Publishers and Dealers Since 1883

126159

Know all Men by these Presents

That Donald A. Conrad and Cecelia A. Conrad, Husband and Wife (insert marital status) of Lorain County, Ohio, for valuable consideration paid, Grant(s), (Covenants, if any), to Donald A. Conrad and Cecelia A. Conrad husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is 39280 Colorado Ave., Avon, Ohio 44011

the following described Real Property: (Description of land or interest therein and encumbrances, reservations, and exceptions, if any)

PARCEL NO. 1. Situated in the Village of Avon, formerly Avon Township, County of Lorain, State of Ohio, and being a part of Original Section 4, located in said Township, bounded and described as follows:

Beginning on the Northerly line of the Ridgeville-Lorain Road, 80.00 feet in width and on the Easterly line of premises as deeded to Mary Conrad by deed dated December 24, 1904 and recorded in Deed Volume 96, page 106 of Lorain County record of Deeds; and on the Westerly line of premises as deeded to The Master Mechanics Co. by deed dated December 30, 1931 and recorded in Deed Volume 263, page 142 of Lorain County Record of Deeds; thence from this point North 55° 32' West along the Northerly line of the Ridgeville-Lorain Road, a distance of 383.00 feet to an iron pin and the principal place of beginning of the premises herein described; thence continuing North 55° 32' West along the Northerly line of the Ridgeville-Lorain Road, a distance of 140 feet to an iron pin; thence North 0° 29' West a distance of 348.00 feet to an iron pin; thence North 89° 31' East a distance of 114.75 feet to an iron pin; thence South 0° 29' East a distance of 428.25 feet to an iron pin on the Northerly line of the Ridgeville-Lorain Road, and the principal place of beginning of the premises herein described. Containing within said bounds 1.022 Acres of Land as surveyed by J.W.Warden & Associates, Registered surveyors. Reserved unto A.J.Conrad, aka, Aloysius J. Conrad, his heirs and assigns, the right to use an existing driveway located along the Easterly line of lands above conveyed, and that neither they nor any person claiming under or through them, shall interfere with the right of A. J. Conrad, his heirs and assigns to the use of said existing driveway.

PARCEL NO. 2 Being known as part of Original Section No. 4 of Avon Township, now the City of Avon, and being more definitely described as follows:

Beginning in the Northeast corner of lands conveyed to Lester Conrad by Deed dated July 12, 1957 as recorded in Volume 699,page 701 of the Lorain County Record of Deeds; Thence South 86° 12' 30" East in the prolongation of Lester Peter Conrad's North line a distance of 482.60 feet to an iron pin set. Said iron pin shall hereafter be called the principal place of beginning of lands herein described; Thence continuing in said line South 86° 32' 30" East a distance of 114.95 feet to an iron pin set; Thence South 0° 47' 30" East a distance of 150.85 feet to an iron pin found in the Northeast corner of lands conveyed to Donald A. Conrad as was recorded in Volume 600 page 513 of the Lorain County Record of Deeds; Thence South 89° 12' 30" West in the North line of the above mentioned property a distance of 114.75 feet to an iron pin found in the Northeast corner of lands conveyed to Chester C. Conrad as recorded in Volume 600 page 511 of Lorain County Record of Deeds; Thence North 0° 47' 30" West a distance of 159.45 feet to the principal place of beginning of lands herein described, but is subject to all legal highways; enclosing a parcel of land containing 0.403 Acres as was surveyed by Roy E. Hollis, Registered Engineer and Surveyor.

Prior Instrument Reference: Vol. 600 Page 513, Vol 797 Page 562, Vol 824 Page 422 Records of Lorain County, Ohio.

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE MAR 15 1985 JULIAN A. PIJOR LORAIN COUNTY AUDITOR

This is an Estate by the Entireties with Survivorship Deed*

*Sections 5301 and 5308.17 of the Revised Code of Ohio as to covenants made and the warranties given by the Estate by the Entireties Survivorship Deed.

VOL 1358 PAGE 659

COPY

RE-13 Rev. 12-72

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Donald A. Conrad and Cecelia A. Conrad, Husband and Wife

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of Four Thousand Six Hundred and No/100---------- Dollars ($ 4600.00) to him 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:

Situated in the City of Avon Township Lot No. 4 Original Avon, County of Lorain, State of Ohio, and in Section 4, Town 7 North, Range 16 West and bounded and described as follows:

PARCEL NO. 49-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 76677, of the records of Lorain County and being located within the following described points in the boundary thereof:

49 - WD TRACT 1 OF 2

AUDITORS PARCEL # 10-04-00-004-102-044

Beginning at the 1-inch diameter pin found at the Southwest corner of O.L. 4; thence North 01° 40' 12" West a distance of 1319.61 feet 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 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 = 1,432.395 feet, Delta = 44° 20' 09", Arc = 1,108.40 feet, Chord = 1,080.95 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 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 56° 33' 04" East a distance of 302.82 feet to Sta. 200+08.22, thence North 33° 26' 56" East 47.38 feet left to the true point of beginning of the parcel herein described:

Thence North 57° 56' 50" West 137.84 feet along the existing Northerly Right-of-Way line of S.R. 611 to Sta. 198+70.42, 44.02 feet left; thence North 01° 35' 34" West 19.52 feet along the grantors' Westerly property line to Sta. 198+59.22, 60.00 feet left; thence South 65° 33' 41" East 127.71 feet along the new Northerly Right-of-Way line of S.R. 611 to Sta. 199+85.35, 80.00 feet left; thence South 01° 35' 34" East 39.85 feet to the true point of beginning and containing 3,406 square feet of land. (See Attached Description for Tract 2 of 2)

Grantor claims title by instrument(s) of record in D.B. 824/1390/1388/1358/797/600 Page 513/562/422/435/432/659/562/513 County Recorder's Office.

VOID 04-00-004-102-112 04-00-004-E 1/2

RE-13 Rev. 12-72

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Donald A. Conrad and Cecelia A. Conrad, Husband and Wife

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine includes the feminine) in consideration of the sum of Four Thousand Six Hundred and No/100---------- Dollars ($ 4600.00) to him 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:

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49 - WD TRACT 1 OF 2

AUDITORS PARCEL # 10-04-00-004-102-044

Beginning at the 1-inch diameter pin found at the Southwest corner of O.L. 4; thence North 01° 40' 12" West a distance of 1319.61 feet 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 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 = 1,432.395 feet, Delta = 44° 20' 09", Arc = 1,108.40 feet, Chord = 1,080.95 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 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 56° 33' 04" East a distance of 302.82 feet to Sta. 200+08.22, thence North 33° 26' 56" East 47.38 feet left to the true point of beginning of the parcel herein described:

Thence North 57° 56' 50" West 137.84 feet along the existing Northerly Right-of-Way line of S.R. 611 to Sta. 198+70.42, 44.02 feet left; thence North 01° 35' 34" West 19.52 feet along the grantors' Westerly property line to Sta. 198+59.22, 60.00 feet left; thence South 65° 33' 41" East 127.71 feet along the new Northerly Right-of-Way line of S.R. 611 to Sta. 199+85.35, 80.00 feet left; thence South 01° 35' 34" East 39.85 feet to the true point of beginning and containing 3,406 square feet of land. (See Attached Description for Tract 2 of 2)

Grantor claims title by instrument(s) of record in D.B. 824/1390/1388/1358/797/600 Page 513/562/422/435/432/659/562/513 County Recorder's Office.

APPROVED City of Avon - Lorain Co., OH No Plat Required 2/6/87 Date PLANNING COMMISSION Chrm.

For himself and his heirs, executors, administrators and assigns, the right of ingress and egress to and from any residual area.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever.