

WARRANTY DEED - FROM A CORPORATION (NO. 104A)

KNOW ALL MEN BY THESE PRESENTS:

That PRESTON COUNTRY CLUB, LTD a Corporation incorporated under the laws of the State of OHIO the Grantor(s), who claim its title by or through instrument _____, recorded in Volume _____, Page _____, County Recorder's Office, for the consideration of TEN DOLLARS AND 00/100 Dollars (\$10.00) received to its full satisfaction of Tirpak Enterprises, Inc. the Grantee(s), whose TAX MAILING ADDRESS will be 13645 Ravenna Road, Burton, Ohio do give, grant, bargain, sell and convey unto the said Grantee(s), its heirs and assigns, the following described premises situated in the Townships of Burton and Newbury and County of Geauga and State of Ohio:

See EXHIBIT "A"

be the same more or less, but subject to all legal highways. To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee(s), its heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee(s), its heirs and assigns, that at and until the ensealing 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 encumbrances whatsoever except taxes and assessments for the current half of the taxable year and thereafter, conditions and restrictions of record and any conditions, reservations, or easements created therewith and local zoning regulations, if any, and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee(s), its heir and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal,
by Joseph Cameratta, its Managing Partner
this 3rd day of June A.D., 1997

PRESTON COUNTRY CLUB, LTD

By: [Signature]
Joseph Cameratta

Signed in the presence of:

[Signature]
Carolyn Zielinski

[Signature]
Melissa Leslie

THE STATE OF OHIO }
 } SS.
CUYAHOGA COUNTY)

Before me, a Notary Public in and for said County, personally appeared the above named Preston Country Club, LTD by Joseph Cameratta, its Managing Partner 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 Broadview Hts., Ohio, this 3rd day of June, 1997

[Signature]
Notary Public

This instrument prepared by:
GRANTOR



EXHIBIT A
LEGAL DESCRIPTION

Situated in the Townships of Burton and Newbury, County of Geauga, State of Ohio and known as being part of Original Burton Township, Lot Nos. 11, 21, 22, 31 and 32 and part of Original Newbury Township, Lot No. 35, Tract No. 1 and is further bounded and described as follows:

Beginning at the intersection of the center line of Butternut Road (60 feet wide) with the center line of Ravenna Road (60 feet wide). Thence South 00°-00'-00" East, along said center line of Ravenna Road, a distance of 3596.29 feet to the Southwesterly corner of a parcel of land conveyed to Thomas P. and Brigette Charles by deed recorded in Volume 996, Page 95 of Geauga County Records and the principal place of beginning of the land herein described;

- Course 1 Thence North 89°-27'-47" East, along the Southerly line of land so conveyed to Thomas P. and Brigette Charles, passing through an iron pipe found at 24.20 feet, a distance of 1793.04 feet to an iron pipe found at the Southeasterly corner thereof;
- Course 2 Thence North 00°-48'-59" West, along the Easterly line of land so conveyed to Thomas P. and Brigette Charles and along the Easterly line of a parcel of land conveyed to Lyle J. and Bonni Morris by deed recorded in Volume 1071, Page 695 of Geauga County Records, a distance of 1518.25 feet to an iron pipe found at the Northeasterly corner thereof;
- Course 3 Thence South 89°-52'-59" West, along the Northerly line of land so conveyed to Lyle J. and Bonni Morris, a distance of 109.95 feet to an iron pipe found at the Southeasterly corner of a parcel of land conveyed to the Preston Country Club Ltd. by deed recorded in Volume 1015, Page 1084 of Geauga County Records;
- Course 4 Thence North 00°-19'-43" West, along the Easterly line of land so conveyed to the Preston Country Club Ltd. and along the Easterly line of a parcel of land conveyed to the Preston Country Club Ltd. by deed recorded in Volume 1019, Page 1123 of Geauga County Records, a distance of 1261.44 feet to an iron pipe found at the Northeasterly corner thereof and the Southerly line of Original Burton Township, Lot No. 1;

- Course 5 Thence South 89°-19'-45" East, along said Southerly line of Original Burton Township, Lot No. 1, a distance of 490.60 feet to the Northwesterly corner of a parcel of land conveyed to Robert G. Zanko by deed recorded in Volume 891, Page 1227 of Geauga County Records. Said point marked by an iron pin found 0.04 feet North and 0.29 feet East;
- Course 6 Thence South 00°-38'-08" West, along the Westerly line of land so conveyed to Robert G. Zanko, a distance of 567.39 feet to a 5/8" iron pin (#7065) set at the Southwesterly corner thereof and the Northerly line of a parcel of land conveyed to the Aquilla Cutting Horse Corral, Inc. by deed recorded in Volume 910, Page 1168 of Geauga County Records;
- Course 7 Thence North 89°-19'-45" West, along said Northerly line of land so conveyed to the Aquilla Cutting Horse Corral, Inc., a distance of 62.92 feet to an iron pin found at the Northwesterly corner thereof;
- Course 8 Thence South 03°-17'-09" West, along the Westerly line of land so conveyed to the Aquilla Cutting Horse Corral, Inc., a distance of 600.49 feet to an iron pin found at the Southwesterly corner thereof;
- Course 9 Thence South 89°-19'-42" East, along a Southerly line of land so conveyed to the Aquilla Cutting Horse Corral, Inc. and along the Southerly lines of parcels of land conveyed to James and Beth Schreiber-Gehring by deeds recorded in Volume 787, Page 1284 of Geauga County Records and Volume 706, Page 64 of Geauga County Records, a distance of 1231.89 feet to a 5/8" iron pin (#7065) set at the Southeasterly corner thereof;
- Course 10 Thence North 00°-38'-08" East, along the Easterly line of land so conveyed to James and Beth Schreiber-Gehring, as last aforesaid, a distance of 320.22 feet to an angle point in the Westerly line of Aquilla Road (60 feet wide);
- Course 11 Thence South 67°-01'-52" East, along the Southwesterly line of said Aquilla Road, a distance of 29.38 feet to the Westerly line of the John F. Garber's Subdivision No. 1 as shown by the recorded plat in Volume 7 of Maps, Page 99 of Geauga County Records;

- Course 12 Thence South 00°-48'-37" West, along said Westerly line of the John F. Garber's Subdivision No. 1, a distance of 1276.06 feet to a Northerly line of land conveyed to Larry and Leita Cirjak by deed recorded in Volume 995, Page 757 of Geauga County Records. Said point marked by an iron pin found South 88°-20'-42" East, 6.66 feet;
- Course 13 Thence North 88°-20'-42" West, along said Northerly line of land so conveyed to Larry and Leita Cirjak, a distance of 107.13 feet to an iron pin found at a Northwesterly corner thereof;
- Course 14 Thence South 00°-38'-04" West, along a Westerly line so conveyed to Larry and Leita Cirjak, a distance of 632.61 feet to an iron pin found at an interior corner thereof;
- Course 15 Thence South 79°-50'-39" West, along a Northerly line of land so conveyed to Larry and Leita Cirjak, a distance of 412.20 feet to an iron pin found at an angle point therein;
- Course 16 Thence South 16°-39'-25" West, along a Westerly line of land so conveyed to Larry and Leita Cirjak, a distance of 417.41 feet to an iron pin found at an angle point therein;
- Course 17 Thence South 61°-22'-52" East, along the Southwesterly line of land so conveyed to Larry and Leita Cirjak, a distance of 212.17 feet to an iron pin found at an angle point therein;
- Course 18 Thence South 46°-14'-17" East, continuing along the Southwesterly line of land so conveyed to Larry and Leita Cirjak, passing through an iron pin found at 470.49 feet, a distance of 596.05 feet to the most Southerly corner thereof and the Westerly line of Original Burton Township, Lot No. 22;
- Course 19 Thence South 01°-17'-29" West, along said Westerly line of Original Burton Township, Lot No. 22 a distance of 826.99 feet to a 5/8" iron pin (#7065) set at the Easterly prolongation of a Northerly line of a parcel of land conveyed to D. Gamiere by deed recorded in Volume 1019, Page 933 of Geauga County Records;

- Course 20 Thence North 88°-18'-51" East, continuing along said Easterly prolongation, a distance of 88.34 feet to a 5/8" iron pin (#7065) set at the Westerly line of a parcel of land conveyed to The City of Akron, Ohio by deed recorded in Volume 187, Page 381 of Geauga County Records;
- Course 21 Thence South 06°-31'-49" West, along said Westerly line of land so conveyed to The City of Akron, Ohio, a distance of 370.14 feet to a brass plate found at an angle point therein;
- Course 22 Thence South 24°-13'-11" East, continuing along said Westerly line of land so conveyed to The City of Akron, Ohio, passing through a brass plate found at 249.96 feet, distance of 521.40 feet to an angle point therein;
- Course 23 Thence South 21°-58'-11" East, continuing along said Westerly line of land so conveyed to The City of Akron, Ohio, a distance of 161.70 feet to an angle point therein;
- Course 24 Thence South 27°-54'-23" West, continuing along said Westerly line of land so conveyed to The City of Akron, Ohio, a distance of 428.53 feet to the Southwesterly corner thereof and the Northwesterly corner of a parcel of land conveyed to the City of Akron, Ohio by deed recorded in Volume 861, Page 997 of Geauga County Records;
- Course 25 Thence South 19°-09'-53" West, along the Westerly line of land so conveyed to the City of Akron, Ohio, a distance of 295.02 feet to an angle point therein;
- Course 26 Thence South 36°-50'-07" East, continuing along said Westerly line of land so conveyed to the City of Akron, Ohio, a distance of 91.46 feet to the Northeasterly corner of a parcel of land conveyed to E. and L. Mulacek by deed recorded in Volume 734, Page 1015 of Geauga County Records;
- Course 27 Thence North 86°-50'-06" West, along the Northerly line of land so conveyed to E. and L. Mulacek, a distance of 147.43 feet to the Southeasterly corner of land conveyed to D. Gamiere as aforesaid;
- Course 28 Thence North 22°-35'-54" East, along the Easterly line of land so conveyed to D. Gamiere, a distance of 390.40 feet to an angle point;

- Course 29 Thence North 80°-45'-36" West, along a Northerly line of land so conveyed to D. Gamiere, a distance of 239.45 feet to an iron pipe found at an angle point;
- Course 30 Thence North 49°-09'-29" East, along the Easterly line of land so conveyed to D. Gamiere, a distance of 32.59 feet to an iron pin pipe found at an angle point therein;
- Course 31 Thence North 28°-53'-21" East, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 124.21 feet to an iron pipe found at an angle point therein;
- Course 32 Thence North 18°-54'-55" East, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 152.52 feet to an iron pipe found at an angle point therein;
- Course 33 Thence North 09°-35'-48" West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 57.55 feet to an iron pipe found at an angle point therein;
- Course 34 Thence North 13°-33'-38" West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 113.01 feet to an iron pipe found at an angle point therein;
- Course 35 Thence North 10°-52'-17" West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 101.68 feet to an iron pipe found at an angle point therein;
- Course 36 Thence North 17°-12'-21" West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 204.62 feet to an iron pipe found at an angle point therein;
- Course 37 Thence North 14°-12'-26" West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 38.10 feet to an angle point therein;
- Course 38 Thence North 57°-35'-24" East, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 17.50 feet to an angle point therein;
- Course 39 Thence North 28°-47'-01" West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 377.10 feet to an angle point therein;

- Course 40 Thence North $44^{\circ}-04'-49''$ East, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 107.80 feet to an angle point therein;
- Course 41 Thence North $44^{\circ}-12'-54''$ West, continuing along said Easterly line of land so conveyed to D. Gamiere, a distance of 158.15 feet to the Northeasterly corner thereof;
- Course 42 Thence South $88^{\circ}-18'-51''$ West, along a Northerly line of land so conveyed to D. Gamiere, passing through an iron pipe found at 173.94 feet, a distance of 2054.60 feet to an iron pipe found at an interior corner thereof and the Easterly line of Original Newbury Township, Lot No. 36, Tract No. 1;
- Course 43 Thence North $00^{\circ}-33'-14''$ West, along said Easterly line of Original Newbury Township, Lot No. 36, Tract No. 1 and along the Easterly line of Original Newbury Township, Lot No. 35, Tract No. 1, a distance of 1336.58 feet to an iron pipe found at the Northeasterly corner of a parcel of land conveyed to Frank R., Jr. and Mary Kure by deed recorded in Volume 607, Page 777 of Geauga County Records;
- Course 44 Thence South $89^{\circ}-34'-23''$ West, along the Northerly line of land so conveyed to Frank R., Jr. and Mary Kure, passing through an iron pipe found at 802.44 feet, a distance of 828.80 feet to the Northwesterly corner thereof and the center line of Ravenna Road, as aforesaid;
- Course 45 Thence North $00^{\circ}-00'-00''$ East, along said center line of Ravenna Road, a distance of 540.51 feet to the principal place of beginning and containing 180.6262 Acres (7,868,079 Square Feet) of land according to a survey made by Thomas J. Neff, Jr. Registered Surveyor No. 7065-Ohio in March of 1995. (10.2874 Ac. in Newbury, 170.3388 Ac. in Burton)

The subject premises being part of Parcel No. 1 - South Parcel and all of Parcel No. 3 - River Parcel of land conveyed to Preston Country Club Ltd. By deed recorded in Volume 1014, Page 204 of Geauga County Records.

The basis of bearings for the premises surveyed is North $00^{\circ}-00'-00''$ East as the centerline of Ravenna Road by deed recorded in Volume 1014, Page 206 of Geauga County Records.

BUR 00238
NEW 00286

Be the same more or less but subject to all legal highways.

Excepting from the above described premises any part thereof acquired through change in the course of the Cuyahoga River occasioned by other than natural causes other than accretion.

20588L
June 25, 1997
File No. 10484.008

SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251

R.S. 6/27/1997
GEAUGA COUNTY ENGINEER