

CHC00018

Chardon Local Schools
picked up 6-4-1999

QUIT-CLAIM DEED

FROM

BOARD OF EDUCATION OF THE
CHARDON LOCAL SCHOOL DISTRICT

TO

VILLAGE OF CHARDON, OHIO

QUIT-CLAIM DEED

The Board of Education of the Chardon Local School District, Geauga County, Ohio, the Grantor, for valuable consideration paid grants to Village of Chardon, Ohio, Grantee, whose tax mailing address is: 111 Water Street, Chardon, Ohio, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, its heirs and assigns, the following described premises:

Situated in the Village of Chardon, County of Geauga, and State of Ohio and known as being part of Original Chardon Village Lot No. 132, further bounded and described as follows:

Beginning at the southwesterly corner of Sublot No. 4 of the Maple Hill Subdivision as shown by plat recorded in Volume 18, Page 87 of Geauga County Plat Records, said southwesterly corner referenced by a 3/4" iron pipe found 0.07 feet south and 0.06 feet east therefrom; Thence S 88 deg. 46 min. 52 sec. E, along the southerly line of said Maple Hill Subdivision 167.32 feet to a point therein as referenced by a 3/4" iron pipe found 0.06 feet north therefrom, said point being also the northeasterly corner of land described in deed to the Village of Chardon as recorded in Volume 723, Page 1226 of Geauga County Deed Records and the PRINCIPAL POINT OF BEGINNING of the parcel herein described;

Course No. 1 - Thence S 88 deg. 46 min. 52 sec. E, along the southerly line of said Maple Hill Subdivision, 83.21 feet to a 5/8" x 24" plastic-capped iron pin set therein;

Course No. 2 - Thence S 00 deg. 20 min. 02 sec. W, 240.16 feet to a 5/8" x 24" plastic-capped iron pin set in the southerly line of land described in a Lease Agreement as recorded in Volume 756, 1145 of Geauga County Deed Records;

Course No. 3 - Thence N 88 deg. 46 min. 52 sec. W, along the southerly line of said Lease Agreement land, 83.21 feet to a railroad spike with punch mark set at the southeasterly corner of said Village of Chardon land;

Course No. 4 - Thence N 00 deg. 20 min. 02 sec. E, along the easterly line of said Village of Chardon land, 240.16 feet to the PRINCIPAL POINT OF BEGINNING and containing 0.4587 acres of land be the same more or less and subject to all legal highways and easements of record. Basis of bearing cited within the above description is the northerly line of Chardon Park Allotment No. 4, N 88 deg. 45 min. 00 sec. W as recorded in Volume 8, Page 60 of Geauga County Plat Records.

December 4, 1998

Description prepared by:
John E. Jansky P.S. S- 6440
The C.W. Courtney Company
771 Beta Drive
Cleveland, Ohio 44143
(440) 449-4005

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

R.S. 5/17/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Prior Instrument Reference: This transfer represents a portion of the real estate conveyed to the Board of Education of the Chardon Local School District in Volume 247, Page 399 of the Deed Records at Geauga County, Ohio.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereto belonging unto the said Grantee, its heirs and assigns forever, but subject to the following restrictions:

1. That the Grantee shall hold and reserve the real property for public recreational purposes in accordance with the joint venture provisions of R.C. §755.16, and that if the real property ever ceases to be used for such purposes, then the Grantor shall retain the right to repurchase the premises upon payment of a repurchase price of One Dollar (\$1.00);
2. That the Grantee shall be prohibited from conveying, assigning, mortgaging or hypothecating any interest, right or title to said real property to any third party, without first offering to re-convey or assign the real property and improvements thereon to the Grantor for the consideration of One Dollar (\$1.00); and
3. That if the Grantee ceases to use either or both of such parcels of real property for public recreational purposes for a period of five (5) consecutive years, the title to such real property shall automatically revert back to the Grantor.

IN WITNESS WHEREOF, said Board of Education sets its hand and corporate seal by Betty Ferrall, its President and Paul J. Pestello, its Treasurer, this _____ day of March, 1999.

Signed and acknowledged
in the presence of:

BOARD OF EDUCATION OF THE
CHARDON LOCAL SCHOOL DISTRICT

Paula Palumbo
(Witness as to both)

By: Betty Ferrall
Betty Ferrall, President

John P. Tomsyn
(Witness as to both)

Paul J. Pestello
Paul J. Pestello, Treasurer

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STATE OF OHIO)
 :SS
COUNTY OF GEAUGA)

BE IT REMEMBERED, That on this 31st day of March, 1999, before me, a Notary Public in and for said County and State, personally appeared Betty Ferrall, President of the Board of Education of the Chardon Local School District and Paul J. Pestello, Treasurer of the Board of Education of the Chardon Local School District, both to me personally known, and acknowledged their signing of the foregoing Deed, and that the same is their voluntary act and deed on behalf of said Board of Education, and the voluntary and corporate act and deed of said Board of Education.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Margaret L. Gullis
Notary Public

This instrument prepared by:
Kevin R. Campbell, Esquire
MEANS, BICHIMER, BURKHOLDER
& BAKER CO, L.P.A.
Summit One, Suite 540
4700 Rockside Road
Cleveland, Ohio 44131-2152

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CHC 00018

Chardon local schools
picked up 6/4/1999

QUIT-CLAIM DEED

FROM

BOARD OF EDUCATION OF THE
CHARDON LOCAL SCHOOL DISTRICT

TO

VILLAGE OF CHARDON, OHIO

QUIT-CLAIM DEED

The Board of Education of the Chardon Local School District, Geauga County, Ohio, the Grantor, for valuable consideration paid grants to Village of Chardon, Ohio, Grantee, whose tax mailing address is: 111 Water Street, Chardon, Ohio, does Give, Grant, Bargain, Sell and Convey unto the said Grantee, its heirs and assigns, the following described premises:

Situated in the Village of Chardon, County of Geauga, and State of Ohio and known as being part of Original Chardon Village Lot No. 134, further bounded and described as follows:

Beginning at a 5/8" iron pin found at the northwesterly corner of Sublot 37 of the Rocky Cellars Subdivision Phase 2 as recorded in Volume 25, Page 104 of Geauga County Deed Plat Records, said iron pin being also in the southerly line of land described in deed to the Board of Education of the Chardon Local School District as recorded in Volume 247, Page 399 and described in a Lease Agreement as recorded in Volume 756, Page 1145 of Geauga County Deed Records and the PRINCIPAL POINT OF BEGINNING of the parcel herein described;

Course No. 1 - Thence N 88 deg. 45 min. 00 sec. W, along the southerly line of said Board of Education land and the northerly line of said subdivision, 314.20 feet to a 5/8" x 24" plastic-capped iron pin set therein and also at the southwest corner of said Lease Agreement;

Course No. 2 - Thence N 01 deg. 11 min. 48 sec. E, along the westerly line of said Lease Agreement, 337.54 feet to a 3/4" iron pipe found at a corner thereof;

Course No. 3 - Thence N 69 deg. 01 min. 19 sec. E, 770.83 feet to a 5/8" x 24" plastic-capped iron pin set;

Course No. 4 - Thence S 87 deg. 53 min. 02 sec E, 832.06 feet to a 5/8" x 24" plastic-capped iron pin set in the westerly line of land described in deed to the Village of Chardon as recorded in Volume 532, Page 1075 and Volume 143, Page 227 of Geauga County Deed Records;

Course No. 5 - Thence S 02 deg. 14 min. 14 sec. W, along the westerly line of said Village of Chardon land, 79.65 feet to a 3/4" iron pipe found at an angle point therein;

Course No. 6 - Thence S 36 deg. 34 min. 52 sec. W, continuing along the westerly line of said Village of Chardon land, 603.44 feet to a 5/8" iron pin found at an angle point therein;

Course No. 7 - Thence N. 88 deg. 09 min. 27 sec. W, along the northerly line of said Village of Chardon land, 154.37 feet to a 3/4" iron pipe found at an angle point therein;

Course No. 8 - Thence S 02 deg. 13 min. 38 sec. W, 49.51 feet to a 5/8" iron pin found in the westerly line of said Village of Chardon land, said pin being also at the southeasterly corner of said Board of Education land and also at the northeasterly corner of said Rocky Cellars Subdivision;

Course No. 9 - Thence N 88 deg. 29 min. 29 sec. W along the northerly line of said subdivision, 725.46 feet to the PRINCIPAL POINT OF BEGINNING and containing 17.3305 acres of land be the same more or less and subject to all legal highways and easements of record. Basis of bearing cited within the above description is the northerly line of Chardon Park Allotment No. 4, N 88 deg. 45 min. 00 sec. W as recorded in Volume 8, Page 60 of Geauga County Plat Records.

December 4, 1998
Revised May 10, 1999

Description prepared by:

John E. Jansky, P.S. S-6440
The C.W. Courtney Company
771 Beta Drive
Cleveland, Ohio 44143
(440) 449-4005

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 5/17/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Prior Instrument Reference: This transfer represents a portion of the real estate conveyed to the Board of Education of the Chardon Local School District in Volume 247, Page 399 of the Deed Records at Geauga County, Ohio.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereto belonging unto the said Grantee, its heirs and assigns forever, but subject to the following restrictions:

1. That the Grantee shall hold and reserve the real property for public recreational purposes in accordance with the joint venture provisions of R.C. §755.16, and that if the real property ever ceases to be used for such purposes, then the Grantor shall retain the right to repurchase the premises upon payment of a repurchase price of One Dollar (\$1.00);
2. That the Grantee shall be prohibited from conveying, assigning, mortgaging or hypothecating any interest, right or title to said real property to any third party,

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without first offering to re-convey or assign the real property and improvements thereon to the Grantor for the consideration of One Dollar (\$1.00); and

- 3. That if the Grantee ceases to use either or both of such parcels of real property for public recreational purposes for a period of five (5) consecutive years, the title to such real property shall automatically revert back to the Grantor.

IN WITNESS WHEREOF, said Board of Education sets its hand and corporate seal by Betty Ferrall, its President and Paul J. Pestello, its Treasurer, this _____ day of _____, 1999.

Signed and acknowledged in the presence of:

BOARD OF EDUCATION OF THE CHARDON LOCAL SCHOOL DISTRICT

(Witness as to both)

By: _____
Betty Ferrall, President

(Witness as to both)

Paul J. Pestello, Treasurer

STATE OF OHIO)
 :SS
COUNTY OF GEAUGA)

BE IT REMEMBERED, That on this _____ day of _____, 1999,
before me, a Notary Public in and for said County and State, personally appeared Betty Ferrall,
President of the Board of Education of the Chardon Local School District and Paul J. Pestello,
Treasurer of the Board of Education of the Chardon Local School District, both to me personally
known, and acknowledged their signing of the foregoing Deed, and that the same is their
voluntary act and deed on behalf of said Board of Education, and the voluntary and corporate act
and deed of said Board of Education.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official
seal on the day and year aforesaid.

Notary Public

This instrument prepared by:

Kevin R. Campbell, Esquire
MEANS, BICHIMER, BURKHOLDER
& BAKER CO, L.P.A.
Summit One, Suite 540
4700 Rockside Road
Cleveland, Ohio 44131-2152

CHC-00018

Chardon Local Schools
Picked up 6/4/1999

GENERAL WARRANTY DEED

FROM

BOARD OF EDUCATION OF THE
CHARDON LOCAL SCHOOL DISTRICT

TO

BOARD OF EDUCATION OF THE
CHARDON LOCAL SCHOOL DISTRICT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Board of Education of the Chardon Local School District, Geauga County, Ohio, the Grantor, for valuable consideration paid, does hereby grant, bargain, sell and convey with general warranty covenants to the Board of Education of the Chardon Local School District, the Grantee, whose tax mailing address is 428 North Street, Chardon, Ohio 44024, the following described premises:

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Original Chardon Village Lot No. 132, 133 and 134, further bounded and described as follows:

Beginning at the southwesterly corner of Sublot No. 4 of the Maple Hill Subdivision as shown by plat recorded in Volume 18, Page 87 of Geauga County Plat Records, said southwesterly corner referenced by a 3/4" iron pipe found 0.07 feet south and 0.06 feet east therefrom; Thence S 88 deg. 46 min. 52 sec. E, along the southerly line of said Maple Hill Subdivision 250.53 feet to a 5/8" x 24" plastic-capped iron pin set therein and the PRINCIPAL POINT OF BEGINNING of the parcel herein described;

Course No. 1 - Thence S 88 deg. 46 min. 52 sec. E, along the southerly line of said Maple Hill Subdivision, 375.70 feet to a 3/4" iron pipe found at the southeasterly corner thereof;

Course No. 2 - Thence N 00 deg. 55 min. 40 sec. E, along the easterly line of said Maple Hill Subdivision, 569.86 feet to a 3/4" iron pin found at the northeasterly corner thereof, said pin being also in the southerly line of land described in deed to Tony J. Pryately as recorded in Volume 502, Page 216 of Geauga County Deed Records;

Course No. 3 - Thence S 89 deg. 03 min. 18 sec. E, along the southerly line of said Pryately land, 1543.86 feet to the southeasterly corner thereof as referenced by a 3/4" iron pipe found 5.39 feet north therefrom, said corner being also in the westerly line of land described in deed to the Village of Chardon as recorded in Volume 532, Page 1075 and Volume 143, Page 227 of Geauga County Deed Records;

Course No. 4 - Thence S. 02 deg. 14 min. 14 sec. W, along the westerly line of said Village of Chardon land, 685.55 feet to a 5/8" x 24" plastic-capped iron pin set therein;

Course No. 5 - Thence N 87 deg 53 min. 02 sec. W, 832.06 feet to a 5/8" x 24" plastic-capped iron pin set;

Course No. 6 - Thence S 69 deg. 01 min. 19 sec. W, 770.83 feet to a 3/4" iron pipe found at the corner of a Lease Agreement as recorded in Volume 756, Page 1145 of Geauga County Deed Records;

Course No. 7 - Thence S 01 deg. 11 min. 48 sec. W, along the westerly line of said Lease Agreement, 337.54 feet to a 5/8" x 24" plastic-capped iron pin set at the southwesterly

corner thereof, said pin being also in the northerly line of Chardon Park Allotment No. 4 as recorded in Volume 8, Page 60 of Geauga County Plat Records;

Course No. 8 - Thence N 88 deg. 45 min. 00 sec. W, along the northerly line of said Chardon Park Allotment No. 4, 596.07 feet to a point in the easterly sideline of Maple Avenue (60 feet wide) and the northwesterly corner of land described in deed to P.A. Marks II and H.A. Marks as recorded in Volume 1129, Page 938 of Geauga County Deed Records, said point referenced by a 3/4" iron pipe found 0.31 feet south and 0.55 feet east therefrom;

Course No. 9 - Thence N 00 deg. 09 min. 29 sec. E, along the easterly sideline of Maple Avenue, 483.57 feet to a point therein being also the southwesterly corner of land described in deed to the Village of Chardon as recorded in Volume 723, Page 1226 of Geauga County Deed Records, said point referenced by an iron pin found 0.23 feet north and 0.43 feet east therefrom;

Course No. 10 - Thence S 88 deg. 46 min. 52 sec. E, along the southerly line of said Village of Chardon land and its easterly prolongation being the southerly line of said Lease Agreement land, 249.79 feet to a 5/8" x 24" plastic-capped iron pin set therein;

Course No. 11 - Thence N 00 deg. 20 min. 02 sec E, 240.16 feet to the PRINCIPAL POINT OF BEGINNING and containing 34.7651 acres of land be the same more or less and subject to all legal highways and easements of record. Basis of bearing cited within the above description is the northerly line of Chardon Park Allotment No. 4, N 88 deg. 45 min. 00 sec. W as recorded in Volume 8, Page 60 of Geauga County Plat Records.

Prior Instrument Reference: This transfer represents a portion of the real estate conveyed to the Board of Education of the Chardon Local School District in Volume 247, Page 399 of the Deed Records at Geauga County, Ohio and consists of all of Parcel No. 2 (20 Ac.) And 14.7651 acres of Parcel No. 1..

December 4, 1998
Revised May 10, 1999

Description prepared by:

John E. Jansky, P.S. S-6440
The C.W. Courtney Company
771 Beta Drive
Cleveland, Ohio 44143
(440) 449-4005

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

R.S. 5/17/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

The said Grantor does hereby covenant and warrant that the title so conveyed is free and clear of all liens and encumbrances whatsoever except easements and restrictions of record, if any, zoning ordinances and all legal highways, and proration of real estate taxes and assessments, both general and special, if any, between the parties, and Grantor will warrant and defend the premises, with the

appurtenances thereunto belonging to the said Grantee, its assigns and successors forever, against all lawful claims and demands whatsoever.

TO HAVE AND TO HOLD all the estate, right, title, and interest of the said Grantor in and to the said premises to have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its assigns and successors forever.

IN WITNESS WHEREOF, said Board of Education sets its hand and corporate seal by Betty Ferrall, its President, and Paul J. Pestello, its Treasurer, this _____ day of _____, 1999.

Signed, sealed and acknowledged
in the presence of:

BOARD OF EDUCATION OF THE
CHARDON LOCAL SCHOOL DISTRICT
GRANTOR

(Witness as to both)

By: _____
Betty Ferrall, President

(Witness as to both)

By: _____
Paul J. Pestello, Treasurer

STATE OF OHIO)
 :SS
COUNTY OF GEAUGA)

BE IT REMEMBERED, That on this _____ day of _____, 1999, before me, a Notary Public in and for said County and State, personally appeared Betty Ferrall, President of the Board of Education of the Chardon Local School District and Paul J. Pestello, Treasurer of the Board of Education of the Chardon Local School District, both to me personally known, and acknowledged their signing of the foregoing Deed, and that the same is their voluntary act and deed on behalf of said Board of Education, and the voluntary and corporate act and deed of said Board of Education.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

NOTARY PUBLIC

This instrument prepared by:
Kevin R. Campbell, Esq. (0033064)
MEANS, BICHIMER, BURKHOLDER
& BAKER CO, L.P.A.
Summit One, Suite 540
4700 Rockside Road
Cleveland, Ohio 44131-2152