

THO-00048
THO 00048

DOERR
picked up 11-6-1996
30-095808
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GENERAL WARRANTY DEED

PEGGY ANN PROUDFOOT, UNREMARIED of Geauga County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to CARLA D. DOERR, whose tax-mailing address is 5970 Keith Drive, Madison, OH 44057 the following real property:

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 11/5/1996
GEAUGA COUNTY ENGINEER

SITUATED IN THE TOWNSHIP OF THOMPSON, COUNTY OF GEAUGA AND STATE OF OHIO, AND KNOWN AS THAT PORTION OF LOT NO. 10, OF A PORTION OF LANDS REMAINING TO PEGGY ANN PROUDFOOT AS RECORDED IN VOLUME 1039, PAGE 122 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED: BEGINNING AT A POINT TO MARK THE CENTERLINE OF CLAY STREET (60 FEET WIDE), AND BEING LOCATED NORTH 06 DEGREES 31' 00" EAST, 200.00 FEET FROM THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY TO JOSEPH SABATOS AND RECORDED IN VOLUME 232, PAGE 169, WITH THE SOUTHWEST CORNER TO SAID PEGGY ANN PROUDFOOT; THENCE THROUGH THE LANDS OF THE GRANTOR HEREIN THE FOLLOWING (6) COURSES AND DISTANCES: NORTH 06 DEGREES 31' 00" EAST, A DISTANCE OF 156.15 FEET TO MARK A POINT IN SAID CENTERLINE, WITH THE SOUTHWEST CORNER OF LANDS TO EDWARD E. AND CHARLOTTE F. SOLLARS AS RECORDED IN VOLUME 1005, PAGE 1320; THENCE SOUTH 87 DEGREES 52' 11" EAST, (THRU A 1/2" IRON PIPE FOUND AT 31.06 FEET) A TOTAL DISTANCE OF 2102.90 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT IN SAID SOUTH LINE OF EDWARD SOLLARS WITH A NORTHWEST CORNER OF LANDS TO M. O. COVERT AS RECORDED IN VOLUME 629, PAGE 96; THENCE SOUTH 21 DEGREES 11' 41" WEST, A DISTANCE OF 373.36 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT IN SAID WEST LINE OF M. O. COVERT, WITH THE NORTH LINE OF LANDS NOW OR FORMERLY TO JOSEPH SABATOS AS RECORDED IN VOLUME 232, PAGE 169; THENCE NORTH 87 DEGREES 56' 00" WEST, A DISTANCE OF 1541.06 FEET TO A 5/8" CAPPED IRON PIN SET TO MARK A POINT IN SAID NORTH LINE OF JOSEPH SABATOS; THENCE NORTH 06 DEGREES 31' 00" EAST, A DISTANCE OF 200.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT; THENCE NORTH 87 DEGREES 56' 00" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 437.04 FEET) A TOTAL DISTANCE OF 467.13 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 14.564 ACRES AS SURVEYED AND DESCRIBED IN APRIL, 1996 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 1342* BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

*BASIS OF BEARINGS USED HEREIN ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF PERMANENT PARCEL NUMBER: 30-058900 CLAY STREET.

THIS CONVEYANCE IS MADE WITH GENERAL WARRANTY COVENANTS AS PROVIDED IN THE OHIO REVISED CODE SECTION 5302.06, EXCEPTING HOWEVER, RESTRICTIONS OF RECORD, RESERVATIONS, EASEMENTS, CONDITIONS OF RECORD, ZONING ORDINANCES, IF ANY,*

WITNESS our/my hand(s) this 30 day of September, 1996.

*AND TAXES AND ASSESSMENTS, BOTH GENERAL AND SPECIAL, IF ANY.

Signed and acknowledged in the presence of:

Barbara Burgett
WITNESS Barbara Burgett

Peggy Ann Proudfoot
PEGGY ANN PROUDEFOOT

Deborah L. DePledge
WITNESS Deborah L. DePledge

State of Ohio, County of Gauga

This foregoing instrument was acknowledged before me this 30th day of September, 1996, by PEGGY ANN PROUDFOOT, UNREMARIED.

WITNESS my official signature and seal on the day last above mentioned.

Kristie M. Goodwin
NOTARY PUBLIC

KRISTIE M. GOODWIN
Notary Public, State of Ohio
My Commission Expires Sept. 26, 1999
(Recorded in Ashtabula County)

SEAL EXPIRATION DATE

This document was prepared by:
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