



LIEN SEARCH

PREPARED FOR:

John C. Froelich

Date: May 24, 2017 @ 7:59 a.m.

Fee Holder: Fee Simple

As of the date and time referenced above, we find the following:

The last document in the chain of title to said land as disclosed by the Official Records of Ashtabula County, Ohio purporting to convey the fee title to said land is:

Grantor: Dr. Joseph A. DeNunzio, D.D.S., Co., P.C.

Grantee: Dr. Joseph A. DeNunzio, D.D.S., Co., P.C. and Lorrie A. DeNunzio

Dated: July 30, 2015

Filed: August 7, 2015

Recorded: Book 593, Page 2094-2096

Type: Survivorship Tenancy Deed

The latest available Lorain County Treasurer's duplicate discloses the following:

Permanent Parcel No.: 12-116-00-011-00

Parcel Address: 333 Liberty Street, Conneaut, OH 44030

Taxes for the First half 2016, listed in the name of Dr. Joseph A. DeNunzio, D.D.S., Co., P.C. and Lorrie A. DeNunzio Parcel No. 12-116-00-011-00 in the amount of \$1,191.32 are PAID.

Taxes for the Second half 2016, in the amount of \$1,191.32 are a lien not yet due and payable.

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

LEGAL DESCRIPTION

Situated in the City of Conneaut, County of Ashtabula and State of Ohio:

And known as being part of Lot No. 5, Section No. 3, Township No. 14, Range 1, and described as follows:

Beginning in the center of Liberty Street, at a point ten (10) feet Westerly from the angle in said Street opposite the residence of J.M. Fifield; thence North 78 degrees 30' West along the center of said street Forty (40) feet; thence South 5 degrees 15' East, One Hundred Eighty-One (181) feet to a stone and bricks at the top of the hill; thence South 2 degrees 35' East, One Hundred and Fifth-Five (155) feet to a boulder and bricks at the foot of the hill in the North line of lands formerly owned by Abner Scott; thence North 81 degrees about Ninety-Four (94) feet to a stone monument at the Southwest corner of land of D.B. McMullen; thence Northerly along said McMullen's West line to the place of beginning, containing about one-half acre of land.

RESERVE AND EXCEPTING a strip of land about Sixty (60) feet wide conveyed to the Pittsburgh, Shanango, and Lake Erie Railroad Company for a right of way, as now located across the South end of said land.

Parcel No. 12-116-00-011-00

Address: 333 Liberty Street, Conneaut, OH 44030

That an examination of the Official Records of Ashtabula County, Ohio reveals no mortgage to effect said land in the name of the Grantee other than those set out below under exceptions: provided however, that no liability is assumed with respect to the identity of any party named or referred to in this Schedule, nor with respect to the validity, legal effect or priority of any matter shown as an exception.

EXCEPTIONS:

NONE