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Receipt#: 2011-00007524
Fee Amt: \$60.00 Page 1 of 6
Ashtabula County, Ohio
Judith A. Barta Recorder
File# 2011-00007385

BK **500** PG **371-376**

In compliance with Sec. 319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968

\$ 230,000

WESTERN RESERVE TITLE CO
PICK UP

Not

TRANSFERRED
Auditor, Ashtabula County, Ohio

AUG 12 2011 \$ 1.00

SHERIFF'S DEED
Rev. Code Sec. 2329.36

Roger A. Collett, CPA

I, William R. Johnson, Sheriff of Ashtabula County, Ohio, pursuant to Order of Sale dated December 9, 2010, Confirmation of Sale entered July 18, 2011, and in consideration of the sum of \$ 230,000.00, the receipt of which is hereby acknowledged, do hereby **GRANT, SELL AND CONVEY**, unto **THE HUNTINGTON NATIONAL BANK**, all the right, title and interest of the parties in Court of Common Pleas, Ashtabula County, Ohio, Case No. 2009 CV 00834, *THE HUNTINGTON NATIONAL BANK, SUCCESSOR BY INTEREST TO SKY BANK vs. URIE H. YODER*, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Ashtabula and State of Ohio, known and described as follows, to-wit:

(See Attached Legal Description)

Premises commonly known as: 4510 State Route 7, Andover, Ohio 44003

Tax mailing address: THE HUNTINGTON NATIONAL BANK
c/o 323 W. Lakeside Avenue, Suite 200
Cleveland, Ohio 44113

This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: Henry J. Yoder and Elizabeth M. Yoder
 Permanent Parcel Nos: 01-011-00-010-00 (Parcels One and Two)
 01-011-00-008-00 (Parcel Three)
 Prior Instrument Reference: Vol. No. 59, Page No. 5727

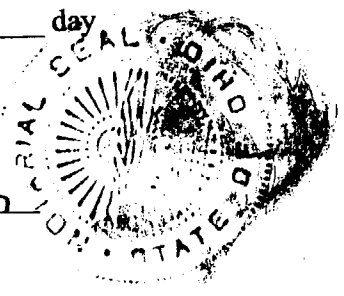
Executed this 11 day of August 2011.

William R. Johnson
 William R. Johnson,
 Sheriff of Ashtabula County, Ohio

STATE OF OHIO)
) SS:
 COUNTY OF ASHTABULA)

The foregoing instrument was acknowledged before me this 11 day
 of August 2011, by William R. Johnson, Sheriff of Ashtabula County, Ohio.

Pamela J. Bloom
 Pamela J. Bloom, Notary
 Residence Co. - Ashtabula
 State of Ohio
 My Commission Exp. 3/29/2016



This Instrument Prepared By:
 Robert S. Ohly, Esq.
 15985 E. High Street, No. 207
 P.O. Box 1236
 Middlefield, Ohio 44062
 440-632-9090

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Andover, County of Ashtabula and State of Ohio:

PARCEL NO. 1:

Being parts of Lots Nos. Twenty-two (22) and Twenty-three (23) in said Township and bounded and described as follows:

Beginning in the center of the North and South center road, known as State Route No. 7, at the Northwest corner of lands of John A. and Corabel Fenton;

THENCE North along the center of said road 24 feet to the Southwest corner of lands of Adam and Edith M. Frew;

THENCE East along the South line of said Frew lands 171 feet to the Southeast corner thereof;

THENCE North along the East line of said Frew lands 332 feet to the Northeast corner thereof;

THENCE West along the North line of said Frew lands 171 feet to the center of said road;

THENCE North along the center of said road to the Southwest corner of lands of Frank Porter;

THENCE East along the South line of said Porter lands 16 rods 6 feet [270'] to the Southeast corner thereof;

THENCE North along the East line of said Porter lands 15 rods [247.5'] to the South line of lands of Grace Sparling;

THENCE East along the South line of said Sparling lands to the Southeast corner thereof;

THENCE North along the East line of said Sparling lands 160 feet to an inside corner thereof;

THENCE East along the South line of said Sparling lands 16.3 rods [268.95'] to the East line of said Lot No. 22;

THENCE South along the East lines of said Lots Nos. 22 and 23 to the Northeast corner of said lands of John A. and Corabel Fenton;

THENCE West along the North line of said Fenton lands to the place of beginning and containing within said boundaries Ninety-eight and Thirty-two one hundredths (98.32) acres of land, be the same more or less, but subject to all legal highways. Being the same premises described in deeds recorded in Volume 238 at page 510; Volume 403 at page 624; Volume 475 at page 136; and Volume 493 at page 103 of Ashtabula County Deed Records.

EXCEPTING AND RESERVING from [Parcel No. 1 of] the above described premises the following: And being a part of Lot 23 in said Township, being further bounded and described as follows:

Beginning in the centerline of State Route 7, said point being 1683.32 feet northerly from the intersection of State Route 7 and Fenkell Road; said point also being at the northeast corner of lands conveyed to Kevin S. and Deanne M. Kessler recorded in Volume 050, Page 8003 of the Ashtabula County Deed Records; said point also being the principle place of beginning;

THENCE North $01^{\circ} 05' 23''$ East for a distance of 705.36 feet to a point;

THENCE South $88^{\circ} 56' 58''$ East for a distance of 215.46 feet to an iron pin set and also passing through an iron pin set in the Easterly right of way of State Route 7;

THENCE South $01^{\circ} 05' 23''$ West for a distance of 164.28 feet to an iron pin set;

THENCE South $88^{\circ} 56' 58''$ East for a distance of 122.00 feet to an iron pin set;

THENCE South $01^{\circ} 05' 23''$ West for a distance of 541.08 feet to an iron pin set;

THENCE North $88^{\circ} 56' 58''$ West for a distance of 337.46 feet along the north line of lands deeded to aforesaid Kessler to the centerline of State Route 7 and the principle place of beginning, and passing through an iron pin set in the easterly right of way of State Route Seven. Said property contains 5.0044 acres more or less.

PARCEL NO. 2:

Being a part of Lot No. Thirty-three (33) in said Township, and bounded and described as follows:

Beginning in the Northwest corner of said Lot 33;

THENCE East along the North line of said Lot, about Seventy-nine (79) rods to the Northwest corner of lands of Pearl Rose;

THENCE South along the West line of said Rose lands, Eighty-three (83) rods to a point;

THENCE West parallel with the North line of said Lot No. 33, about Seventy-nine (79) rods to the West line of said Lot No. 33;

THENCE North along the West line of said Lot No. 33, Eighty-three (83) rods to the place of beginning, and containing within said boundaries about Forty-one (41) acres of land, be the same more or less, but subject to all highways.

PARCEL NO. 3:

Being a part of Lot Twenty-two (22) in said Township and bounded and described as follows:

Beginning in the centerline of a North and South Public Highway known as State Route 7 at the Northwest corner of lands of F. C. Porter;

THENCE East along the North line of said Porter lands and continuing East along the North line of lands of L. Edwin McClurg 2393 feet to a corner of said McClurg lands;

THENCE North along the West line of said McClurg lands 151 feet to a corner thereof;

THENCE East along the North line of said McClurg lands 264 feet to the West line of Lot 23;

THENCE North along the west line of Lot 23, a distance of 209.9 feet to the Southeast corner of lands of Kenneth E. and Barbara S. Sparling;

THENCE Westerly along the South line of said Sparling lands 2658.5 feet to the centerline of said State Route 7;

THENCE South along the centerline of State Route 7, 361.7 feet to the place of beginning, and containing within said boundaries 21.27 acres of land be the same more or less, but subject to all legal highways.

Premises Address: 4510 State Route 7, Andover, Ohio 44003,

PPN: 01-011-00-010-00 (Parcels One and Two)

PPN: 01-011-00-008-00 (Parcel Three)

PRIOR DEED REF. : VOL. 59, PG 5727

CASE # 2009CV0834

**SURVEY UPDATE REQUIRED
REQUIREMENTS FOR NEXT TRANSFER**

By DAE Date 12-13-2010
ASHTABULA COUNTY ENGINEER