

OTIRB Record Products

Preliminary Judicial Report  
(04/15/2010)

**First American Title Insurance Company**

File No: FC13188724  
LSR No: 201315847

Premium: \$270.00  
JR No: 5007339-127625

**PRELIMINARY JUDICIAL REPORT**

**SCHEDULE A**

**DESCRIPTION OF LAND**

**Parcel No. 1.** Situated in the City of Painesville, County of Lake and State of Ohio, and known as being a part of Lot No. 14 in Tract No. 2 of said City and is bounded and described as follows:

Beginning at an iron pipe stake in the southerly line of Walnut Avenue at the northwest corner of a 0.6159 acre parcel conveyed to Theodore V. Kneale by deed dated April 21, 1931 and recorded in Volume 138, Page 482, Lake County Record of Deeds.

Thence N. 64° -01' E. along the said southerly line of Walnut Avenue a distance of 40.00 feet to an iron pipe stake.

Thence S. 15° -42' E. parallel with the easterly line of the above mentioned 0.6159 acre parcel of land, a distance of 150.00 feet to an iron pipe stake.

Thence S. 64° - 01' W. a distance of 40.00 feet to an iron pipe stake.

Thence N. 15° -42' W. a distance of 150.00 feet to the place of beginning and containing 0.1355 acres of land according to a survey made by Homer A. Cole, Ohio Registered Surveyor No. 1335, be the same more or less, but subject to all legal highways.

**Parcel No. 2.** Also conveying to the grantee herein, his heirs, executors, administrators and assigns, an easement and the right to the use of a strip of land 10 feet in width, extending from the southerly side of Walnut Avenue along the westerly line of the premises described as Parcel No. 1 formerly owned by Helen Kneale Durand, as formerly conveyed to her, a distance of 150 feet, to be used for driveway purposes, said easement being described in the deed recorded in Volume 378, page 200, 201, Lake County Deed Records.

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Parcel No. 3. Situated in the City of Painesville, County of Lake and State of Ohio, and known as being a part of Lot No. 14 in Tract 2 of said City and is bounded and described as follows: Beginning at an iron pipe stake in the southerly line of Walnut Avenue at a point 40 feet east of the point where Walnut Avenue is intersected by the east line of land formerly owned by Orlo Sweet, which place of beginning is also the northeasterly corner of premises formerly owned by Helen Kneale Durand, as formerly conveyed to her by Theodore V. Kneale; thence easterly along the southerly line of Walnut Avenue a distance of 40 feet to a point marked by an iron pipe stake; thence south  $15^{\circ} 45'$  east on a line intended to be parallel with the easterly line of the premises formerly owned by Helen Kneale Durand a distance of 245 feet to a point marked by an iron pipe stake; thence south  $72^{\circ} 35'$  west a distance 40 feet to a point; thence northerly a distance of 245 feet, a portion of which course is the easterly line of the premises formerly owned by Helen Kneale Durand, to the place of beginning. Containing .2249 acres of land, be the same more or less, but subject to all legal highways.

Parcel No. 4. Also conveying to the grantee, his heirs, executors, administrators and assigns, an easement and the right to the use of a strip of land 10 feet in width along the southerly line of the premises hereinabove described in Parcel No. 3, continuing in an easterly direction to the westerly line of Hoyt Street for use for driveway purposes, as reserved in the deed from Theodore V. Kneale to The Equity Lumber Co. and recorded in Vol. 377 page 129 Lake County Deed records

Assessment Approved

Parcel No. 15B0100000340

Property Address: 76 East Walnut Avenue, Painesville, OH 44077