

Case No. 13CF001432
Wells Fargo Bank, N.A. vs.
Beverly M. Webb, et al.

OTIRB Record Products

Preliminary Judicial Report
(04/15/2010)

First American Title Insurance Company

File No: FC13189056
LSR No: 201316591

Premium: \$945.00
JR No: 5007339-127865

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

Situated in the Township of Concord, County of Lake and State of Ohio: Being part of Lot No. 5, Tract No. 1 within said township and further described as follows: Beginning at an iron pin found at the intersection of the centerline of Concord-Hambden Road (S.R. 608) and the centerline of Winchell Road, said point of beginning also being a point in the northwesterly line of land conveyed to Linda Skok by deed recorded in Vol. 98, Page 684 of the official records of Lake County; thence North 20 deg. 06' 28" West along the centerline of Concord-Hambden Road, a distance of 892.17 feet to a point; thence South 89 deg. 27' 55" East, passing through an iron pin set at 35.26 feet, a distance of 346.73 feet to an iron pin set in the East line of said Lot No. 5, Tract No. 1; Thence South 00 deg. 08' 00" East along the East line of said Lot No. 5, Tract No. 1, a distance of 803.76 feet to an iron pin set at the Northeasterly corner of the aforementioned Skok Land; Thence South 53 deg. 39' 30" West along the Northwesterly line of the said Skok land, a distance of 51.97 feet to the place of beginning, passing through an iron pine set 34.37 feet therefrom, containing within said bounds 3.7097 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761, dated December 28, 1988.

Excepting and reserving a 0.89 acre parcel of land conveyed to Frederick and Marguerite Schoenig by deed dated June 24, 1991 and recorded in Deed Volume 627, Page 750 of Lake County Records.

Being the same property conveyed by deed recorded in Volume 651, Page 499 of the Lake County, Ohio Records.

Also:

Situated in the Township of Concord, County of Lake and State of Ohio: And being part of Lot 16, Tract 1, and bounded and described as follows: Beginning at a point in the Westerly line of Lot 16, at the Northeasterly corner of land conveyed to Jerry M. and Beverly M. Webb by deed Volume 651, Page 499 of Lake County Records. Thence S. 89-27-55-E a distance of 290 feet to a point. Thence Southerly and parallel with the Westerly line of said Lot 16, Tract 1, to a point in the Northerly line of land conveyed to Frederick Jr. and Marguerite Schoenig by deed Volume 720, Page 699 of Lake County Records. Thence N-88-16-39-W along the Northerly line of land of said Schoenig to a point in the easterly line of land conveyed to Webb as aforesaid, being also the Westerly line of Original Lot 16, Tract 1, thence Northerly along said lot line to the place of beginning be the same more or less.

Being the same property conveyed by deed recorded in Volume 814, Page 1228 of the Lake County, Ohio Records.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Parcel Nos. 08A0020000250 & 08A0070000170

Property Address: 12441 Concord Hambden Road, Concord, OH 44077

PJR

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