

**WESTCOR LAND TITLE INSURANCE COMPANY**

ORDER NO. 2289624

**PRELIMINARY JUDICIAL REPORT  
SCHEDULE A  
DESCRIPTION OF LAND**

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT 4, TRACT 2, IN SAID TOWNSHIP AND IS BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING IN THE CENTER LINE OF PROUTY ROAD AT THE SOUTHWEST CORNER OF LAND CONVEYED TO JAMES T. EVANS, BY DEED DATED JUNE 2, 1936 AND RECORDED IN VOLUME 154, PAGE 429 OF LAKE COUNTY DEED RECORDS; THENCE ALONG THE CENTERLINE OF PROUTY ROAD, S. 69 DEG. 09' 30" WEST, A DISTANCE AT 100.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO MABEL HENSEL BY DEED DATED AUGUST 22 1956, AND RECORDED IN VOLUME 420, PAGE 234 OF LAKE COUNTY DEED RECORDS, THENCE ALONG THE EASTERLY LINE OF LAND OF HENSEL AS AFORESAID N. 19 DEGREES 10' 50" W. (AT 30.00 FEET PASSING THROUGH AN IRON PIPE STAKE IN THE SOUTHERLY LINE OF LAND CONVEYED TO FLORENCE D. LUSE BY DEED DATED AUGUST 12, 1946 AND BY DEED DATED MARCH 9, 1955 AND RECORDED IN VOLUME 379, PAGE 54 OF LAKE COUNTY DEED RECORDS. THENCE ALONG THE SOUTHERLY LINE OF LUSE'S LAND AS AFORESAID N. 81 DEGREES 39' 50" E. A DISTANCE OF 101.78 FEET TO AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF LAND OF EVANS AS AFORESAID; THENCE ALONG THE WESTERLY LINE OF EVANS LAND AS AFORESAID, S. 19 DEGREES 10' 50" E. (PASSING THROUGH AN IRON PIPE STAKE NEAR THE NORTHERLY LINE OF PROUTY ROAD) A DISTANCE OF 600.20 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1.403 ACRES OF LAND, EXCEPTING AND RESERVING .50 ACRES PARCEL OF LAND CONVEYED TO EUGENE AND LINDA N. KANGAS ON FEBRUARY 5, 1973, IN DEED VOLUME 775, PAGE 819 OF LAKE COUNTY RECORD OF DEEDS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEING THE SAME PROPERTY CONVEYED TO NANCY DUBIN AKA NANCY M. DUBIN BY DEED FROM JEFFREY R. SZUTER AND REGENA O. SZUTER, HUSBAND AND WIFE RECORDED 09/30/2002 IN DEED INSTRUMENT NO. 2002R049172, IN THE RECORDER'S OFFICE OF LAKE COUNTY, OHIO.

Parcel Number 08A0140000360

Property Address: 11385 PROUTY ROAD, CONCORD TWP, OH 44077

**SOURCE OF TITLE**