

FIRST AMERICAN TITLE INSURANCE COMPANY

Number 5007339-160151  
File Number 15-006213

PRELIMINARY JUDICIAL REPORT  
SCHEDULE A  
DESCRIPTION OF LAND

Situated in the Township of Madison, County of Lake, and State of Ohio: and being part of Lot 7, Tract 1 and being a resurvey of the land described in Warranty Deed to the Secretary of Housing and Urban Development recorded April 22, 2010 in File 2010R008220 (Parcel No. 01-A-082-0-00-009-0); and being more definitely described as follows:

Beginning in the centerline of Dock Road (60 feet wide) at the intersection with the south line of Lot 7;

Thence along the centerline of Dock Road North  $03^{\circ} 25' 00''$  East, 607.65 feet to a surveyor nail set at the northwest corner of the 3.25 acre parcel of land described in Warranty Deed to June A. Selwyn recorded December 10, 1997 in File 1997R045134 (Parcel No. 01-A-082-0-00-021-0) and the Principal of Beginning of the land herein described;

Course 1

Thence continuing along the centerline of Dock Road North  $03^{\circ} 25' 00''$  East, 120.00 feet to a surveyor nail set at a southwest corner of the 10.000 acre parcel of land described in Survivorship Deed to Deed to Gerald L. Bailey and Mary C. Bailey recorded December 26, 1977 in Deed Book 838, Page 1261 (Parcel No. 01-A-082-0-00-008-0);

Course 2

Thence along a south line of said 10.000-acre parcel South  $87^{\circ} 12' 30''$  East 577.02 feet to a 1/2-inch iron pipe found (at grade) in the East line of Lot 7 and passing through a 1/2-inch iron pipe found (at grade) 25.00 feet from centerline;

Course 3

Thence along the east line of Lot 7 South  $02^{\circ} 09' 45''$  West, 120.00 feet to an iron rod set at the northeast corner of the aforementioned 0.325-acre parcel;

Course 4

Thence along the north line of said 0.325-acre parcel North  $87^{\circ} 12' 30''$  West, 579.64 feet to the principal place of beginning and passing through a 5/8 inch iron rod found (5 inches below grade) 25.00 feet from centerline;

Containing within said bounds 1.5931 acres of land (of which 0.0826 acres lie in Dock Road Right-of-way), more or less, but subject to all legal highways and easements of record as surveyed by Dale R. Haywood, Registered State of Ohio Surveyor No. 8284, in April 2011.

Bearings indicated are to described angles only. The basis of bearings is North 03° 25' 00" East for the centerline of Dock Road as recorded in Deed Book 838, Page 1261.

All recorded documents cited refer to Lake County Recorder records.

All iron rods set are 5/8 inch diameter, 30-inch long rebar with ID cap stamped "Haywood 8284". Surveyor nails set include I.D. disk stamped "Haywood 8284".

The intent of this survey is to update the description of an existing parcel.

#### SOURCE OF TITLE

##### **TITLE ACQUIRED BY:**

Being the same property conveyed to Matthew E. Ramsey who acquired title by virtue of a deed from Ken Janik, married to Jaime M. Janik aka Jaime Janik, also signed by Jaime M. Janik aka Jaime Janik, signing for release of dower, dated December 6, 2011, filed December 6, 2011, recorded as Instrument Number 2011R028641, Lake County, Ohio records,

and free from all encumbrances, liens or defects, except as shown in Schedule B.