

# WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1505-OH-2595851

## PRELIMINARY JUDICIAL REPORT

### SCHEDULE A

#### DESCRIPTION OF LAND

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO: AND KNOWN AS BEING SUBLLOT 765 AND PART OF SUBLLOT 764, 14TH SALIDA SUBDIVISION IN SAID CITY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IDENTIFIED IRON PIN (SET) AT THE SOUTHWEST CORNER OF SUBLLOT NO. 765 OF SAID SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF RUSHTON DRIVE AND THE EAST LINE OF GROVE AVENUE; THENCE NORTH ALONG THE EAST LINE OF GROVE AVENUE, 76.20 FEET TO AN IDENTIFIED IRON PIN (SET); THENCE EAST PERPENDICULAR TO GROVE AVENUE, 100.00 FEET (OBSERVED) TO AN IRON PIN (SET); THENCE SOUTH PARALLEL WITH GROVE AVENUE, 74.81 FEET TO AN IDENTIFIED IRON PIN (SET) IN THE NORTH LINE OF RUSHTON DRIVE; THENCE SOUTH 89 DEGREES 12 MINUTES 14 SECONDS, WEST (OBSERVED), SOUTH 89 DEGREES 15 MINUTES WEST, PLAT 100.01 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.173 ACRES OF LAND. BEING A PARCEL OF LAND DIVIDED OUT OF LANDS DEEDED TO SANDRA STANA IN VOLUME 79, PAGE 162, LAKE COUNTY TORRENIZED DEEDS. PURSUANT TO A SURVEY DONE IN AUGUST, 1987, BY BERNARD D. WESTFALL, P.S. OHIO #6634 A TERRA ENGINEERING & SURVEYING, INC., PAINESVILLE, OHIO, BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Being located at the following address: 5615 Grove Avenue, Mentor, OH 44060

### SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Property tax for the Tax Year 2014 for parcel # 16D099A000190, in the amount of \$1,077.60 PER HALF with the 1st half PAID and the 2nd half UNPAID, Lake County, Ohio.
2. 10-300 Delq Sewer County tax for the Tax Year 2014 for parcel # 16D099A000190, with the 1st half PAID in the amount of \$178.53 and the 2nd half UNPAID in the amount of \$178.52, Lake County, Ohio
3. Mortgage from Charles J. Gray and Laura D. Gray, husband and wife to MERS, Inc. as nominee for EquiFirst Corporation dated November 16, 2004, recorded November 22, 2004, in (instrument) 2004R054273, in the amount of \$152,000.00, Lake County, Ohio. Assigned to The Bank Of New York Mellon Trust Company, National Association FKA The Bank Of New York Trust Company, N.A. As Successor To JPMorgan Chase Bank N.A. As Trustee, recorded on November 25, 2009, in (instrument) 2009R030817, Lake County, Ohio
4. Assigned to The Bank Of New York Mellon Trust Company, National Association FKA The Bank Of New York Trust Company, N.A. As Successor To JPMorgan Chase Bank, N.A., As Trustee For Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS1, Assigned by The Bank Of New York Mellon Trust Company, National Association FKA The Bank Of New York Trust Company, N.A. As Successor To JPMorgan Chase Bank, As Trustee, recorded on July 9, 2015, in (instrument) 2015R017778, assigning the mortgage originally recorded in (instrument) 2004R054273, Lake County, Ohio.
5. Judgment in favor of Joseph Doles against Charles Gray, dated May 8, 2012, recorded August 6, 2012, in the amount of \$800.00 plus costs and interest, if any, being Case No 12-JL-003552, Lake County, Ohio.