

FIRST AMERICAN TITLE INSURANCE COMPANY

**Number 5007339-170257
File Number 15-038116**

**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 part of Original Mentor Township Lot 6, Tract 9, and being further bounded and described as follows:

Beginning at a point in the centerline of Reynolds Road, said point being 287.77 feet South 1° 38' West from the centerline of Murray Road; thence following the centerline of Reynolds Road, South 1° 38' West, a distance of 152.76 feet to the Northwesterly corner of land conveyed to Joseph M. and Leona R. Baruzzi by deed recorded in Deed Volume 436, Page 390 of Lake County Records; thence along Baruzzi Northerly line, North 89° 57' East, a distance of 726 feet to a point in the Westerly line of land now or formerly owned by William and Julia Racine; thence following the Westerly line of Racine's land North 1° 38' East, a distance of 152.76 feet to a point; thence by a line parallel to Murray Road South 89° 57' West, a distance of 726 feet to the place of beginning and containing about 2.544 acres of land, be the same more or less, but subject to all legal highways, together with all of the hereditaments and appurtenances thereof.

Exception:

Situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of Lot No. 6, Tract No. 9 in said City and being further bounded and described as follows: Beginning at an iron pin found at the intersection of the Westerly right-of-way line of Spring Blossom Drive (60 feet wide) and the Northeasterly corner of Sublot No. 24 in Georgetown II Subdivision as recorded in Volume 17, Page 8 of Lake County Plat Records.

Course I Thence South 56° 02' 36" West along the Northerly line and to the Northwesterly corner of Sublot No. 24 a distance of 87.58 feet to an iron pin found;

Course II Thence South 1° 38' 00" West along the Westerly line of Sublot No. 24 a distance of 58.52 feet to an iron pin found at the Northeasterly corner of land conveyed to Joanne and Anthony De Lillo by deed recorded in Volume 235, Page 417 of Lake County Deed Records.

Course III Thence South 89° 57' 00" West along the Northerly line of Joanne and Anthony DeLillo a distance of 218.00 feet to an iron pin set;

Course IV Thence North 1° 38' 00" East a distance of 152.76 feet to an iron pin set on the Southerly line of land conveyed to Timothy Persch by deed recorded in Volume 1054, Page 1231 of Lake County Deed Records;

Course V Thence North 89° 57' 00" East along the Southerly line of Timothy Persch and the Southerly line of land conveyed to Prentis and Annmarie Trickett by deed recorded in Volume 896, Page 945 of Lake County Deed Records; and the Southerly line and to the Southeasterly corner of land conveyed to William and Mary Pucciani by deed recorded in Volume 512, Page 754 of Lake County Deed Records a distance of 218.00 feet to an iron pin found at the Southwesterly corner of "Village Green" Home Owners Association;

Course VI Thence North 72° 13' 16" East along the Southerly line and to the Southeasterly corner of "Village Green" Home Owners Association, a distance of 43.68 feet to an iron pin found on the Westerly right-

15-038116_ACH

of-way line of Spring Blossom Drive;

Course VII Thence along the arc of the Westerly right-of-way line of Spring Blossom Drive, deflecting to the left, a distance of 65.28 feet, with a radius of 230.00 feet and a chord of 65.06 feet which bears South 25° 49' 34" East to the place of beginning and containing 0.8712 of an arc of land as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in October 1998. Bearing are based upon the centerline of Reynolds Road being North 1° 38' 00" East and are used to describe angles only.

Exception Deed

Being a parcel of land situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of the Lot No. 6, Tract No. 9 in Original Mentor Township and being located within the following described points in the boundary thereof:

Beginning in the Easterly line of State Route 306 (a.k.a. Reynolds Road) at its intersection with the Northerly line of land conveyed to Rose V. Rosey by instrument recorded in Volume 235, Page 417 of the Lake County Deed Official Records, said point being located 30.00 feet right of Station 93+76.08 in the centerline of said road as recorded in Volume of Plats, Page in the Office of the Lake County Recorder; thence North 1° 13' 05" East, along said Easterly line of State Route 306, 152.76 feet to a point in the Southerly line of land conveyed to George and Betty M. Kuper by instrument recorded in Volume 899, Page 1196 of the Lake County Deed Official Records; thence North 89° 34' 30" East, along said Southerly line of land of Kuper, 10.00 feet to a point; thence South 1° 13' 05" West, by a line which is parallel with said centerline survey and 40.00 feet Easterly by normal measure therefrom, 152.76 feet to a point in said Northerly line of land of Rosey; thence South 89° 34' 30" West along said Northerly line of land of Rosey, 10.00 feet to the Point of Beginning and containing 6111 square feet of land, including the present road which occupies 4583 square feet of land, more or less, as calculated and described in May, 1990 by Richard J. Hilski, Ohio Registered Surveyor No. 5244 of Ct Consultants, Inc., Registered Engineers and Surveyors. Said stations being the station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the office of the Department of Transportation, Columbus, Ohio.

SOURCE OF TITLE

TITLE ACQUIRED BY:

Being the same property conveyed to Cedric Aaron Conel who acquired title by virtue of a deed from James Stack, aka James P. Stack, widow of the late Barbara P. Stack and not remarried, dated April 8, 2004, filed April 8, 2004, recorded as Instrument Number 2004R015305, Lake County, Ohio records,

Debra R. Conel may claim a dower interest as evidenced by that certain Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Fieldstone Mortgage Company, its successors and assigns from Cedric Aaron Conel, married to Debra R. Conel and also signed by Debra R. Conel, in the amount of \$156,000.00, recorded on April 8, 2004 as Instrument Number 2004R015306, Lake County, Ohio records,

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