

FIRST AMERICAN TITLE INSURANCE COMPANY

**Number 5007339-119267
File Number 12-031913**

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

Situated in the City of Mentor, County of Lake and State of Ohio the following described real estate: and known as being Sublot No. 23 in Chillicothe Estates Subdivision of part of Original Mentor Township Lots Nos. 1 and 2, Tract 1, as shown by the recorded plat in Volume M of Maps, Page 73 of Lake County Records, and being 130 feet front on the Southeasterly side of Roselawn Drive, and extending back between parallel lines 150 feet deep, as appears by said plat, be the same more or less, but subject to all legal highways.

SOURCE OF TITLE

TITLE ACQUIRED BY:

Steven K. Shepherd acquired title by virtue of a deed from William V. Shepherd, single and Steven K. Shepherd, married, also signed by Debra Shepard, dated October 15, 2001, filed October 25, 2001, recorded at Official Instrument Number 200147782, Recorder's Office, Lake County, Ohio,

William V. Shepherd, as to an undivided one-sixth interest, and Steven K. Shepherd, as to an undivided one-sixth interest, acquired title by virtue of a deed from Elizabeth Rose Juhasz, a widow and not remarried, dated May 9, 1988, filed May 10, 1988, recorded in Official Records Volume 384, Page 1230, Recorder's Office, Lake County, Ohio,

William V. Shepherd, as to an undivided one-third interest, and Steven K. Shepherd, as to an undivided one-third interest, acquired title by virtue of a deed from Elizabeth Rose Juhasz, a widow and not remarried, dated November 13, 1979, filed November 30, 1979, recorded in Official Records Volume 869, Page 203, Recorder's Office, Lake County, Ohio,

Debbie Sheperd may claim a dower interest as evidenced by that certain Mortgage in favor of Long Beach Mortgage Company from Steven Sheperd and Debbie Sheperd, husband and wife, in the amount of \$103,000.00, filed January 27, 2005, recorded at Official Instrument Number 2005R003338, Recorder's Office, Lake County, Ohio,

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