

FIRST AMERICAN TITLE INSURANCE COMPANY

Number 5007339-159109
File Number 15-003579

PRELIMINARY JUDICIAL REPORT
SCHEDULE A
DESCRIPTION OF LAND

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Lot No. 77 of Harvey's Survey of Madison Village and being further bounded and described as follows:

Beginning in the centerline of Lake Street, 50 feet wide at a point located North 0 deg. 13' 00" West, 206.50 feet from the intersection of said Centerline with Northerly line of a railroad right-of-way now owned by Penn Central Railroad, said point also being the Southeasterly corner of a parcel of land conveyed to Haid properties by deed recorded in Volume 817, Page 603 of Lake County Deed Records.

Course I Thence South 0 deg. 13' 00" East, along said centerline 40.00 feet to a point;

Course II Thence South 89 deg. 46' 10" West, 132.00 feet to a point;

Course III Thence North 0 deg. 13' 00" West, 40.00 feet to the Southerly line of said land of Haid properties;

Course IV Thence North 89 deg. 46' East, along said Southerly line of the Haid properties, 132.00 feet to the place of beginning and containing 0.101 acres of land according to a survey made October, 1980 by land Design Consultants, Inc., Civil Engineers and Surveyors, be the same, more or less but subject to all legal highways.

SOURCE OF TITLE

TITLE ACQUIRED BY:

Being the same property conveyed to Melissa Boggs who acquired title by virtue of a Certificate of Transfer from David A. Boggs, deceased, dated November 15, 2011, filed November 15, 2011, recorded as Instrument Number 2012R003514, Lake County, Ohio records,

Being the same property conveyed to David A. Boggs who acquired title by virtue of a deed from Robert A. Gardner and Barbara Gardner, husband and wife, dated February 21, 2006, filed February 27, 2006, recorded as Instrument Number 2006R007523, Lake County, Ohio records,

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