

LEGAL DESCRIPTION

Situated in the City of Ashtabula, County of Ashtabula, State of Ohio

TRACT ONE:

Beginning at the Northwest corner of a 66 foot lot deeded by Gad Loveland to James Loveland and now or formerly known as the Gibson Fox Lot;

Thence East on the North line of said Fox lot to the top of the Ashtabula High Bank;

Thence East, down the hill 40 feet;

Thence North parallel with the top of the hill, 72.60 feet to the South line of the N.Y.C. & St. L.R.R.;

Thence West on said South line to Main Street;

Thence South on Main Street 72.60 feet to the place of beginning, supposed to be 72.60 feet by 280 feet deep, together with all the privileges and appurtenances thereunto belonging.

TRACT TWO:

Beginning in the Easterly line of Main Avenue at the Southwest corner of land conveyed to Jessie E. Callender and Marian M. Callender by deeds recorded in Vol. 409, Pg. 413 and 414 of Ashtabula County Records;

Thence Easterly along the Southerly line of land so conveyed to Jessie E. and Marian M. Callender to the Westerly line of land now or formerly owned by the Ashtabula Township Park Commission;

Thence Southerly along the Westerly line of said land of said Park Commission to the Northeast corner of land conveyed to Anne G. Cheney, Trustee by deed dated December 11, 1945, and recorded in Vol. 398, Pg. 575 of Ashtabula County Records;

Thence Westerly along the Northerly line of land so conveyed to Cheney, Trustee, to the Easterly line of Main Avenue;

Thence Northerly along the Easterly line of Main Avenue, about 60 feet to the place of beginning.

Tract Two being subject to any and all alley way rights vested in third parties, said alleys being along the Southerly boundary of said premises, and approximately in the center of said premise, said alleys shown in the Ashtabula County Auditor's Map Books, Ashtabula City Book Two, Page Seven.

TRACT THREE:

Beginning at the Southwest corner of land conveyed to Gulf Refining Company by deed dated March 23, 1937 and recorded in Vol. 341, Pg. 201, Ashtabula County Records;

Thence Easterly along the Southerly line of land so conveyed to Gulf Refining Company to the top of the high bank of Ashtabula River;

Thence Easterly in the same course, 40' feet surface measurement;

Thence Southerly parallel with the top of said high bank to the Northeast corner of land conveyed to Sam and Charlotte Eyajan by deed dated December 8, 1943 and recorded in Vol. 382, Pg. 130, Ashtabula County Records;

Thence Westerly along the Northerly line of land so conveyed to Eyajan to the Easterly line of Main Avenue (formerly Main Street);

Thence Northerly along the Easterly line of Main Avenue about 66 feet to the place of beginning.

Be the same more or less, but subject to all legal highways.
Situating in the City of Ashtabula, County of Ashtabula, State of Ohio.

Property Address: 4826 Main Avenue, Ashtabula, OH

Parcel No.: 05-207-00-012-00, 05-207-00-013-00 and 05-207-00-014-00

Prior Deed Reference: Deed from David L. Andes and Sandra J. Andes, husband and wife, to Douglas L. Andes, filed January 30, 2014, in Official Record Book 559, Page 1101 of Ashtabula County Records.

Case No.: 2017 CV 0567

