

LEGAL DESCRIPTION

Situated in the City of Niles, County of Trumbull, State of Ohio

And known as being Niles City Lot 8349 according to replat of Niles City Lots 852 and 853 which replat is recorded in Volume 34 at Page 70, Trumbull County Ohio Records of Plats.

According to said replat, said Lot 8349 has a frontage of 42 feet on the Northerly side of Mason Street, a Westerly line of 165 feet, an Easterly line of 165.01 feet and a rear boundary of 43.93 feet.

Being the same premises conveyed unto these Grantors by deeds recorded in Volume 890 at Page 355 and Volume 935 at Page 96 and Volume 970 at Page 322 and Volume 1059 at Page 197, Trumbull County Ohio Records of Deeds.

Nothing contained in this conveyance shall alter, amend, modify or rescind the following proviso for driveway for use and benefit of the above described premises and the use and benefit of the owners of Niles City Lot 8350; a joint driveway presently exists near the Easterly line of Niles City Lot 8349 and the Westerly line of Niles City Lot 8350 which driveway is 13 feet in width and extends from the Northerly line of Mason Street Northerly and shall be considered as extending to the Northerly line of said Niles City Lot 8349 and 8350, 3 feet of which driveway is considered as being on Niles City Lot 8350 and 10 feet on Niles City Lot 8349. Such joint driveway shall be for the use and benefit of the respective owners of Niles administrators and assigns to be used jointly by the two owners of said two Lots, their guests and invitees and that the owners of said two lots, their heirs, successors and assigns will not exclude one another, their heirs, successors, administrators and assigns, their guests or invitees from the use thereof.

Property Address: 430 - 430 1/2 Mason Street, Niles, OH 44446

Parcel Number: 25-294670

Prior Deed Reference: Deed from Alfred D. Stewart, to Alfred D. Stewart and Kimberly B. Stewart, filed January 23, 2009, as Instrument Number 200901230001398 of Trumbull County Records.

COURT ORDER
TRUMBULL COUNTY
JAN 15 2019 *NE*
GIS/TAX MAP DEPT