



CHICAGO TITLE  
INSURANCE COMPANY

File No.: 115131

**COMMITMENT FOR TITLE INSURANCE**  
**Issued by**  
**CHICAGO TITLE INSURANCE COMPANY**  
**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

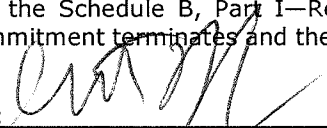
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:   
Authorized Signatory  
Gilbert L. Rieger  
Valley Title & Escrow Agency, Inc.  
2833 Elm Rd  
Warren, OH 44483-4606  
Tel: 330-392-6171  
Fax: 330-394-5507

**CHICAGO TITLE INSURANCE COMPANY**

By:



President

Attest:



Secretary

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72C276B35

72C276B35 ALTA Commitment For Title Insurance 08/01/2016 180 days  
04/02/2018 C276B\_OH

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**Transaction Identification Data for reference only:**

Issuing Agent: Judith E. Dennis

Issuing Office: Valley Title & Escrow Agency, Inc.

ALTA Universal ID:

Loan ID Number:

Commitment Number:

Issuing Office File Number: 115131

Property Address: 4550 Belmont Ave. Youngstown, OH 44505

Revision Number: \_\_\_\_\_

**SCHEDULE A**

1. Commitment Date: **March 19, 2020**, at **8:00 am**

2. Policy to be Issued:

(a) 2006 ALTA® Owner's Policy

Proposed Insured: **Sylvia McCullough and/or her designees**

Proposed Policy Amount: **\$100,000.00**

3. The estate or interest in the Land described or referred to in this Commitment is:

**Fee Simple**

4. Title to the **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:

**Sylvia McCullough**

5. The Land is described as follows:

**SEE ATTACHED EXHIBIT "A"**

**Valley Title & Escrow Agency, Inc.**

By \_\_\_\_\_

**Authorized Signatory**

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## **EXHIBIT "A"**

**Situated in the Township of Liberty, County of Trumbull and State of Ohio:**

**And known as being all of Lot 34 and part of Lot 35 in Taylor's Plat, as recorded in Plat Volume A, Page 133, Trumbull County Records. Said part of Lot 35 is bounded and described as follows:**

**Beginning at a point at the southeast corner of Lot 35; thence west along the south line of Lot 35 to the east line of liberty & Vienna RR Co. right of way; thence northeasterly along the east line of said railroad company's right to way to a point 60 feet due north of the south line of said Lot 35; thence east parallel to the south line of Lot 35 and 60 feet distant therefrom to the east line of Lot 35; thence south 60 feet to the place of beginning, being all of said Lot 35 excepting a strip 10 feet wide along the north side thereof from the Holmes Rd to the railroad, reserving all stove coal and under said lot hereby conveyed.**

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**
6. **The proposed policy amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price of full value of the Land. A Loan Policy should reflect the loan amount of value of the Land being used as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

## SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. The defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

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2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Rights of parties in actual possession of all or any part of the premises.
6. Special assessments and special taxes, if any and taxes not yet due and payable
7. Easements or claims of easements, not shown by the public records.
8. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
9. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.
10. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
11. Exception/Coal Reservation as contained in Deed Volume 179, Page 301 of Trumbull County Records, see record.
12. Easement to The Ohio Bell Telephone Company as contained in Volume 1229, Page 46 of Trumbull County Official Records, see record.
13. Quit Claim Deed recorded as Document Number 200809190022597 of Trumbull County Official Records omitted marital status and signature of spouse, if married, of Grantor, Zvonimir "Bill" Hasija. Additionally, Grantor acquired title by Warranty Deed recorded in Volume 929, Page 66 of Trumbull County Official Records as William Hasija.  
  
Need to re-file Quit Claim Deed to aka the name of the Grantor and include marital status and signature of spouse, if married.
14. Taxes listed to Sylvia McCullough, Liberty Twp-Liberty LSD, Account No. 12-668200

Taxes for the second half of 2019 in the net amount of \$504.53 plus special assessments of \$7.73 totaling \$512.26 are a lien, payable, but not yet due.

Special assessment: 21-280, Liberty Township Lighting S/A Annual, \$7.73 per half

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**Taxes and assessments, if any, for the 2020 tax year are a lien but not yet due and payable, the amount of which has not yet been determined.**

**Subject to additions of general taxes and assessments, if any, which may hereafter be made by legally constituted tax authorities.**

**Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.**

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
  - b. "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - c. "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
  - d. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - e. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - f. "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
  - g. "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
  - h. "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the

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Commitment was first delivered to the Proposed Insured.

- d. The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
- f. In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- c. Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Instr: 200809190022597 09/19/2008  
P: 1 of 2 F: \$28.00 12:53PM  
Diana Marchese T20080017743  
Trumbull County Recorder EPSYLVIA M

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 19 day of SEPTEMBER, 2008, by the Grantor,  
ZVONIMIR "BILL" HASIJA whose mailing address is  
541 SANTA MONICA DR. YOUNGSTOWN (TRUMBULL) OHIO to the Grantee,  
SYLVIA MCCULLOUGH whose mailing address is  
1266 MT ESTES DR. COLORADO SPRINGS (EL PASO) COLORADO.

WITNESSETH, That the said Grantor, for good consideration and for the sum of \$ 1.00 (one) paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of TRUMBULL, State of OHIO, to wit: ADDRESS KNOWN AS 4550 BELMONT AVE. YOUNGSTOWN, OH. 44505

EXHIBIT "A" DESCRIPTION ATTACHED

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

[Signature]  
Grantee

Witness

[Signature]  
Grantor

STATE OF Ohio  
COUNTY OF Trumbull

On Sept. 19, 2008 before me, Ardis J. Fleck, personally appeared Zvonimir Hasija, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Ardis J. Fleck  
Signature



ARDIS J. FLECK  
Notary Public, State of Ohio  
My Commission Expires Sept. 11, 2010

Affiant: Known Unknown

ID Produced: OH DL RT008018

[Seal]

11-15-05  
11-6-09

DOCUMENT PREPARED BY  
JASMINA HASIJA


  
 Instr: 200809190022597 09/19/2008  
 P: 2 of 2 F: \$28.00 12:53PM  
 Diana Marchese T20080017743  
 Trumbull County Recorder EPSYLVIA M

Exhibit "A"  
 legal discription for 4550 Belmont Ave.  
 Youngstown, OH. 44505

Situated in the Township of Liberty, County of Trumbull and State of Ohio; and known as being all of Lot 34 and part of Lot 35 in Taylor's Plat, as recorded in Plat Vol. A, Pg. 133, Trumbull County Records. Said part of Lot 35 is bounded and described as follows:

Beginning at a point at the southeast corner of Lot 35; thence west along the south line of Lot 35 to the east line of Liberty & Vienna RR Co. right of way; thence northeasterly along the east line of said railroad company's right to way to a point 60 feet due north of the south line of said Lot 35; thence east parallel to the south line of Lot 35 and 60 feet distant therefrom to the east line of Lot 35; thence south 60 feet to the place of beginning, being all of said Lot 35 excepting a strip 10 feet wide along the north side thereof from the Holmes Rd. to the railroad, reserving all stove coal under said lot hereby conveyed.

TRUMBULL COUNTY

SEP 19 2008

GIS/TAX MAP DEPT

REAL PROPERTY TRANSFER TAX  
 TRANSFERRED AND PAID

SEP 19 2008

In the Amount Of EA LA  
 Adrian S. Biviano, Trumbull County Auditor

MAP DEPT. NOTE:  
 NEXT TRANSFER  
 WILL REQUIRE SURVEY

PARCEL # 3

PARCEL #

12-668200

14103

Robert Colonis  
DEED TO  
James R. Woods

Know all Men by these Presents, that Robert Colonis & Margaret Colonis (husband and wife) of Trumbull County the Grantors, for the consideration of Seventy five Dollars (\$ 75.00), received to our full satisfaction of James R. Woods the Grantee, do

Give, Grant, Bargain, Sell and Convey unto the said Grantee his heirs and assigns, the following described premises situated in the Township of Liberty County of Trumbull, and State of Ohio, and known as

Part of Lot No. Thirty five (35) in Taylor's Plat at Church Hill Ohio. Said part of Lot is bounded and described as follows: Beginning at a point at the South East corner of Lot No. 35. Thence west along the South line of Lot No. 35 to the East line of the Liberty and Vienna R.R. Co. right of way. Thence North easterly along the East line of said R.R. Co's right of way to a point sixty (60) feet due North of the South line of said Lot No. 35. Thence East parallel to the South line of Lot No. 35 and sixty (60) feet distant therefrom to the East line of Lot No. 35. Thence South Sixty (60) feet to the place of beginning - being all of said Lot No. 35. Excepting a strip 10 feet wide along the North side thereof from the Holmes Road to the Railway reserving all stone Coal under said Lot hereby conveyed.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee his heirs and assigns forever. And we the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee his heirs and assigns, that at and until the enrolling of these presents, we are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written; that the same are Free and Clear from all Incumbrances whatsoever.

And that we will Warrant and Defend said premises, with the appurtenances thereunto belonging to the said Grantee his heirs and assigns forever, against all lawful claims and demands whatsoever.

And the said of said do hereby Remise, Release and Forever Quit-Claim unto the said Grantee and his heirs and assigns, all right and title of Dower in the above described premises.

In Witness Whereof, we hereunto set our hands the 17 day of July in the year of our Lord One Thousand Nine Hundred and two

Signed & Acknowledged  
IN PRESENCE OF  
C. D. Goodrich  
A. C. Paul  
Robert Colonis  
Margaret Colonis

THE STATE OF OHIO.

Before me, a Notary Public in and for said County, personally appeared the above named Robert Colonis & Margaret Colonis who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

I Further Certify, That I did examine the said separate and apart from he said husband and did then and there make known to he the contents of the foregoing instrument, and upon that examination he declared that he did voluntarily sign and acknowledge the same, and that he still satisfied therewith.

In Testimony Whereof, I have hereunto set my hand and official seal, at Cleveland this 17 day of July A. D. 1902

Received for Record 8 o'clock A. M. July 20 A. D. 1902  
Recorded July 26 A. D. 1902  
C. D. Goodrich Recorder Trumbull County.



AMERITECH GENERAL EASEMENT

For a valuable consideration of one dollar (\$1.00), receipt of which is hereby acknowledged, the undersigned **William Hasija and Sylvia McCullough** hereby grant and convey to The Ohio Bell Telephone Company a.k.a. Ameritech Ohio, an Ohio Corporation, and its affiliates and licensees, successors and assigns (collectively "Grantees") an easement in, under, over, upon and across the Easement Area (described below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to equipment cabinets or enclosures and support posts or pads, conduit, ducts and handholes, cables, wires, pedestals or other above-ground cable or wire enclosures, marker posts and signs, and other related or useful equipment, fixtures, appurtenances and facilities, together with the right to have commercial electrical service extended across the Property (described below) and Easement Area to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

The Property is legally described as:

**Situated in the Township of Liberty, County of Trumbull and State of Ohio and known as being part of Lot No. 34 in the William A. Taylor Plat No. 2 of part of Original Liberty Township Section No. 13, as shown by the Plat recorded in Volume A, Page 133 of Trumbull County Map Records.**

The Easement Area is legally described as:

**See Exhibit "A", attached hereto.**

The Grantor represents and warrants to the Grantee that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.

The Grantor shall not construct improvements in the Easement Area or change the finish grade of the Easement Area without the consent of the Grantee.

This Easement is binding upon and shall inure to the benefit of the heirs, successors, assigns, and licensees of the parties hereto.

Grantee agrees to indemnify and hold the Grantor harmless from and against any claims, damages or losses for damage to property or injury to or death of persons arising out of and directly attributable to the use of or exercise by the Grantee of the rights conveyed herein, to the extent such claims, damages or losses are not caused by the negligent acts or omissions of the Grantor.

RECEIVED FOR RECORD  
04/28/1998 12:27:20  
Diana Marchese  
Recorder  
TRUMBULL COUNTY, OH  
Document No 980014817  
Bk/Page 1229/  
Receipt No. 36137  
Date 04/28/1998 12:27:  
Total 18.00

OR 1229 46

EXHIBIT "A"

TO AN EASEMENT DATED 4-6-98  
FROM

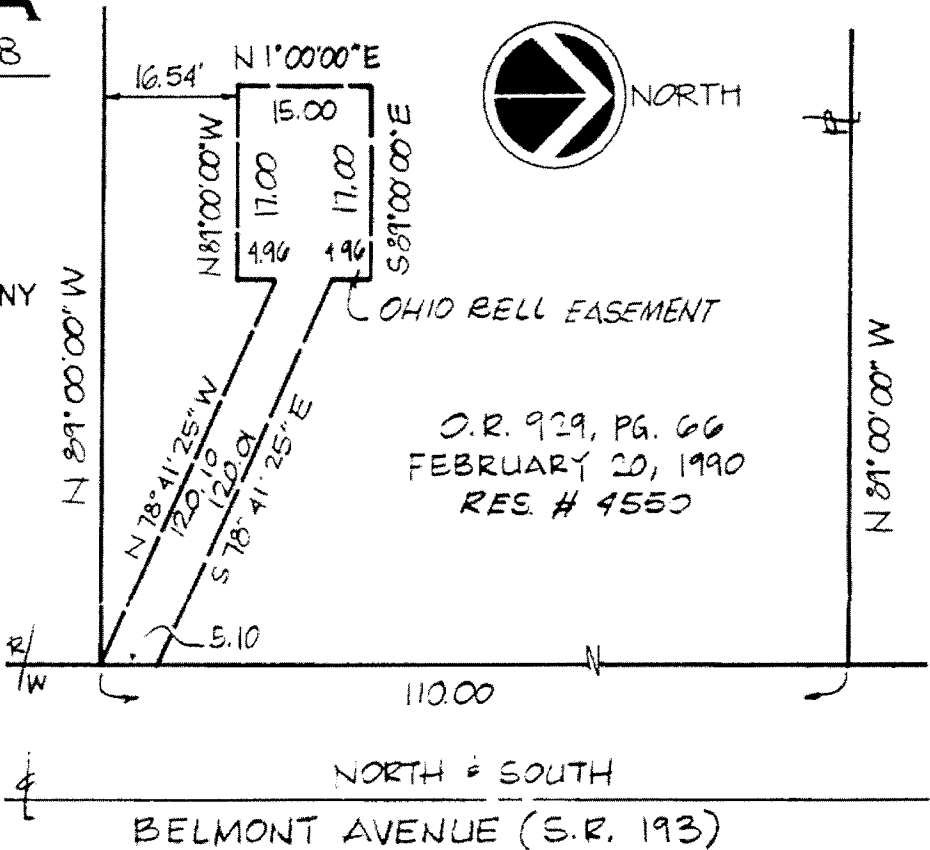
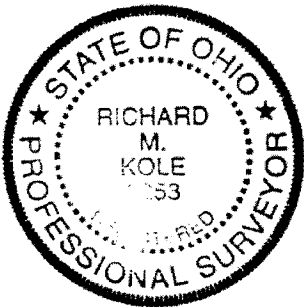
WILLIAM HASIJA AND  
SYLVIA McCULLOUGH

TO  
THE OHIO BELL TELEPHONE COMPANY  
dba Ameritech

PREPARED BY:  
R.M. KOLE & ASSOCIATES

*R.M. Kole*

MARCH, 1998 NO SCALE  
REVISED: MARCH 30, 1998



Situated in the Township of Liberty, County of Trumbull and State of Ohio and known as being part of Lot No. 34 in the William A. Taylor Plat No. 2 of part of Original Liberty Township Section No. 13, as shown by the Plat recorded in Volume A, Page 133 of Trumbull County Map Records.

Beginning at a point in the westerly line of Belmont Avenue (a.k.a. State Route 193), width varies, at the southeast corner of land conveyed to William Hasija and Sylvia McCullough by deed dated February 20, 1990 and recorded in Volume 929, Page 66 of Trumbull County Official Records;

- thence North 78° 41' 25" West, 120.10 feet;
- thence South 1° 00' 00" West, 4.96 feet;
- thence North 89° 00' 00" West, 17.00 feet;
- thence North 1° 00' 00" East, 15.00 feet;
- thence South 89° 00' 00" East, 17.00 feet;
- thence South 1° 00' 00" West, 4.96 feet;
- thence South 78° 41' 25" East, 120.01 feet to a point in the said westerly line of Belmont Avenue;

thence due South along the said westerly line of Belmont Avenue, 5.10 feet to the Principal Place of Beginning and containing 0.0207 acres of land as described on March 30, 1998 by R.M. Kole & Assoc., Inc., Professional Land Surveyors.

OBT Undertaking No. 9126447 File No. 97383

R.M. KOLE & ASSOC., INC. - 5316 RIDGE ROAD - CLEVELAND, OHIO 44129 - (440) 885-7137

WITNESS:

GRANTOR:

William Hasija and Sylvia McCullough

*Russell W. Gillam Jr.*  
(Signature) RUSSELL W. GILLAM, JR.

*William Hasija*  
(Signature) William Hasija

RUSSELL W. GILLAM-JR.  
(Printed)

\_\_\_\_\_  
(Printed)

*Pamela S. Garling*  
(Signature) PAMELA S. GARLING

*Sylvia McCullough*  
(Signature) Sylvia McCullough

PAMELA S. GARLING  
(Printed)

\_\_\_\_\_  
(Printed)

STATE OF OHIO )  
 ) SS  
COUNTY OF TRUMBULL )

Before me, a Notary Public in and for said County, personally appeared  
William Hasija and Sylvia McCullough  
who acknowledged that they did sign the foregoing instruments and  
that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name affixed my official  
seal this 6<sup>TH</sup> day of April, 1998.

 Russell W. Gillam Jr., Notary Public  
State of Ohio  
My Commission Expires August 14, 2001

*Russell W. Gillam Jr.*  
Notary Public in and for  
Marion County, Ohio

This document was drafted by the Ameritech Legal Department, 30 S. Wacker Drive,  
Chicago, IL 60606.

Return this document to: **R.M. Kole & Assoc., Inc.**  
*en* 5316 Ridge Road  
Cleveland, Ohio 44129  
Phone (440) 885-7137

THIS INSTRUMENT PREPARED BY  
**THE OHIO BELL TELEPHONE COMPANY**  
*M.Y.C.* 04-13-98



OR 1229 48



That, JAMES EDWARD WOOD, married; & VIVIAN RICHARDS, married;

, the Grantors

who claim title by or through instrument, recorded in Volume OR 515, Page 738,

County Recorder's Office, for the consideration of One Dollar and Other Valuable  
Considerations \_\_\_\_\_ Dollars (\$1.00 ovc.)  
received to their full satisfaction of

WILLIAM HASIJA AND SYLVIA McCULLOUGH

the Grantee s,

whose TAX MAILING ADDRESS will be 541 Santa Monica, Youngstown, OH 44505  
do

Give, Grant, Bargain, Sell and Convey unto the said Grantee s, their  
heirs and assigns, the following described premises, situated in the Township of  
Liberty, County of Trumbull, and State of Ohio:

Situated in the Township of Liberty, County of Trumbull and State of Ohio; and  
known as being all of Lot 34 and part of Lot 35 in Taylor's Plat, as recorded in  
Plat Vol. A, Pg. 133, Trumbull County Records. Said part of Lot 35 is bounded  
and described as follows:

Beginning at a point at the southeast corner of Lot 35; thence west along the  
south line of Lot 35 to the east line of Liberty & Vienna RR Co. right of way;  
thence northeasterly along the east line of said railroad company's right to way  
to a point 60 feet due north of the south line of said Lot 35; thence east  
parallel to the south line of Lot 35 and 60 feet distant therefrom to the east  
line of Lot 35; thence south 60 feet to the place of beginning, being all of  
said Lot 35 excepting a strip 10 feet wide along the north side thereof from the  
Holmes Rd. to the railroad, reserving all stove coal under said lot hereby  
conveyed.

THIS DEED IS GIVEN TO COMPLETE THE TERMS OF A LAND INSTALLMENT CONTRACT BY AND BETWEEN  
THE ABOVE PARTIES, DATED Feb. 20, 1990, FILED Feb. 21, 1990 AND RECORDED IN  
OR 529, PG. 370, TRUMBULL COUNTY RECORDS, WHICH LAND INSTALLMENT CONTRACT IS PAID  
IN FULL AND IS HEREBY SATISFIED.

REAL PROPERTY TRANSFER TAX  
TRANSFERRED AND PAID

MAY 2 1995

In the Amount of \$168.00  
David A. Hines, Trumbull County Auditor

RECEIVED FOR RECORD  
At 9:51 O'CLOCK A M

MAY 02 1995

DIANA J. MARCHESE  
Recorder of Trumbull County

1400

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And we , James Edward Wood & Vivian Richards the said Grantors , do for ourselves and our heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever excepting taxes and assessments, if any, which the Grantees herein hereby assume and agree to pay; and excepting zoning ordinances, easements, reservations and restrictions of record, if any,

and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee s, their heirs and assigns, against all lawful claims and demands whatsoever excepting as recited herein;

And for valuable consideration Shirley E. Wood, wife of James Edward Wood, Grantor; Willard Richards, husband of Vivian Richards, Grantor; and / do hereby remise, release and forever quit-claim unto the said Grantee s, their heirs and assigns, all our right and expectancy of ~~Power~~ in the above described premises.

In Witness Whereof we have hereunto set our hand s, the 20<sup>th</sup> day of February , in the year of our Lord one thousand nine hundred and ninety (1990)

Signed and acknowledged in presence of

Katherine E. Stevens  
Witness - Katherine E. Stevens

James W. Thomas  
Witness - James W. Thomas

James Edward Wood  
Shirley E. Wood  
Vivian Richards  
Willard Richards

State of Ohio

Trumbull County, ss. Before me, a Notary Public in and for said County and State, personally appeared the above named James Edward Wood, Shirley E. Wood, Willard Richards & Vivian Richards.

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Girard, Ohio this 20<sup>th</sup> day of February , A. D. 19 90

This instrument prepared by:  
JAMES W. THOMAS CO., L.P.A.  
GIRARD, OHIO

NOTARY PUBLIC

JWT/ks

Notary Public  
State of Ohio  
My Commission Expires 12/31/93

Transferred 19

State of Ohio

Received for Record on the  
County of  
day of 19 at o'clock M. 19 in  
and Recorded Page  
Deed Book

COUNTY RECORDER

Recorders fee \$  
This instrument prepared by  
ATTORNEY JAMES W. THOMAS  
P. O. BOX 339  
GIRARD, OHIO 44420

367013

