

RESOLUTION TRANSFERRING REAL PROPERTY AND APPROVING LIMITED WARRANTY DEED FROM THE DONAHOE CENTER CORPORATION TO THE ASHTABULA COUNTY BOARD OF COMMISSIONERS, ASHTABULA COUNTY OHIO FOR PROPERTY LOCATED IN THE TOWNSHIP OF ASHTABULA (ACDJFS)

WHEREAS, on February 29, 2024 by Resolution Number 2024-138, the Board of Commissioners approved the real estate agreement with the Donahoe Corporation for the purchase of property located at Donahoe Drive and C Court located in Ashtabula Township; and

WHEREAS, per the legal description of land to be transferred from the Donahoe Center Corporation, an Ohio non-profit corporation, whose mailing address is: PO Box 890, Ashtabula, OH 44005-0890 to the Ashtabula County Board of Commissioners, whose mailing address is: 25 West Jefferson Street, Jefferson, OH 44047 the property situated in the Township of Ashtabula, County of Ashtabula and State of Ohio as more particularly described in Exhibit A, as attached to this resolution; and

WHEREAS, the Limited Warranty Deed, for the sum of \$22,080.00 and other good and valuable consideration, from the Donahoe Center Corporation the 1.848 acres through the legal description of Lot 1, described further in Exhibit A; now

NOW, THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the Limited Warranty Deed is approved.

BE IT FURTHER RESOLVED, the 1.848 acres of land will be transferred to the Ashtabula County Board of Commissioners.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2024-225

April 23, 2024

RESOLUTION TRANSFERRING REAL PROPERTY AND APPROVING LIMITED WARRANTY DEED FROM THE DONAHOE CENTER CORPORATION TO THE ASHTABULA COUNTY BOARD OF COMMISSIONERS, ASHTABULA COUNTY OHIO FOR PROPERTY LOCATED IN THE TOWNSHIP OF ASHTABULA (ACDJFS)

Upon the motion of Casey R. Kozlowski, seconded by Kathryn L. Whittington.

VOTE:

**Kathryn L. Whittington
J.P. Ducro IV
Casey R. Kozlowski**

**Aye
Absent
Aye**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, for the sum of \$22,080.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

Donahoe Center Corporation,
an Ohio non-profit corporation,
whose office and mailing address is;
PO Box 890, Ashtabula, OH 44004
(hereinafter called "Grantor")

HEREBY GRANTS WITH LIMITED WARRANTY COVENANTS TO:

Ashtabula County Commissioners
County of Ashtabula, State of Ohio.
whose office and mailing address is:
Ashtabula County Courthouse, Jefferson, OH 44047
(hereinafter called "Grantee")

those certain parcels of land located in the Township of Ashtabula, County of Ashtabula and State of Ohio, described in Exhibits A attached hereto and made a part hereof ("the property"), together with any and all improvements thereon, and together with all rights, and privileges pertaining thereto, together with the right of surface support of the buildings and improvements now or hereafter constructed in, on or above said land, free and clear of all liens and encumbrances.

TO HAVE AN TO HOLD the property, and all appurtenant rights and privileges, unto Grantee, its successors and assigns, forever. Taxes for the current year 2024 shall be assumed by Grantee.

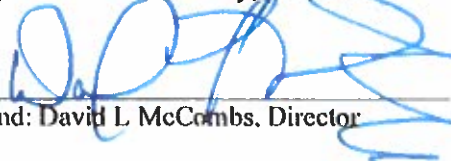
EXECUTED, with intent to be legally bound on March 26, 2024.

Grantor

Donahoe Center Corporation



By: William P Bobulsky, President



And: David L. McCombs, Director

State of Ohio)
) SS:
County of Ashtabula)

The foregoing instrument was acknowledged before me by William P Bobulsky, President, at Ashtabula, Ohio, this March 26, 2024.



Notary Public
My commission Expires: 07.04.2028



WHITNEY E. CARPENTER
Notary Public, State of Ohio
My Commission Expires: July 4, 2028

State of Ohio)
) SS:
County of Ashtabula)

The foregoing instrument was acknowledged before me by David L. McCombs,
Director on behalf of Donahoe Center Corporation, at Ashtabula, Ohio, this March 26, 2024.



ANGELA JUNE SPANGLER
Notary Public, State of Ohio
My Commission Expires
April 11, 2027

Angela June Spangler
Notary Public
My commission Expires: 4/11/27

This Instrument Prepared by Donahoe Center Corporation

LEGAL DESCRIPTION

Lot 1
1.848 Acres

All that parcel of land situated east of Donahoe Drive (60' R/W) and on the north side of "C" Court (60' R/W), being part of Lot 8, Township 13 North, in Range 3 West of the Connecticut Western Reserve, Ashtabula Township, Ashtabula County, State of Ohio, bounded and described as follows:

Beginning on the southern line of lands herein described at a 5/8 inch iron rebar (found, capped "Rabell") on the north right-of-way of "C" Court, said point being the following courses from the centerline intersection of "C" Court and Donahoe Drive:

- 1) S 89°10'00" E, along the centerline of "C" Court, a distance of 100.45 feet to a point; thence,
- 2) N 00°39'21" E, a distance of 30.00 feet to the true point of beginning:

thence, the following courses:

- 1) N 89°10'00" W, a distance of 40.35 feet to a 5/8 inch iron rebar (set); thence,
- 2) Along the north right-of-way line of "C" Court, being a curve to the right having a radius of 30 feet, an arc length of 47.12 feet, a chord bearing of N 44°10'00" W, and a chord distance of 42.43 feet to a 5/8 inch iron rebar (set); thence,
- 3) N 00°50'00" E, along the east right-of-line of Donahoe Drive, a distance of 412.84 feet to a 5/8 inch iron rebar (set); thence,
- 4) S 89°00'00" E, a distance of 124.84 feet to a 5/8 inch iron rebar (set); thence,
- 5) S 01°00'00" W, a distance of 182.00 feet to a 5/8 inch iron rebar (set); thence,
- 6) S 89°00'00" E, a distance of 108.00 feet to a 5/8 inch iron rebar (set); thence,
- 7) N 01°00'00" E, a distance of 72.00 feet to a 5/8 inch iron rebar (set); thence,
- 8) S 89°00'00" E, a distance of 237.00 feet to a 5/8 inch iron rebar (set) on the west right-of-way line of "C" Court; thence,

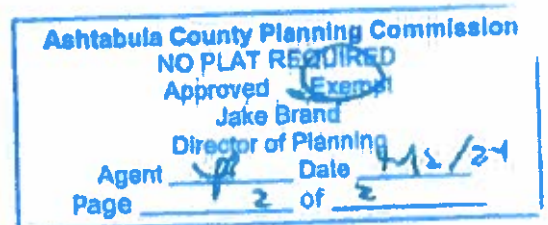
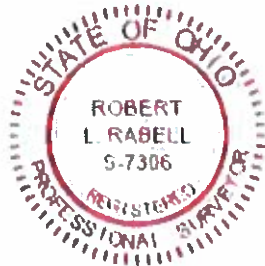
- 9) S 01°00'00" W, along the west right-of-way of said road, a distance of 44.00 feet to a 5/8 inch iron rebar (set) at the PC of a curve; thence,
- 10) Along the west right-of-way line of "C" Court, being a curve to the right having a radius of 288.31 feet, an arc length of 39.59 feet, a chord bearing of S 04°56'02" W, and a chord distance of 39.56 feet to a 1/2 inch iron spike (found); thence,
- 11) Continuing along the west right-of-way line of "C" Court, being a curve to the right having a radius of 288.31 feet, an arc length of 249.62 feet, a chord bearing of S 33°40'17" W, and a chord distance of 241.90 feet to a 5/8 inch iron rebar (found, capped "Rabell"); thence,
- 12) N 00°39'21" E, a distance of 202.84 feet to a 1/2 inch iron spike (found); thence,
- 13) N 89°20'39" W, a distance of 265.17 feet to a 1/2 inch iron spike (found); thence,
- 14) S 00°39'21" W, a distance of 246.79 feet to the point of beginning.

Said parcel containing 1.848 acres, being Lot 1, as shown on a Survey Plan for Ashtabula County Job & Family Services, dated May 24, 2023 (Revised January 31, 2024) as prepared by Robert L. Rabell, P.S. Ohio #S-7306 of Rabell Surveying & Engineering, a Division of LSSE.

Bearings described herein are rotated to agree with the centerline bearing of "C" Court (S 89°10'00" E) as shown on a 1.447 Acre Split From Lands Deeded to Donahoe Center, Inc. prepared by Eric B. Westfall, P.S. dated July, 2017 and approved by the Ashtabula County Engineer's office on July 6, 2017.

All iron rebars set are 5/8 inch epoxy coated, 30 inch in length, with identification cap stating "Rabell LSSE ENG. S-7306".

The purpose of this survey is to create a new parcel from Lands of Donahoe Center, Inc. (PPN 03-008-00-088-01) to be combined with Lands of Ashtabula County Ohio (PPN 03-008-00-088-02).



Robert L. Rabell

1/31/2024