

RESOLUTION TRANSFERRING REAL PROPERTY AND APPROVING LIMITED WARRANTY DEED FROM THE BOARD OF COUNTY COMMISSIONERS OF ASHTABULA COUNTY, OHIO TO THE BOARD OF COUNTY COMMISSIONERS OF ASHTABULA COUNTY, OHIO FOR PROPERTY LOCATED IN THE TOWNSHIP OF ASHTABULA

WHEREAS, The Ashtabula County Board of Commissioners may transfer real property in fee simple as per ORC 307.10(b) to other political subdivisions of the state; and

WHEREAS, per the legal description of land from The Board of County Commissioners of Ashtabula County, Ohio a political subdivision of the State of Ohio, whose mailing address is 25 West Jefferson street, Jefferson, OH 44047 to The Board of County Commissioners of Ashtabula County, Ohio, 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, Instrument Recorded in Volume 649, Page 806 of the Ashtabula County Recorder's Records, Permanent Parcel No. 03-008-00-088-03; and

WHEREAS, the Limited Warranty Deed, pursuant to 307.10, by and through the duly elected Board of Commissioners, grants to itself the combined 5.395 acres through the legal description of Lands of Ashtabula County, 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 combined 5.395 acres of land will be transferred to Board of County Commissioners of Ashtabula County, Ohio

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-512

November 20, 2025

RESOLUTION TRANSFERRING REAL PROPERTY AND APPROVING LIMITED WARRANTY DEED FROM THE BOARD OF COUNTY COMMISSIONERS OF ASHTABULA COUNTY, OHIO TO THE BOARD OF COUNTY COMMISSIONERS OF ASHTABULA COUNTY, OHIO FOR PROPERTY LOCATED IN THE TOWNSHIP OF ASHTABULA

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

VOTE:

J.P. Ducro IV

Aye

Casey R. Kozlowski

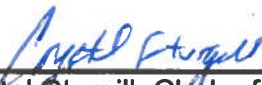
Aye

Kathryn L. Whittington

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.


Crystal Sturgill, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio



Doc ID: 007271440005 Type: G/I
Kind: WARRANTY DEED
Recorded: 12/03/2025 at 08:58:49 AM
Receipt#: 2025-00008822
Fee Amt: \$0.00 Page 1 of 5
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2025-00011749

BK **859** PG **869-873**

COPY
COPY

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, for the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

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

HEREBY GRANTS WITH LIMITED WARRANTY COVENANTS TO:

The Board of County Commissioners of Ashtabula County, 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 Exhibit A attached hereto and made a part hereof ("the property"), together with any and all improvements thereon, and together with all easements, 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, and

TOGETHER WITH ALL RIGHTS BUT SUBJECT TO ALL BURDENS as are contained in the Declaration of Restrictions and Easements, adopted on February 25, 1980, and recorded in Volume 10 at page 1593 of the Ashtabula County General Index Records, and amended on July 6, 1983, and recorded in Volume 20 at page 9135 of Ashtabula County General Index Records, and as may be amended in the future.

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 2025 shall be assumed by Grantee.

EXECUTED, with intent to be legally bound on November 20, 2025.

Grantor

The Board of Commissioners of Ashtabula County, Ohio

J.P. Ducro
By: _____

Casey Kozlowski
By: _____

Kathryn Whittington
By: _____

State of Ohio)
) SS:
County of Ashtabula)

The foregoing instrument was acknowledged before me by J. P. Ducro IV, Casey Kozlowski and Kathryn Whittington on behalf of the Board of Commissioners of Ashtabula County, Ohio, this November 20, 2025.

[Signature]

Notary Public
My commission Expires: 11-7-28

w^{ts} prepared
This instrument by
the County of Ashtabula.

LEGAL DESCRIPTION

Lands of Ashtabula County Ohio
PPN 03-008-00-088-03
Volume 649, PG 806
1.533 Total Acres

&

Lot 3
3.862 Acres

5.395 Total Combined Acres

All that parcel of land situated east of Donahoe Drive (60' R/W) and on the south 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 northern line of lands herein described at a 1/2 inch iron spike (set) on the south 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 211.08 feet to a point; thence,
- 2) S 00°50'00" W, a distance of 30.00 feet to the true point of beginning:

thence, the following courses:

- 1) Along the south right-of-way line of "C" Court, being a curve to the left having a radius of 348.31 feet, an arc length of 321.41 feet, a chord bearing of N 64°23'49" E, and a chord distance of 310.13 feet to 5/8 inch iron rebar (set); thence,
- 2) S 52°02'39" E, a distance 308.43 feet to a 5/8 inch iron rebar (set); thence,
- 3) S 02°47'57" W, along the west line of lands now or formerly of Diana J. & Wayne M. Carter as described in Ashtabula County Volume 556, page 1081, a distance 212.59 feet to an 1 inch iron pin (found); thence,

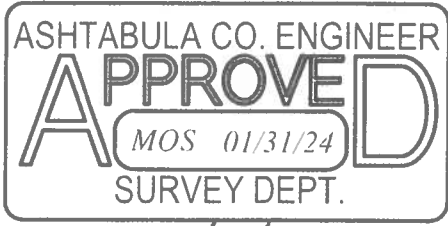
- 4) N 87°12'01" W, along the north line of lands now or formerly of Civic Development Corporation as described in Ashtabula County Volume 6, page 457, passing over a 3/4 inch iron pin (found) at a distance of 124.51 feet, a total distance of 130.51 feet to a point; thence,
- 5) S 02°47'59" W, along the west line of said lands of Civic Development Corporation, a distance of 67.77 feet to a 3/4 inch iron pin (found); thence,
- 6) N 87°54'52" W, along the north line of lands now or formerly of Richard & Beverly Newbold as described in Ashtabula County Volume 61, page 7808 and lands now or formerly Donahoe Center Corporation as described in Ashtabula County Volume 26, page 9901, a distance of 524.94 feet to a 5/8 inch iron rebar (set); thence,
- 7) Along the east right-of-way of Donahoe Drive, being a curve to the left having a radius 75.00 feet, an arc length of 23.28 feet, a chord bearing of N 62°05'44" W, and a chord a distance of 23.18 feet to a 5/8 inch iron rebar (set); thence,
- 8) N 04°33'52" W, continuing along the same, a distance of 191.26 feet to a 5/8 inch iron rebar (set); thence,
- 9) Continuing along the same, being a curve to the right having a radius of 271.56 feet, an arc length of 25.58 feet, a chord bearing of N 01°51'56" W, and a chord distance of 25.57 feet to a 5/8 inch iron rebar (set); thence,
- 10) N 00°50'00" E, continuing along the same, a distance of 55.80 feet to a 5/8 inch iron rebar (set); thence,
- 11) Continuing along the same, being a curve to the right, having a radius 30.00 feet, an arc length of 47.12 feet, a chord bearing N 45°50'00" E, and a chord distance of 42.43 feet to 5/8 inch iron rebar (set); thence,
- 12) S 89°10'00" E, continuing along the south right-of-way line of "C" Court, a distance of 151.08 feet to the point of beginning.

Said parcel containing 5.395 acres, being Lot 3 & lands of Ashtabula County Ohio (PPN 03-008-00-088-03), 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.

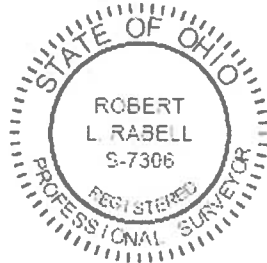
Bearings described herein are rotated to agree with the centerline bearing of "C" Court (S 89°10'00" E) as shown on a 1.447 Acre Split From Lands Deeded to Donahoe Center, Inc. prepared by Eric B. Westfall, P.S., dated July, 2017 and approved by the Ashtabula County Engineer's office on July 6, 2017.

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 03-008-00-088-03).



MOS 11/14/2025



Robert L. Rabell

1/31/2024

