

RESOLUTION APPROVING THE REAL ESTATE PURCHASE AND SALE AGREEMENT AND QUIT CLAIM DEED BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ASHTABULA COUNTY, OHIO AND 27 WEST ERIE LTD. FOR THE PURCHASE OF PROPERTY, 23 W SATIN STREET, JEFFERSON

WHEREAS, the Ashtabula County Board of Commissioners desire to purchase property located at 23 W Satin Street, Jefferson, OH 44047; and

WHEREAS, a Real Estate Purchase and Sale Agreement has been presented for the approval of the Board, to-wit:

Property Location: 23 W Satin Street, Jefferson, OH 44047

Buyer: The Board of County Commissioners of Ashtabula County, Ohio, 25 W. Jefferson St., Jefferson, OH 44047

Sellers: 27 West Erie Ltd., an Ohio Limited Liability Company, P.O. Box 163, Jefferson, OH 44047

Purchase Price: \$70,000.00 (Seventy Thousand Dollars)

Term: closing on or before December 8, 2025; and

WHEREAS, per the legal description of land to be transferred from 27 West Erie Ltd., an Ohio Limited Liability Company, whose mailing address is: P.O. Box 163, Jefferson, OH 44047 to The Board of County Commissioners of Ashtabula County, Ohio, whose mailing address is 25 West Jefferson Street, Jefferson, OH 44047 the property situated in the Village of Jefferson, County of Ashtabula and State of Ohio as more particularly described in Exhibit A, as attached to this resolution; and

WHEREAS, the Quit Claim Deed, for the sum of \$70,000.00 and other good and valuable consideration, from 27 West Erie Ltd., an Ohio Limited Liability Company the 1.057 acres through the legal description of Parcel Number 26-034-00-008-00, described further in Exhibit A; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the Real Estate Purchase and Sale Agreement and Quit Claim Deed as noted above, are hereby approved with the copy of said Agreement and Quit Claim Deed now on file in this office.

BE IT FURTHER RESOLVED, the 1.057 acres of land will be transferred to The Board of County Commissioners of Ashtabula County, Ohio.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-524

November 25, 2025

RESOLUTION APPROVING THE REAL ESTATE PURCHASE AND SALE AGREEMENT AND QUIT CLAIM DEED BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF ASHTABULA COUNTY, OHIO AND 27 WEST ERIE LTD. FOR THE PURCHASE OF PROPERTY, 23 W SATIN STREET, JEFFERSON

Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.

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.



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

REAL ESTATE PURCHASE AND SALE AGREEMENT (Ohio – No Escrow)

This **Real Estate Purchase and Sale Agreement** ("Agreement") is made and entered into this 21st day of October, 2025, by and between:

SELLER:

27 WEST ERIE LTD.,
an Ohio Limited Liability Company
Address: P.O. Box 163, Jefferson, OH 44047
("Seller")

and

BUYER:

The Board of County Commissioners of Ashtabula County, Ohio
25 W. Jefferson Street
Jefferson, Ohio 44047
("Buyer")

1. Property Description

Seller agrees to sell and Buyer agrees to purchase the real property located in Jefferson, Ashtabula County, Ohio, known as:

Street Address: 23 W Satin Street, Jefferson, Ohio 44047

Permanent Parcel Number: 26-034-00-008-00

Legal Description: Approximately 1.057 acres, together with all buildings, improvements, and appurtenances thereon ("Property").

2. Purchase Price and Payment

The total purchase price ("Purchase Price") for the Property shall be **Seventy Thousand and 00/100 Dollars (\$70,000.00 USD)**, payable by **bank check(s)** from Buyer to Seller at Closing.

There shall be **no escrow** for this transaction.

3. Closing

The closing of this transaction ("Closing") shall occur **on or before November 14, 2025**, at a mutually agreed time and location in Jefferson, Ashtabula County, Ohio.

At Closing, Buyer shall deliver the Purchase Price via **bank check(s)** payable to Seller, and Seller shall execute and deliver a **Quit Claim Deed** conveying title to Buyer.

4. Title and Conveyance

Seller shall convey title to the Property by **Quit Claim Deed**, free and clear of all liens, encumbrances, and interests except for easements and restrictions of record acceptable to Buyer.

Seller shall, at Seller's expense, obtain:

- A **title search**,
- Payment of any **conveyance taxes**, if applicable, and
- A **title insurance policy** in favor of Buyer, showing marketable title as of the date of Closing.

Buyer shall be responsible for payment of any **recording fees or costs** associated with the deed.

5. Possession

Possession of the Property shall be delivered to Buyer at Closing, free of all tenants, occupants, and personal property not otherwise agreed upon in writing.

6. Condition of Property

Buyer acknowledges that it has had the opportunity to inspect the Property and agrees to accept the Property in its "**AS IS, WHERE IS**" condition as of the date of Closing.

7. Risk of Loss

Risk of loss or damage to the Property by fire or other casualty shall remain with the Seller until Closing.

8. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations or agreements. Any amendments must be in writing and signed by both parties.

9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the **State of Ohio**.

10. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. Electronic or scanned signatures shall be deemed valid and binding.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SELLER:

27 WEST ERIE LTD.
An Ohio Limited Liability Company

By: 
Timothy D. Leehan, Member

Date: October ^{21st} ~~17~~, 2025 TOL

BUYER:

THE BOARD OF COUNTY COMMISSIONERS
OF ASHTABULA COUNTY, OHIO

By: 

Date: 11-25-25

By: 

Date: 11-25-25

By: 

Date: 11-25-25

NOTARY ACKNOWLEDGMENT

State of Ohio
County of Ashtabula

On this 18th day of November, 2025, before me, the undersigned Notary Public, personally appeared Timothy D. Leehan, ** Member 27 West Erie LTD* who acknowledged that they executed the foregoing instrument and affirmed that the statements contained therein are true and correct to the best of their knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Notary Public: Patricia Weddle

My commission expires: 3-16-26



PATRICIA E. WEDDLE
Notary Public State of Ohio
My Commission Expires
March 16, 2026

QUIT CLAIM DEED
(Ohio Revised Code § 5302.11)

KNOW ALL MEN BY THESE PRESENTS, that **27 West Erie Ltd., an Ohio Limited Liability Company**, ("Grantor"), for valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and forever quit claim unto

The Board of County Commissioners of Ashtabula County, Ohio,

whose tax mailing address is **25 West Jefferson Street, Jefferson, Ohio 44047** ("Grantee"), all right, title, and interest which the Grantor has or may have in and to the following described real property Situated in the Village of Jefferson, County of Ashtabula, and State of Ohio, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF (1.057 acres)


TOGETHER WITH AND SUBJECT TO THE BENEFICIAL EASEMENT RIGHTS CONTAINED IN THE EASEMENT AS RECORDED IN BOOK 612, PAGE 1250 OF THE ASHTABULA COUNTY GENERAL INDEX RECORDS; AND SUBJECT TO THE TERMS AND CONDITIONS OF EASEMENTS OF RECORD IN THE ASHTABULA COUNTY RECORDS.

More Commonly Known As: 23 West Satin Street, Jefferson, Ohio 44047
Permanent Parcel Number: 26-034-00-008-00
Prior Instrument Reference: Book 856, Page 485 Ashtabula County Records

TO HAVE AND TO HOLD the above described premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

Executed this 21st day of October, 2025.

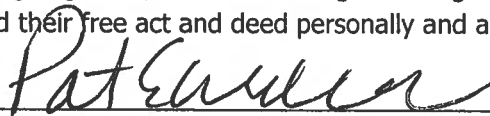
27 West Erie Ltd., an Ohio Limited Liability Company

By: 
Timothy D. Leehan, Member

This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF OHIO
COUNTY OF ASHTABULA

The foregoing instrument was acknowledged before me this 21st day of October, 2025 by Timothy D. Leehan, Member, 27 West Erie Ltd., an Ohio Limited Liability Company, the Grantor in the foregoing deed, and acknowledged the signing thereof to be the free act and deed of said company, and their free act and deed personally and as such officer.


Notary Public, State of Ohio
My Commission Expires: 3-16-26



PATRICIA E. WEDDLE
Notary Public State of Ohio
My Commission Expires
March 16, 2026

Prepared by:
Grantor

EXHIBIT "A"

Eric B. Westfall
Professional Land Surveyor
Jefferson, OH 44047
PH (440) 576-5551

DESCRIPTION OF 1.057 ACRE PARCEL

SITUATED IN THE VILLAGE OF JEFFERSON, COUNTY OF ASHTABULA, STATE OF OHIO AND KNOWN AS BEING PART OF JEFFERSON STREET LOTS 34, 36 AND 38 OF SAID VILLAGE AND BEING IN TOWNSHIP 11-NORTH, RANGE 3-WEST OF THE CONNECTICUT WESTERN RESERVE AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MONUMENT (FOUND) AT THE INTERSECTION OF THE CENTERLINES OF CHESTNUT STREET (66 FEET WIDE) AND SATIN STREET (66 FEET WIDE); THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, ALONG THE CENTERLINE OF SATIN STREET, 388.33 FEET TO A POINT; THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, 33.00 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE NORTHERLY LINE OF SATIN STREET AT THE SOUTHEASTERLY CORNER OF LANDS DEEDED TO P.E. AND G.A. WEDDLE IN VOLUME 597/2469 ASHTABULA COUNTY OFFICIAL RECORDS BEING THE SOUTHWESTERLY CORNER OF LANDS DEEDED TO COUNTY SEAT PROPERTIES, KNOWN AS PARCEL 2, IN VOLUME 597/1778 ASHTABULA COUNTY OFFICIAL RECORDS AND THE PRINCIPAL PLACE OF BEGINNING.

THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG WEDDLE'S EASTERLY LINE, 165.00 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT SAID COUNTY SEAT PROPERTIES' NORTHWESTERLY CORNER.

THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, 50.00 FEET TO AN IRON PIN (SET) ON THE EASTERLY LINE OF LANDS DEEDED TO R.L. HALL IN VOLUME 577/1387 ASHTABULA COUNTY OFFICIAL RECORDERS.

THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG HALL'S EASTERLY LINE, 166.99 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE SOUTHERLY LINE OF LANDS DEEDED TO ARC DBPROP001, LLC IN VOLUME 564/1582 ASHTABULA COUNTY OFFICIAL RECORDS AT HALL'S NORTHEASTERLY CORNER.

THENCE NORTH 89 DEGREES, 58 MINUTES, 33 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID ARC DBPROP001'S, 4.50 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT ARC DBPROP001'S SOUTHEASTERLY CORNER.

THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG ARC DBPROP001'S EASTERLY LINE, 81.99 FEET TO IRON PIN (SET) AT THE SOUTHWESTERLY CORNER OF A 0.367 ACRE PARCEL.

THENCE NORTH 89 DEGREES, 57 MINUTES, 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 0.367 ACRE PARCEL AND THE SOUTHERLY LINE OF A 0.387 ACRE PARCEL, 150.11 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE WESTERLY LINE OF LANDS DEEDED TO J H N, INC., KNOWN AS TRACT TWO, IN VOLUME 97, PAGE 3431 ASHTABULA COUNTY RECORDER'S GENERAL INDEX.

Eric B. Westfall
Professional Land Surveyor
Jefferson, OH 44047
PH (440) 576-5551

DESCRIPTION OF 1.057 ACRE PARCEL

THENCE SOUTH 00 DEGREES, 05 MINUTES, 56 SECONDS WEST, ALONG J H N, INC. WESTERLY LINE AND THE WESTERLY LINE OF LANDS DEEDED ARC CAFEUSA, LLC IN VOLUME 549/1775 ASHTABULA COUNTY OFFICIAL RECORDS, 249.04 FEET TO A CONCRETE NAIL (FOUND) AT THE NORTHEASTERLY CORNER OF LANDS DEEDED TO D.D., R.H. AND C.F. HAVENS IN VOLUME 116/1821 ASHTABULA COUNTY OFFICIAL RECORDS.

THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, ALONG HAVENS' NORTHERLY LINE, 56.46 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT HAVENS' NORTHWESTERLY CORNER.

THENCE SOUTH 00 DEGREES, 04 MINUTES, 40 SECONDS WEST, ALONG HAVENS' WESTERLY LINE, 165.00 FEET TO A 5/8 INCH DIAMETER IRON PIN (FOUND) ON THE NORTHERLY LINE OF SATIN STREET AT HAVENS' SOUTHWESTERLY CORNER.

THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, ALONG THE NORTHERLY LINE OF SATIN STREET, 48.06 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 1.057 ACRES OF LAND, BE THE SAME MORE OR LESS.

BEING A 0.207 ACRE PARCEL OF LAND DIVIDED FROM LANDS DEEDED TO P.E. AND G.A. WEDDLE IN VOLUME 397/2469 ASHTABULA COUNTY OFFICIAL RECORDS, ALL OF THE LANDS DEEDED TO COUNTY SEAT PROPERTIES LTD KNOWN AS PARCEL 2 AND THE REMAINDER OF LANDS DEEDED TO COUNTY SEAT PROPERTIES LTD, KNOWN AS PARCEL 1, IN VOLUME 597/1778 ASHTABULA COUNTY OFFICIAL RECORDS. AS PER A SURVEY COMPLETED IN NOVEMBER 2015 BY ERIC B. WESTFALL, P.S. OHIO #7677, JEFFERSON, OHIO. ALL IRON PINS SET ARE #5 REBAR, 30 INCHES LONG REBAR, MARKED WITH A PLASTIC CAP, "WESTFALL, 7677". BASIS FOR BEARINGS HEREIN: CENTERLINE OF JEFFERSON STREET NORTH 89 DEGREES, 57 MINUTES, 52 SECONDS EAST-SURVEY & USED.

ASHTABULA CO. ENGINEER

APPROVED
12-11-15 MOT
SURVEY DEPT.

Eric B. Westfall, P.S.



12/09/15

*approved
5/16/16
Thuy Fingler
Jefferson Village Administrator*

ASHTABULA COUNTY
DESCRIPTION APPROVED FOR CONVEYANCE
DATE: 5-19-16
BY: DAK
AUDITOR

ASHTABULA COUNTY
DESCRIPTION APPROVED FOR CONVEYANCE
SURVEY ON RECORD
DATE: 11/18/25 SEE VOL 612
BY: MAK PAGE 1235
ENGINEER



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
OLD REPUBLIC NATIONAL 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 EXTRACTIONAL 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, Old Republic National Title Insurance Company, a(n) 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 Amount of Insurance 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.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. 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 IS 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 closing, settlement, escrow, or any other purpose.
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. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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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**OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY**
1408 North Westshore Blvd, Suite 900, Tampa, FL
33607

C. Monroe

By: _____
President

Kurt Lewis

By: _____
Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Venture Land Title Agency LLC
Issuing Office: 34 South Chestnut Street
Jefferson, OH 44047
Issuing Office's ALTA® Registry ID: 1066895
Loan ID Number:
Commitment Number: V-2511257
Issuing Office File Number: V-2511257
Property Address: 23 West Satin Street, Jefferson, OH 44047
Revision Number:

SCHEDULE A

1. Commitment Date: October 29, 2025 at 7:59 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	The Board of County Commissioners of Ashtabula County, Ohio
Proposed Amount of Insurance:	\$70,000.00
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
27 West Erie, Ltd, as vested in the General Warranty Deed as recorded on October 22, 2025 in Volume 856, Page 485 of Ashtabula County Records.
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

VENTURE LAND TITLE AGENCY LLC
34 South Chestnut Street, Jefferson, OH 44047
Telephone: (440) 576-0002

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1408 North Westshore Blvd, Suite 900, Tampa, FL 33607

Countersigned by:

Venture Land Title Agency LLC, License #35316

C Monroe
By: _____
President

Kate Lewis
By: _____
Secretary

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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.

Duly authorized and executed Deed from 27 WEST ERIE LTD. LLC, an Ohio Limited Liability Company, to The Board of County Commissioners of Ashtabula County, Ohio, to be executed and recorded at closing.

5. Release of Mortgages and/or Liens in Schedule B, Section II, if any.
6. All legal descriptions shown on transfer documents will require preapproval from the County Engineer prior to closing.
7. Ohio law, effective October 3, 2023, prohibits ownership of real property by certain foreign parties. This law can be found at O.R.C. §5301.256. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy.
8. Documents satisfactory to us showing who is authorized to sign on behalf of 27 WEST ERIE LTD. LLC, an Ohio Limited Liability Company.
9. Documents satisfactory to us showing who is authorized to sign on behalf of The Board of County Commissioners of Ashtabula County, Ohio.

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. 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 the Policy.
7. The lien of the real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
8. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
9. This Commitment or Policy does not insure the accuracy or amount of acreage contained in the description at Schedule "A" or "C".
10. As recited at Schedule B-1 hereof, all deeds require County Engineer approval before transfer and recording. If the premises at Exhibit "A" herein is not a newly approved survey and the deed(s) from the vesting owner(s) to the proposed insured buyer(s) at Schedule A hereof, are affixed with a "survey update required next transfer" stamp by the County Engineer; as such, a new legal description will be required for future transfers. The Company shall not be responsible for any loss, cost or damage resulting from any present or future requirements imposed or expenses incurred in relation thereto including, but not limited to, the cost of surveying and drafting a new legal description.
11. Taxes and assessments for the first half year 2024 which are due February 2025 for Parcel No. 26-034-00-008-00

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are PAID in the amount of \$193.38. Taxes and assessments for the second half year 2024 which are due July 2025 for Parcel No. 26-034-00-008-00 are PAID in the amount of \$193.38.

The half year tax amount includes the following assessments:

- 1) 911 Emergency Telephone Assessment in the amount of \$2.25 per half year.
- 2) Countywide Recycling Program Assessment in the amount of \$2.50 per half year.

Subject to Special Taxes and Assessments of any kind, if any.
Taxes for the Year 2025 are a lien, but not yet due or payable.

12. Easement to County Seat Properties, Ltd, filed for record May 20, 2016 in Volume 612, Page 1250 of Ashtabula County Records.

NOTE: This easement is shown for information purposes only, for the benefit of the premises at Schedule "A" herein, and the company does not insure the easement.

13. NOTE: The above Leases, Easements, and Right of Ways are subject to various assignments and conditions of record. We have made no examination as to the above leases, easements, or right of ways.
14. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Ashtabula, State of Ohio and is described as follows:

Situated in the Village of Jefferson, County of Ashtabula, State of Ohio:

And known as being part of Jefferson Street Lots 34, 36 and 38 of said Village and being in Township 11-North, Range 3-West of the Connecticut Western Reserve, and further described as follows:

Commencing at a stone monument (pound) at the intersection of the centerlines of Chestnut Street (66 feet wide) and Satin Street (66 feet wide);

Thence South 89°, 59', 14" West, along the centerline of Satin Street, 388.33 feet to a point;

Thence North 00°, 04', 40" East, 33.00 feet to an identified (Westfall) iron pin (found) on the northerly line of Satin Street at the southeasterly corner of lands deeded to P.E. and G.A. Weddle in Volume 597, Page 2469 Ashtabula County Official Records, being the southwesterly corner of lands deeded to County Seat Properties, known as Parcel 2, in Volume 597, Page 1778 Ashtabula County Official Records, and the principal place of beginning.

Thence North 00°, 04', 40" East, along Weddle's easterly line, 165.00 feet to an identified (Westfall) iron pin (found) at said County Seat Properties' northwesterly corner.

Thence South 89°, 59', 14" West, 50.00 feet to an iron pin (set) on the easterly line of lands deeded to R.L. Hall in Volume 577, Page 1387 Ashtabula County Official Records.

Thence North 00°, 04', 40" East, along Hall's easterly line, 166.99 feet to an identified (Westfall) iron pin (found) on the southerly line of lands deeded to ARC DBPROP001, LLC in Volume 564, Page 1582 Ashtabula County Official Records at Hall's northeasterly corner.

Thence North 89°, 58', 33" East, along the southerly line of said ARC DBPROP001's, 4.50 feet to an identified (Westfall) iron pin (found) at ARC DBPROP001's southeasterly corner.

Thence North 00°, 04', 40" East, along ARC DBPROP001's easterly line, 81.99 feet to an iron pin (set) at the southwesterly corner of a 0.367-acre parcel.

Thence North 89°, 57', 32" East, along the southerly line of said 0.367-acre parcel and the southerly line of a 0.387-acre parcel, 150.11 feet to an identified (Westfall) iron pin (found) on the westerly line of lands deeded to J H N, Inc., known as Tract Two, in Volume 97, Page 3431 Ashtabula County Recorder's General Index.

Thence South 00°, 05', 56" West, along J H N, Inc. westerly line and the westerly line of lands deeded to ARC CafeUSA, LLC in Volume 549, Page 1775 Ashtabula County Official Records, 249.04 feet to a concrete nail (found) at the northeasterly corner of lands deeded to D.D., R.H. and C.F. Havens in Volume 16, Page 1821 Ashtabula County Official Records.

Thence South 89°, 59', 14" West, along Havens' northerly line, 56.46 feet to an identified (Westfall) iron pin (found) at Havens' northwesterly corner.

Thence South 00°, 04', 40" West, along Havens' westerly line, 165.00 feet to a 5/8-inch diameter iron pin (pound) on the northerly line of Satin Street at Havens' southwesterly corner.

Thence South 89°, 59', 14" West, along the northerly line of Satin Street, 48.06 feet to the principal place of beginning,

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and containing 1.057 acres of land, be the same more or less.

Being a 0.207-acre parcel of land divided from lands deeded to P.E. and G.A. Weddle in Volume 597, Page 2469 Ashtabula County Official Records, all of the lands deeded to County Seat Properties Ltd., known as Parcel 2, and the remainder of lands deeded to County Seat Properties Ltd., known as Parcel 1, in Volume 597, Page 1778 Ashtabula County Official Records.

As per a survey completed in November 2015 by Eric B. Westfall, P.S. Ohio #7677, Jefferson, Ohio. All iron pins set are N5 rebar, 30 inches long Rebar, marked with a plastic cap, "Westfall, 7677." Basis for bearings herein: Centerline of Jefferson Street North 89°, 57', 52" East-survey and used.

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Doc ID: 007271380004 Type: G/I
Kind: QUIT CLAIM DEED
Recorded: 12/02/2025 at 03:51:27 PM
Receipt#: 2025-00008816
Fee Amt: \$55.00 Page 1 of 4
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2025-00011743

BK **859** PG **849-852**

QUIT CLAIM DEED
(Ohio Revised Code § 5302.11)

KNOW ALL MEN BY THESE PRESENTS, that **27 West Erie Ltd., an Ohio Limited Liability Company**, ("Grantor"), for valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and forever quit claim unto

The Board of County Commissioners of Ashtabula County, Ohio,

whose tax mailing address is **25 West Jefferson Street, Jefferson, Ohio 44047** ("Grantee"), all right, title, and interest which the Grantor has or may have in and to the following described real property Situated in the Village of Jefferson, County of Ashtabula, and State of Ohio, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF (1.057 acres)

TOGETHER WITH AND SUBJECT TO THE BENEFICIAL EASEMENT RIGHTS CONTAINED IN THE EASEMENT AS RECORDED IN BOOK 612, PAGE 1250 OF THE ASHTABULA COUNTY GENERAL INDEX RECORDS; AND SUBJECT TO THE TERMS AND CONDITIONS OF EASEMENTS OF RECORD IN THE ASHTABULA COUNTY RECORDS.


More Commonly Known As: 23 West Satin Street, Jefferson, Ohio 44047
Permanent Parcel Number: 26-034-00-008-00
Prior Instrument Reference: Book 856, Page 485 Ashtabula County Records

 **COPY**

TO HAVE AND TO HOLD the above described premises, with all the privileges and appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever.

Executed this 21st day of October, 2025.

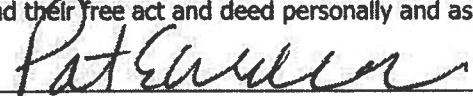
27 West Erie Ltd., an Ohio Limited Liability Company

By: 
Timothy D. Leehan, Member

This is an acknowledgement certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

STATE OF OHIO
COUNTY OF ASHTABULA

The foregoing instrument was acknowledged before me this 21st day of October, 2025 by Timothy D. Leehan, Member, 27 West Erie Ltd., an Ohio Limited Liability Company, the Grantor in the foregoing deed, and acknowledged the signing thereof to be the free act and deed of said company, and their free act and deed personally and as such officer.


Notary Public, State of Ohio
My Commission Expires: 3-16-26



PATRICIA E. WEDDLE
Notary Public State of Ohio
My Commission Expires
March 16, 2026

Prepared by:
Grantor

COPIES

EXHIBIT "A"

Eric B. Westfall
Professional Land Surveyor
Jefferson, OH 44047
PH (440) 576-5551

DESCRIPTION OF 1.057 ACRE PARCEL

SITUATED IN THE VILLAGE OF JEFFERSON, COUNTY OF ASHTABULA, STATE OF OHIO AND KNOWN AS BEING PART OF JEFFERSON STREET LOTS 34, 36 AND 38 OF SAID VILLAGE AND BEING IN TOWNSHIP 11-NORTH, RANGE 3-WEST OF THE CONNECTICUT WESTERN RESERVE AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MONUMENT (FOUND) AT THE INTERSECTION OF THE CENTERLINES OF CHESTNUT STREET (66 FEET WIDE) AND SATIN STREET (66 FEET WIDE); THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, ALONG THE CENTERLINE OF SATIN STREET, 388.33 FEET TO A POINT; THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, 33.00 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE NORTHERLY LINE OF SATIN STREET AT THE SOUTHEASTERLY CORNER OF LANDS DEEDED TO P.E. AND G.A. WEDDLE IN VOLUME 597/2469 ASHTABULA COUNTY OFFICIAL RECORDS BEING THE SOUTHWESTERLY CORNER OF LANDS DEEDED TO COUNTY SEAT PROPERTIES, KNOWN AS PARCEL 2, IN VOLUME 597/1778 ASHTABULA COUNTY OFFICIAL RECORDS AND THE PRINCIPAL PLACE OF BEGINNING.

THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG WEDDLE'S EASTERLY LINE, 163.00 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT SAID COUNTY SEAT PROPERTIES' NORTHWESTERLY CORNER.

THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, 50.00 FEET TO AN IRON PIN (SET) ON THE EASTERLY LINE OF LANDS DEEDED TO R.L. HALL IN VOLUME 577/1387 ASHTABULA COUNTY OFFICIAL RECORDS.

THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG HALL'S EASTERLY LINE, 166.99 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE SOUTHERLY LINE OF LANDS DEEDED TO ARC DEPROP001, LLC IN VOLUME 564/1582 ASHTABULA COUNTY OFFICIAL RECORDS AT HALL'S NORTHEASTERLY CORNER.

THENCE NORTH 89 DEGREES, 58 MINUTES, 33 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID ARC DEPROP001'S, 4.50 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT ARC DEPROP001'S SOUTHEASTERLY CORNER.

THENCE NORTH 00 DEGREES, 04 MINUTES, 40 SECONDS EAST, ALONG ARC DEPROP001'S EASTERLY LINE, 81.99 FEET TO IRON PIN (SET) AT THE SOUTHWESTERLY CORNER OF A 0.367 ACRE PARCEL.

THENCE NORTH 89 DEGREES, 57 MINUTES, 32 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID 0.367 ACRE PARCEL AND THE SOUTHERLY LINE OF A 0.367 ACRE PARCEL, 150.11 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) ON THE WESTERLY LINE OF LANDS DEEDED TO J H N, INC., KNOWN AS TRACT TWO, IN VOLUME 97, PAGE 243; ASHTABULA COUNTY RECORDER'S GENERAL INDEX.

Eric B. Westfall
Professional Land Surveyor
Jefferson, OH 44047
PE (440) 576-5551

DESCRIPTION OF 1.057 ACRE PARCEL

THENCE SOUTH 00 DEGREES, 05 MINUTES, 56 SECONDS WEST, ALONG J H N, INC. WESTERLY LINE AND THE WESTERLY LINE OF LANDS DEEDED ARC CAPEUSA, LLC IN VOLUME 549/1775 ASHTABULA COUNTY OFFICIAL RECORDS, 249.04 FEET TO A CONCRETE NAIL (FOUND) AT THE NORTHEASTERLY CORNER OF LANDS DEEDED TO D.D., R.H. AND C.F. HAVENS IN VOLUME 116/1821 ASHTABULA COUNTY OFFICIAL RECORDS.

THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, ALONG HAVENS' NORTHERLY LINE, 56.46 FEET TO AN IDENTIFIED (WESTFALL) IRON PIN (FOUND) AT HAVENS' NORTHWESTERLY CORNER.

THENCE SOUTH 00 DEGREES, 04 MINUTES, 40 SECONDS WEST, ALONG HAVENS' WESTERLY LINE, 163.00 FEET TO A 5/8 INCH DIAMETER IRON PIN (FOUND) ON THE NORTHERLY LINE OF SATIN STREET AT HAVENS' SOUTHWESTERLY CORNER.

THENCE SOUTH 89 DEGREES, 59 MINUTES, 14 SECONDS WEST, ALONG THE NORTHERLY LINE OF SATIN STREET, 48.06 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 1.057 ACRES OF LAND, BE THE SAME MORE OR LESS.

BEING A 0.207 ACRE PARCEL OF LAND DIVIDED FROM LANDS DEEDED TO P.E. AND G.A. WHEELS IN VOLUME 597/248 ASHTABULA COUNTY OFFICIAL RECORDS, ALL OF THE LANDS DEEDED TO COUNTY SEAT PROPERTIES LTD KNOWN AS PARCEL 2 AND THE REMAINDER OF LANDS DEEDED TO COUNTY SEAT PROPERTIES LTD, KNOWN AS PARCEL 1, IN VOLUME 597/1778 ASHTABULA COUNTY OFFICIAL RECORDS. AS PER A SURVEY COMPLETED IN NOVEMBER 2015 BY ERIC B. WESTFALL, P.S. OHIO #7677, JEFFERSON, OHIO. ALL IRON PINS SET ARE #5 REBAR, 30 INCHES LONG REBAR, MARKED WITH A PLASTIC CAP, "WESTFALL, 7677". BASIS FOR BEARINGS HEREIN: CENTERLINE OF JEFFERSON STREET NORTH 89 DEGREES, 57 MINUTES, 52 SECONDS EAST-SURVEY & USED.

ASHTABULA CO. ENGINEER
APPROVED
12-11-15
SURVEY DEPT.

Eric B. Westfall, P.S.



12/09/15

*approved
5/16/16
Troy Fingler
Jefferson Village Administrator*

ASHTABULA COUNTY
DESCRIPTION
APPROVED FOR
CONVEYANCE
DATE: 5-19-16
BY: DAH
AUDITOR