

RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 42 WEST WALNUT STREET, JEFFERSON, OHIO, AND AUTHORIZING PAYMENT AND CLOSING

WHEREAS, pursuant to its authority under Section 303.37(C) of the Ohio Revised Code, the Ashtabula County Board of Commissioners has negotiated an Agreement of Purchase and Sale for certain real property located at 42 West Walnut Street, Jefferson, Ohio 44047, bearing Parcel No. 26-034-00-057-00; and

WHEREAS, said property is owned by Darlena S. Johnson and is to be conveyed to the County pursuant to the terms and conditions set forth in the Agreement of Purchase and Sale; and

WHEREAS, the agreed purchase price for the property is One Hundred Ninety Thousand Dollars (\$190,000.00); and

WHEREAS, the closing of the transaction is scheduled to occur on or before April 17, 2026; and

WHEREAS, all closing costs, including title fees, shall be paid by Ashtabula County; and

WHEREAS, it is necessary to authorize the execution of documents and payment of funds to complete the transaction; now

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Ashtabula County, Ohio:

1. The Board hereby approves the purchase of the real property located at 42 West Walnut Street, Jefferson, Ohio, Parcel No. 26-034-00-057-00, from Darlena S. Johnson for the total purchase price of \$190,000.00.
2. The Board hereby authorizes the payment of the purchase price, together with all necessary closing costs, title fees, and associated expenses, in accordance with the Agreement of Purchase and Sale.
3. The Board hereby authorizes the President of the Board and/or designated County officials to execute all documents necessary to complete the transaction, including but not limited to closing statements, escrow documents, and any related instruments.
4. The Board hereby authorizes the County Auditor to issue payment and the County Treasurer to process any required wire transfers in order to meet the scheduled closing date.
5. This Resolution shall take effect immediately upon adoption.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2026-179

April 07, 2026

**RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED
AT 42 WEST WALNUT STREET, JEFFERSON, OHIO, AND AUTHORIZING
PAYMENT AND CLOSING**

Upon the motion of J.P. Ducro IV, seconded by Kathryn L. Whittington.

VOTE:

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

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

Acting

AGREEMENT OF PURCHASE AND SALE
AND
JOINT ESCROW INSTRUCTIONS

This Agreement of Purchase and Sale and Joint Escrow Instructions (the "Agreement") is made and entered between the Seller and Buyer identified below, dated for identification purposes as of APR. 17, 2026, and effective as of the Effective Date established pursuant to Section 3(a) below.

Basic Terms

Seller: Darlena S. Johnson

Buyer: Ashtabula County Board of Commissioners

Property Address: 42 West Walnut Street, Jefferson, Ohio 44047, bearing permanent parcel number 26-034-00-057-00

Purchase Price: One Hundred Ninety Thousand Dollars (\$190,000.00)

Closing Date: April 17, 2026

Notice Addresses:

If to Buyer:

Ashtabula County Board of Commissioners
Attn: Lisa Hawkins
25 West Jefferson Street
Jefferson, Ohio 44047
Email: llhawkins@ashtabulacounty.us

With a copy to:

Bridey Matheney, Esq.
Thrasher Dinsmore & Dolan, LPA
100 7th Avenue, Suite 150
Chardon, OH 44024
Ph: (440) 285-2242
Email: bmatheney@tddlaw.com

If to Seller:

Darlena S. Johnson
42 West Walnut Street
Jefferson, OH 44047
Ph: (540) 705-7568
Email: danikalee27@gmail.com

Agreement

A. Seller is the owner of that certain real property ("Real Property") identified above and more particularly described in the attached Exhibit A. The Real Property, together with Seller's right, title, and interest, if any, in and to any improvements thereon and appurtenances thereto (collectively, "Improvements"), are collectively referred to in this Agreement as the "Property."

B. Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, upon and subject to the terms and conditions of this Agreement.

C. The Basic Terms set forth above are a part of this Agreement and are incorporated herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. **Purchase and Sale.** Upon and subject to the terms and conditions of this Agreement, Seller agrees to sell the Property to Buyer and Buyer agrees to purchase the Property from Seller.

2. **Payment of Purchase Price.** The purchase price for the Property ("Purchase Price") shall be the amount set forth above in the Basic Terms and shall be payable by Buyer to Seller in cash or cash equivalent through Escrow on the Closing Date as provided in this Agreement.

3. **Escrow.**

(a) An escrow (the "Escrow") shall be opened to consummate the sale of the Property pursuant to this Agreement at the office of Title Professionals Group, 60 North Chestnut St., Jefferson, OH 44047 ("Title Company") Attn: Rhonda Tanner ("Escrow Agent") within two (2) business days after full execution and delivery of this Agreement by Buyer and Seller. The date of delivery by Escrow Agent to Buyer and Seller of written notice of receipt of executed counterparts of this Agreement is referred to herein as the "Effective Date" and/or the "Opening of Escrow."

(b) Unless the Seller and Buyer otherwise mutually agree in writing to an extension, the purchase and sale transaction contemplated hereby shall close on or before the Closing Date as set forth above in the Basic Terms. "Close of Escrow" shall mean the date upon which the General Warranty Deed from Seller to Buyer is recorded in the Ashtabula County Recorder's Office.

(c) This Agreement shall constitute the primary instructions to Escrow Agent. The Seller and Buyer shall promptly deliver such supplemental escrow instructions, consistent with this Agreement, as Escrow Agent may reasonably require; provided, however, that any such supplemental instructions shall not modify or amend this Agreement.

4. **Conditions of Escrow.** The Close of Escrow and Buyer's obligation to purchase the Property pursuant to this Agreement are conditioned on the following:

(a) Within five (5) business days after the Opening of Escrow, Buyer shall obtain a current preliminary report of the Property issued by Title Company, together with copies of all documents referred to in the report as exceptions to title (collectively, the "Preliminary Report").

Buyer shall have fourteen (14) days from the receipt of the Preliminary Report to notify Seller in writing of any objections to title. If Buyer so objects to any title exceptions, Seller shall have five (5) business days in which to notify Buyer of Seller's undertaking to use commercially reasonable efforts to cure each such objection as of the Closing Date.

(b) The conveyance of title to the Property to Buyer, as evidenced by an ALTA Extended Owner's title insurance policy, with liability in the full amount of the Purchase Price showing title to the Property vested in Buyer, issued by Title Company, subject only to the exceptions approved by Buyer pursuant to Section 4(a), and any additional exceptions created or suffered by Buyer, and also subject to those exceptions approved by Buyer within three (3) business days after Buyer's receipt of any ALTA Supplemental title report.

(c) Within five (5) business days after the Opening of Escrow, Seller shall deliver to Buyer copies of (i) any surveys, engineering reports, and other reports, studies and investigations in Seller's possession, (ii) all leases, subleases and all assignments, extensions, renewals or modifications thereof affecting the Property, and all options to lease or purchase the Property and other occupancy agreements affecting the Property (the "Leases" or separately a "Lease"), and (iii) all notes and deeds of trust to remain of record, and any documents affecting such notes and deeds of trust. Buyer shall have fourteen (14) days from receipt to review such materials, and to conduct such inspections and investigations and to obtain such additional reports and studies as Buyer deems necessary or advisable, in its sole and absolute discretion, to satisfy itself as to the desirability/feasibility of proceeding with the acquisition of the Property, including, without limitation, zoning, soil conditions, geology, engineering requirements, governmental requirements, and other matters affecting Buyer's proposed use of the Property.

(d) Seller's representations and warranties set forth in Section 7 shall be true and correct as of the Close of Escrow.

(e) The termination of any Lease shall be no later than the Closing Date.

(f) All conditions to the Close of Escrow or to Buyer's obligations hereunder, are for Buyer's benefit only and Buyer may waive all or any part of such rights by written notice to Seller and Escrow Agent.

5. Closing Documents.

(a) At the Closing, Seller shall deliver or cause to be delivered to Buyer through Escrow, the following instruments, and documents, duly executed and acknowledged by Seller, in form satisfactory to Buyer's counsel, as appropriate:

- (i) A General Warranty Deed, subject to all matters of record (the "Deed").
- (ii) A FIRPTA Affidavit certifying that Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code.
- (iii) All contracts affecting the Property, if any.

(iv) Such other customary documents and instruments as may be required by any other provision of this Agreement or as may reasonably be required to carry out the terms and intent of this Agreement.

(v) An executed Settlement Statement.

(b) At the Closing, Buyer shall deliver or cause to be delivered to Seller through Escrow, each of the following instruments and documents, duly executed and acknowledged by Buyer, as appropriate:

(i) An insured closing letter from the Title Company issuing the title policy to Buyer.

(ii) The Purchase Price.

(iii) Such other documents and instruments as may be required by any other provision of this Agreement or as may reasonably be required to carry out the terms and intent of this Agreement; provided that Buyer shall not be obligated to cause the delivery of any such instrument or document that would increase or expand Buyer's obligations or liability under this Agreement.

(iv) An executed Settlement Statement.

(c) At the Closing, Escrow Agent shall cause the Deed to be recorded in the Ashtabula County Recorder's Office and shall cause an ALTA Extended Owners coverage policy of title insurance complying with Section 4(b) to be delivered to Buyer.

(d) Possession shall be given to Buyer at Close of Escrow.

6. **Prorations; Expenses.** At the Closing, Buyer shall be credited and Seller charged with security deposits or advance rentals made by tenants under any Lease. At the Closing, Escrow Agent shall prorate the following between the Seller and Buyer as of the Close of Escrow: (a) current real and personal property taxes and assessments for the year, based upon the most currently available information; and (b) any income and operating expenses of the Property shall be prorated, based upon income and operating expense information provided by Sellers. All prorations shall be based on a thirty (30) day month. Escrow Agent is to assume that all rents have been collected unless otherwise advised by Seller. The expenses of the Escrow and costs of Closing shall be paid in the following manner:

(a) Seller shall pay Seller's attorney's fees, if any, satisfaction of any mortgages or deeds of trust on the Property, and all costs related thereto, and the cost for recording any curative title documents which Seller elects to cure and other costs typically paid by a seller.

(b) Buyer shall pay for a Survey (if done), the owner's Title Policy and Title Commitment, all other recording taxes and fees on the Deed, Buyer's attorney's fees, recordation fees and costs, and any other financing and other costs typically paid by a Buyer.

(c) Any escrow fee charged by the Escrow Agent in addition to the cost of the title insurance policy required by this Agreement shall be paid by Buyer.

7. **Representations and Warranties by Seller.** Seller represents, warrants, and covenants the following, each of which shall be true in all respects as of the date of this Agreement and as of the date of Close of Escrow and shall survive the Close of Escrow for a period of six (6) months:

(a) Seller has the requisite authority to (i) execute this Agreement and to convey the Property to Buyer as provided herein, (ii) execute and deliver such other documents, instruments, agreements, including, without limitation, affidavits and certificates necessary to effectuate the transaction contemplated herein, and (iii) take all such additional action necessary or appropriate to effect and facilitate the consummation of the sale and purchase transaction contemplated herein.

(b) Neither the entry into this Agreement nor the consummation of the transaction contemplated hereby shall constitute or result in a violation or breach by Seller of any agreement to which Seller is a party or by which Seller is otherwise bound or any judgment, order, writ, injunction or decree issued against or imposed upon it, or shall result in a violation of any applicable law, order, rule or regulation of any governmental authority. Seller is not involved in any bankruptcy, reorganization or insolvency proceedings.

(c) As of the Closing Date, there are no Leases or service contracts in force against the Property or binding upon Seller in any manner affecting the Property, which will survive the Close of Escrow. As of the Close of Escrow, Seller shall: (1) deliver possession of the Property to Buyer, free and clear of all tenancies and other possessory interests; and (2) deliver possession of the Property and any and all buildings to Buyer in substantially the same or similar condition as of the Effective Date of this Agreement; provided however, that Seller shall not be required to leave the Property in broom-clean condition since the structures on the Property are intended for demolition.

(d) There are no rights of first refusal or right of first offer of any tenant in the Property or, if there are such rights, Seller shall obtain from tenant and provide to Buyer the waiver by the tenant of the Property holding a right of first refusal or right of first offer of their right to purchase the Property.

(e) To the best of Seller's actual knowledge, there are no violations of applicable law or ordinances affecting the Property, and there is no hazardous waste on, under or near the Property. To the best of Seller's actual knowledge, there are not now or ever have been underground storage tanks located on the Property, no hazardous waste has been released on the Property and there is no asbestos or PCB present anywhere on the Property.

(f) Seller has delivered true, accurate and complete copies of any contracts affecting the Property to Buyer. To the best of Seller's actual knowledge, no document supplied to Buyer by Seller contains any untrue statement of material fact. Seller is not aware of any fact, document or information which has not been supplied to Buyer which would have a material effect on Buyer's decision whether or not to purchase the Property.

(g) At the Close of Escrow, there will be no outstanding expenses not fully paid, except those expenses previously approved by the Buyer in writing.

(h) Seller has received no written notice of any pending or threatened claim or litigation against the Property and Seller has not received any written notice from any governmental authority of defects in the Property or noncompliance with any applicable law, code or regulation.

(i) During the Escrow period, Seller shall not enter into any new lease, or option to lease, or extension of an existing lease or any other contract or agreement pertaining to the Property unless Seller first sends to Buyer for approval a copy of the document it proposes to sign. Buyer shall have three (3) business days after receipt of the document to object in writing to Seller's signing of the document. Any such objection shall, in the case of any lease, lease option or lease extension, not be unreasonable. Buyer's failure to respond shall be deemed approval.

(j) Any and all Leases shall terminate on or before the Closing Date and there are no offsets or concessions due to any tenant and no tenant is presently in bankruptcy.

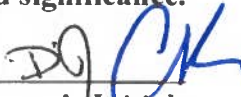
(k) During the term of the Escrow, Seller shall not do any act which would result in any of the warranties or representations contained in this Section not being materially true or correct as of Close of Escrow and, further, upon learning of any fact or condition which would cause any such warranties and representations not to be true as of Close of Escrow, Seller shall immediately give Buyer written notice of such fact or condition.

8. No Further Warranties; "AS IS". Except as specifically set forth in this Agreement, Buyer agrees that Buyer is not relying on any representations, warranties, inducements, promises, agreements, assurances or statements, oral or written, made by Seller or made by any other party on Seller's behalf, as to the condition of the Property, any restrictions related to the Property, the suitability of the Property for any purpose whatsoever (including without limitation, the ability to obtain discretionary approvals), compliance with applicable laws, including without limitation, Environmental Laws (as defined below), or any other matter or thing affecting or relating to the Property or this Agreement, including without limitation any and all environmental matters. Buyer is aware of and experienced in all aspects and complexities associated with real estate ownership. Buyer represents and warrants to Seller that, on or before the date for the Close of Escrow, Buyer (a) will make its own investigation of all elements of the Property, including without limitation environmental matters, or will have knowingly waived its rights to do so, (b) shall thereby assume the accompanying risk in its entering into this Agreement and carrying out the transactions contemplated herein and (c) shall rely solely on its own independent investigation of the Property.

As a material inducement to Seller to enter into this Agreement and convey the Property to Buyer, Buyer agrees and acknowledges that the Property is sold in its existing condition, "AS IS, WHERE-IS, WITH ALL FAULTS." Buyer will accept the Property in such condition, and hereby acknowledges, agrees, and understands, that except as set forth in this Section and Section 7, Seller is making no warranties, expressed or implied, regarding the Property, including without limitation environmental matters.

This Section shall survive the Close of Escrow.

By initialing below, Buyer acknowledges that this Section has been read and fully understood and that Buyer has sought advice, or had the opportunity to seek advice, from his or her counsel about its meaning and significance.


Buyer's Initials

9. Personal Property. The parties agree that any and all personal property located on the Property, whether fixed or unfixed, attached or unattached, and whether located within the residence, any accessory structures, or on the land, shall remain the sole property of the Seller. Seller shall have the right, but not the obligation, to remove such items prior to closing or transfer of possession. Any personal property remaining on the Property after transfer may be removed, destroyed, or otherwise disposed of by Buyer in connection with demolition or site preparation, and Seller waives any claim against Buyer for the loss or disposal of such items.

10. Post-Closing Occupancy. Seller agrees to vacate the Property on or before (i) the expiration of ninety (90) days following closing, or no later than (ii) August 31, 2026 (“Occupancy Period”). Buyer agrees to permit Seller to remain in possession of the Property as stated above for the sole purpose of vacating the premises and removing personal belongings. No rent shall be charged during the Occupancy Period. Seller shall not assign, sublease, or otherwise transfer any right of occupancy of the Property. Seller shall vacate and surrender possession of the Property to Buyer on or before the expiration of the Occupancy Period. Any personal property remaining on the Property after such date may be removed, destroyed, or otherwise disposed of by Buyer without notice or liability to Seller. In the event Seller fails to vacate the Property at the end of the Occupancy Period, Seller shall be considered a holdover occupant and may be subject to eviction and any remedies available under Ohio law.

11. Casualty; Condemnation. If, prior to the Close of Escrow, any portion of the Property is damaged or destroyed by fire or other casualty or is taken by eminent domain or is the subject of a pending taking which has not been consummated, Seller shall promptly notify Buyer thereof. Buyer shall then have the right to terminate this Agreement by written notice to Seller delivered within ten (10) business days after Buyer’s receipt of such notice. If Buyer elects not to exercise the right to terminate pursuant to this Section 11, Seller shall assign and deliver to Buyer, and Buyer shall accept and be entitled to receive, all insurance proceeds for such damage or destruction, or all awards for the taking by eminent domain, otherwise payable to Seller. The parties shall proceed to the Close of Escrow pursuant to the terms of this Agreement, without modification of this Agreement, except as may be necessitated by such damage or destruction or by such eminent domain action, and with the Purchase Price reduced by the amount that the cost of repair exceeds the insurance proceeds. If Buyer terminates this Agreement pursuant to this Section, then neither party shall have any rights or responsibilities to the other.

12. **Notices.** Any and all notices or other communications required or permitted to be given hereunder shall be in writing and personally delivered (including courier delivery), transmitted by electronic mail or sent by United States certified mail (return receipt requested), postage prepaid, and addressed to the applicable addressee at the address set forth above in the Basic Terms, provided that a copy of any notice transmitted by electronic mail shall be sent by one of the other permitted methods. A party may from time to time change the address to which such notices or communications may be delivered or sent by giving the other parties written notice of such change. All notices or other communications shall be deemed given and effective upon the date of delivery, unless delivery is refused or cannot be made, in which event the date of attempted delivery shall be deemed the effective date of such notice or other communication.

13. **Attorneys' Fees.** Should any party retain counsel for the purpose of enforcing, preventing the breach, or because of a breach of any provision of this Agreement, then, if said matter is settled by judicial determination (which term includes arbitration if the parties utilize arbitration), the prevailing party (whether at trial or on appeal) shall be entitled, in addition to such other relief as may be granted, to all costs and expenses rendered to such prevailing party, including, without limitation, actual professional fees and costs such as appraisers', accountants', experts' and reasonable attorneys' fees and costs, incurred by the party which prevails in such action. Attorneys' fees and costs shall include, without limitation, attorneys' fees, costs, and expenses incurred in connection with any: (i) post judgment motions; (ii) contempt proceedings; (iii) appeals; (iv) garnishment, levy, and debtor and third party examinations; (v) discovery; and (vi) any bankruptcy proceeding. The prevailing party also shall be entitled to its reasonable attorneys' fees and costs incurred in any post-judgment proceedings to collect or enforce any judgment. This provision is separate and shall survive the merger of this provision into any judgment on this Agreement. "Prevailing party" within the meaning of this Section shall include, without limitation, a party who successfully brings an action against the other party for sums allegedly due or performance of covenants allegedly breached or that party that obtains substantially the relief sought in the action.

14. **Assignment.** Buyer may not assign its rights under this Agreement to any other person, firm or entity without Seller's prior written consent.

15. **No Back Up Offers.** Seller shall not enter into any other agreements to sell the Property as long as this Agreement is in force.

16. **Time of Essence.** Time is of the essence for each condition, term, and provision in this Agreement.

17. **Severability.** If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, provided the parties receive the material benefits of this Agreement.

18. **Waivers.** A waiver or breach of a covenant or provision in this Agreement shall not be deemed a waiver of any other covenant or provision in this Agreement, and no waiver shall be valid unless in writing and executed by the waiving party. An extension of time for performance of

any obligation or act shall be in writing and shall not be deemed an extension of the time for performance of any other obligation or act.

19. **Construction.** Headings at the beginning of each section and subsection are solely for the convenience of the parties and are not a part of and shall not be used to interpret this Agreement. The singular form shall include plural and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. Unless otherwise indicated, all references to sections are to this Agreement. All exhibits referred to in this Agreement are attached to it and incorporated to it by this reference.

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

21. **Venue.** The parties agree that any action for breach of this Agreement must be brought in the Ashtabula County Court of Common Pleas, Ohio.

22. **Successors and Assigns.** This Agreement shall inure to the benefit of and be binding upon the permitted successors and assigns of the respective parties.

23. **Further Acts.** Each party agrees to take such further action and to execute and deliver such further documents as may be necessary to carry out the purposes of this Agreement.

24. **Default by Seller.** If Seller defaults in any of her obligations hereunder to sell the Property to Buyer, Buyer shall be entitled as its sole and exclusive remedy to seek specific performance under this Agreement. Any such action for specific performance must be commenced within forty-five (45) days following the default.

25. **Entire Agreement.** This Agreement, together with any Exhibits or Addenda attached hereto, contains the entire agreement of the parties, and may only be amended or modified by a written instrument signed by the parties and expressly stating their intention to so modify this Agreement. Any previous offers or understandings of the parties regarding the subject matter of this Agreement are expressly declared void and are superseded by this Agreement.

26. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all taken together shall constitute one and the same instrument. The execution of this Agreement is deemed to have occurred, and this Agreement shall be enforceable and effective, only on the complete execution of this Agreement by the parties.


27. **Review by Counsel.** Each party (the "Represented Party") acknowledges that he, she or it has been represented (or has had the opportunity to be represented) in the review and signing of this agreement by independent legal counsel selected of the Represented Party's free will; and the Represented Party has had the opportunity to discuss this agreement with such counsel. The Represented Party further acknowledges that he, she, or it has read and fully understands the meaning and ramifications of this Agreement and by signing below indicates his, her or its full agreement to the foregoing terms.

*[THIS PORTION OF PAGE INTENTIONALLY
LEFT BLANK – SIGNATURE PAGE FOLLOWING]*

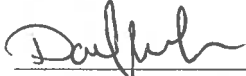
IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date set forth below.

BUYER:

ASHTABULA COUNTY
BOARD OF COMMISSIONERS

By: 
Printed Name: Culsam Kozlowski
Title: President
Date: 5/7/2026

SELLER:


Darlena S. Johnson

Date: 4.4.26.

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Village of Jefferson, County of Ashtabula, State of Ohio and known as being part of Jefferson Street Lot 31 of said Village and being in Township 11-N., Range 3-W, of the Connecticut Western Reserve and further described as follows:

Beginning at an iron pin (Set) on the southerly line of W. Walnut Street (66 feet wide) at the northwesterly corner of lands Deeded to M.L. and R.H. Mason in Volume 69, Page 5661 Ashtabula County Recorders General Index, said point being North 89 degrees, 59 minutes, 10 seconds West, along the southerly line of W. Walnut Street, 615.94 feet from the intersection of the southerly line of W. Walnut Street and the westerly line of N. Chestnut Street (66 feet wide);

Thence South 00 degrees, 04 minutes, 13 seconds West, parallel with the West line of said Lot 31, along Mason's westerly line, 164.66 feet (10 Rods-deed) to an iron pin (Set) on the northerly line of lands Deeded to Board of County Commissioners in Volume 879, Page 241 Ashtabula County Recorders General Index;

Thence North 89 degrees, 59 minutes, 10 seconds West, parallel with the southerly line of W. Walnut Street, along the Board of County Commissioner's northerly line, 52.00 feet (Deed) to a point on the easterly line of Lot 29 of said Jefferson Street Lots, said point being South 89 degrees, 59 minutes, 10 seconds East, 0.20 feet from a 3/4 inch diameter iron pin (found);

Thence North 00 degrees, 04 minutes, 13 seconds East, along the easterly line of said Lot 29, 164.66 feet (10 Rods-deed) to a 5/8 inch diameter iron pin (Found) on the southerly line of W. Walnut Street at northeasterly corner said Lot 29;

Thence South 89 degrees, 59 minutes, 10 seconds East, along the southerly line of W. Walnut Street, 52.00 fee (Deed) to the place of beginning and containing 0.196 Acres of land be the same more or less.

Being all of the lands deeded Brenda Lee Norris in Volume 268/577 Ashtabula County Official Records.

As per a survey completed in September 2016 by Eric B. Westfall, P.S. Ohio #7677, Jefferson, Ohio. All iron pins set are #5 Rebar, 30 inches long, capped "Westfall, 7677".

Basis for bearings herein: centerline of W. Walnut Street South 89 degrees, 59 minutes, 10 seconds East-survey and used.