

TRANSFERRED

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OHIO REV. CODE

JUN 10 2019

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

See document



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Fee Amt: \$52.00 Page 1 of 5
Lorain County, Ohio
Judith M Nedwick County Recorder
File **2019-0717709**

WARRANTY DEED - *Remainder*

KNOW ALL MEN BY THESE PRESENTS THAT

MF BLACKMORE GRAIN, LLC, an Ohio Limited Liability Company, hereafter called Grantor, for valuable consideration, does hereby Grant, Bargain, Sell and Convey, with general warranty covenants, to **MF BLACKMORE GRAIN, LLC**, an Ohio Limited Liability Company, its successors and assigns forever, hereafter called Grantee, whose tax mailing address is 26091 Royalton Road, Columbia Station, Ohio 44028, the following described Real Estate:

Situated in the Township of Columbia, County of Lorain, and State of Ohio, and being further described on Exhibit A attached hereto and incorporated herein by reference.

Prior Deed Reference: 2016-0573889

and all the Estate, Right, Title and Interest of the said Grantor in and to said premises; To have and hold the same, with all the privileges and appurtenances thereunto belonging, to said Grantee, its successors and assigns forever. And the said Grantor does hereby Covenant and Warrant that the title so conveyed is Clear, Free and Unencumbered, and that it will Defend the same against all lawful claims

of all persons whomsoever, except restrictions, easements, and conditions of record, zoning ordinances, taxes and assessments, both general and special, not currently due or payable.

Executed by the said Grantor, this 16th day of April, 2019.

MF BLACKMORE GRAIN, LLC

John C. Fetchet Managed

BY: JOHN C. FETCHET, MANAGER

STATE OF OHIO

LORAIN COUNTY, ss

On this 16th day of April, 2019, before me, a notary public in and for said County and State, personally came JOHN C. FETCHET, MANAGER OF MF BLACKMORE GRAIN, LLC and acknowledged the signing thereof to be his voluntary act and deed.

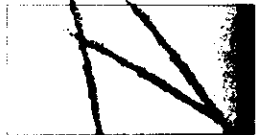
Witness my official signature and seal on the day last above mentioned.

Holly A. Vasiloff
Notary Public

Prepared by:
Piazza & Cooke-Szczepanski Co., LPA
164 Cleveland Street
Elyria, Ohio 44035



HOLLY A. VASILOFF
Notary Public, State of Ohio
My Commission Expires 4-26-22



NEFF & ASSOCIATES

Civil Engineers Landscape Architects Planners Surveyors
Traffic Engineers Environmental Engineers

Legal Description

Parcel "A"

January 25, 2019

File No. 13328A-LD005

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Situated in the Township of Columbia, County of Lorain, State of Ohio and known as being part of Original Columbia Township, Lot No. 68 and is further bounded and described as follows:

Beginning at a Railroad Spike found in the center line of Akins Road (60 feet wide) at the Southeasterly corner of said Original Lot No. 73;

Course 1 Thence South 88°07'59" West, continuing along said center line of Akins Road and the Southerly line of said Original Lot No. 73, a distance of 72.64 feet to the Southeasterly corner of a parcel of land conveyed to MF Blackmore Grain, LLC by deed recorded in Instrument No. 20160573889 of Lorain County Records;

Course 2 Thence North 00°47'13" West, along the Easterly line of said MF Blackmore Grain, LLC parcel, a distance of 466.00 feet to a 5/8" iron pin set at the Northeasterly corner of said parcel and passing through a 5/8" iron pin set on the Northerly right of way of Akins Road, a distance of 30.00 feet;;

Course 3 Thence South 88°07'59" West, along the Northerly line of said MF Blackmore Grain, LLC parcel and continuing along the Northerly line of a parcel of land conveyed to Joseph & Cathy Humenik by deed recorded in Instrument No. 20130457384 of Lorain County Records, a distance of 400.00 feet to a 5/8" iron pin found at the Northwesterly corner of said Joseph & Cathy Humenik parcel;

Course 4 Thence North 00°47'13" West, a distance of 217.84 feet to a 5/8" iron pin set;

Course 5 Thence South 88°07'59" West, a distance of 200.00 feet to a 5/8" iron pin set on the Easterly line of a parcel of land conveyed to Valerie Calderwood by deed recorded in Instrument No. 20010729290 of Lorain County Records;

Course 6 Thence North 00°47'13" West, along the Easterly line of said Valerie Calderwood parcel, a distance of 539.28 feet to the Northeasterly corner of said Valerie Calderwood parcel and witnessed by a 1 1/2" iron pin found North 56°14'24" West, a distance of 0.34 feet;

Course 7 Thence South 88°00'15" West, along the Northerly line of said Valerie Calderwood parcel and continuing along the Northerly line of a second parcel of land conveyed to Valerie Calderwood by deed recorded in Instrument No. 20120425928 of Lorain County Records, a distance of 452.74 feet to a 5/8" iron pin set at the Southeasterly corner of a parcel of land conveyed to Daniel &

ARM

513-19

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Debra Tini by deed recorded in Instrument No. 20010750267 of Lorain County Records;

- Course 8 Thence North 00°18'26" West, along the Easterly line of said Daniel & Debra Tini parcel, and continuing along the Easterly line of the following parcels of land, land conveyed to Kimberly Bell by deed recorded in Instrument No. 20130464950, land conveyed to Robert & Charlene Jurkoshek by deed recorded in Instrument No. 20050102060, land conveyed to Thomas & Barbara Jacobucci by deed recorded in Instrument No. 20010769344, land conveyed to Sergio & Arlen Garibotti by deed recorded in Instrument No. 20020819126, land conveyed to Donald Pack & Tisha Glinka by deed recorded in Instrument No. 20010741065, land conveyed to Calvin Corsi & Carol Delio by deed recorded in Instrument No. 20180656959, all found in Lorain County Records, a distance of 1430.55 feet to a 5/8" iron pin set at the Northeasterly corner of said Calvin Corsi & Carol Delio parcel and the Southwesterly corner of a parcel of land conveyed to Dream on Farms, Inc. by deed recorded in Instrument No. 20100339337 of Lorain County Records;
- Course 9 Thence North 88°26'24" East, along the Southerly line of said Dream on Farms, Inc. parcel, a distance of 308.98 feet to a 5/8" iron pin set at the Southeasterly corner of said Dream on Farms, Inc. parcel;
- Course 10 Thence North 22°59'40" East, along the Easterly line of said Dream on Farms, Inc. parcel, a distance of 237.74 feet to a 5/8" iron pin set at the Southwesterly corner of another parcel of land conveyed to MF Blackmore Grain, LLC by deed recorded in Instrument No. 20160573889 of Lorain County Records;
- Course 11 Thence North 89°31'42" East, along the Southerly line of said MF Blackmore Grain, LLC parcel, a distance of 732.23 feet to a capped 5/8" iron pin (Neff & Assoc.) found on the Westerly line of another parcel of land conveyed to MF Blackmore Grain, LLC by deed recorded in Instrument No. 20160573889 of Lorain County Records and the Easterly line of Original Lot No. 73;
- Course 12 Thence South 00°18'26" East, along the Easterly line of MF Blackmore Grain, LLC and the Easterly line of Original Lot No. 73, a distance of 2849.18 feet to the place of beginning and passing over a capped 5/8" iron pin (Neff & Assoc.) found on the Northerly right of way of Akins Road, a distance of 2,869.18 feet and containing a total of 52.5419 Acres (2,288,723 Square Feet) of land of which 0.0507 Acre (2.209 Square Feet) are within the road right of way of Akins Road and subject to all legal highways and easements of record as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, Dated November 24, 2015.

ARM

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Monuments described as 5/8" iron pin set are 5/8" x 30" rebar capped "Neff & Assoc.-8622".

The basis of bearings for the premises surveyed is North 87°54'30" East, as the center line of Akins Road as evidenced in the deed to Valerie Calderwood by deed recorded in Instrument No. 20010729290 of Lorain County Records.

Be the same more or less, but subject to all legal highways and easements of record.

5-13-19

RPM

12-00-073-000-061

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035