

1359 MARKET  
AVENUE NORTH  
CANTON, OHIO  
44714

COOPER & ASSOCIATES/CONSULTING ENGINEERS & SURVEYORS

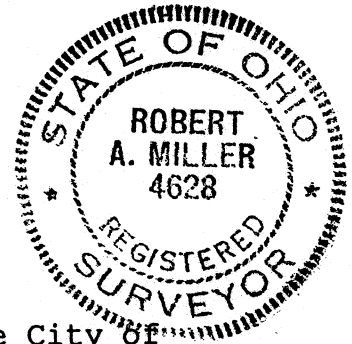
PHONE (216) 452-5731

FAX No. (216) 452-9110

JAMES L. COOPER  
ROBERT A. MILLER  
BRYAN J. ASHMAN

May 15, 1995

DESCRIPTION OF 1.849 ACRES  
TRACT 4  
FOR: JACK CUSTER



Known as and being part of Outlot 601 in the City of Massillon, and part of the Northeast Quarter of Section 20, Township-10 (Perry Township), Range-9, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron pin found on the existing east right-of-way line of Erie Street at the northwest corner of Outlot 601 in the City of Massillon, Ohio.

Thence N-87°-40'-36"-W along a portion of the existing east right-of-way line of said Erie Street, and a portion of the existing City of Massillon Corporation line as described in Plat Book 56, Page 20 in the Stark County Plat Records, a distance of 1.75 feet to a point marked by an iron pin found;

Thence N-02°-07'-29"-E continuing along a portion of the existing east line of said Erie Street, a distance of 69.91 feet to a point marked by an iron pin found on the south line of Outlot 549, and also being the existing City of Massillon Corporation line;

Thence S-87°-40'-36"-E along a portion of the south line of said Outlot 549 and City of Massillon Corporation line (passing

2572

over an iron bar set at 1.75 feet) a total distance of 1068.44 feet to a point marked by an iron bar set and being the true place of beginning for the tract of land herein described;

Thence continuing S-87°-40'-36"-E along a portion of the south line of said Outlot 549, and along a portion of the existing City of Massillon Corporation line, a distance of 273.26 feet to a point marked by an iron pin found;

Thence S-01°-43'-23"-W along a portion of the east line of a (84.9278 acre) tract of land now or formerly owned by Jack Custer, as recorded in Official Record Volume 504, Page 53 in the Stark County Records of Deeds, a distance of 283.95 feet to a point marked by an iron pin found on the north line of Vista Avenue S.E. (72 feet wide);

Thence S-87°-48'-14"-W along a portion of the north line of said Vista Avenue S.E., a distance of 273.88 feet to a point marked by an iron bar set;

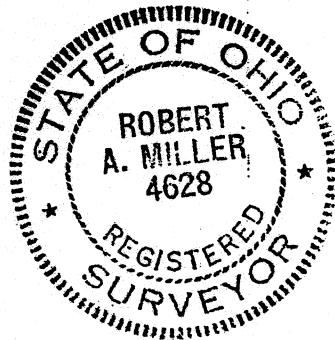
Thence N-01°-43'-23"-E (passing over a point marked by an iron bar set at 200.00 feet) a total distance of 305.53 feet to a point marked by an iron bar set and being the true place of beginning and containing a total area of 1.849 acres of land more or less of which 1.410 acres are in Outlot 601 and 0.439 acre is in part of the Northeast Quarter of Section 20, Perry Township.

Subject to any and all easements, restrictions, and reservations that may be of record pertaining to the above described tract of land.

NOTE: Reference direction for bearing system used derived from  
Plat Book 56, Page 20; using N-02°-07'-29"-E for the centerline of  
Erie Street.

As surveyed this 15<sup>TH</sup> day of MAY, 1995.

Robert A. Miller  
Robert A. Miller  
Registered Surveyor No. 4628





COOPER & ASSOCIATES/CONSULTING ENGINEERS & SURVEYORS

1359 MARKET  
AVENUE NORTH  
CANTON, OHIO  
44714

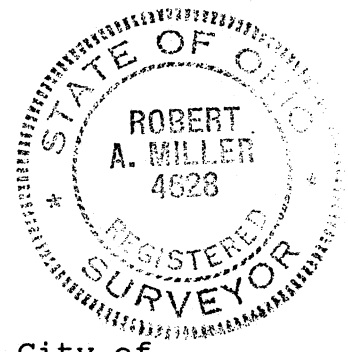
PHONE (216) 452-5731

FAX No. (216) 452-9110

May 15, 1995

JAMES L. COOPER  
ROBERT A. MILLER  
BRYAN J. ASHMAN

**DESCRIPTION OF 2.866 ACRES  
TRACT 3  
FOR: JACK CUSTER**



Known as and being part of Outlot 601 in the City of Massillon, and part of the Northeast Quarter of Section 20, Township-10 (Perry Township), Range-9, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron pin found on the existing east right-of-way line of Erie Street at the northwest corner of Outlot 601 in the City of Massillon, Ohio.

Thence N-87°-40'-36"-W along a portion of the existing east right-of-way line of said Erie Street, and a portion of the existing City of Massillon Corporation line as described in Plat Book 56, Page 20 in the Stark County Plat Records, a distance of 1.75 feet to a point marked by an iron pin found;

Thence N-02°-07'-29"-E continuing along a portion of the existing east line of said Erie Street, a distance of 69.91 feet to a point marked by an iron pin found on the south line of Outlot 549, and also being the existing City of Massillon Corporation line;

Thence S-87°-40'-36"-E along a portion of the south line of said Outlot 549 and City of Massillon Corporation line (passing

over an iron bar set at 1.75 feet) a total distance of 677.44 feet to a point marked by an iron bar set and being the true place of beginning for the tract of land herein described;

Thence continuing S-87°-40'-36"-E along a portion of the south line of said Outlot 549, and along a portion of the existing City of Massillon Corporation line, a distance of 391.00 feet to a point marked by an iron bar set;

Thence S-01°-43'-23"-W a distance of 305.53 feet to a point marked by an iron bar set on the north line of Vista Avenue S.E. (72 feet wide);

Thence S-87°-48'-14"-W along a portion of the north line of said Vista Avenue S.E., a distance of 125.40 feet to a point of curvature marked by an iron bar set;

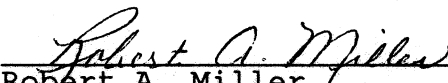
Thence continuing along a portion of the north line of said Vista Avenue S.E. on the arc of a curve to the right, in a westerly direction, with said curve having a central angle of 05°-45'-43", a radius of 2679.09 feet, an arc length of 269.42, a distance of 269.42 feet to a point marked by an iron bar set, (last stated curve course has a chord bearing and distance of N-89°-18'-55"-W - 269.31 feet);

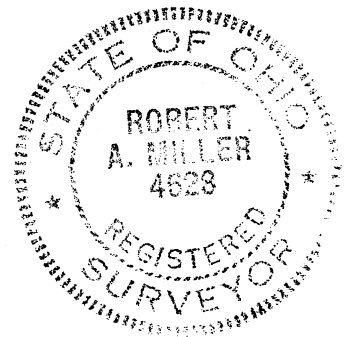
Thence N-02°-19'-24"-E (passing over a point marked by an iron bar set at 200.00 feet) a total distance of 323.10 feet to a point marked by an iron bar set and being the true place of beginning and containing a total area of 2.866 acres of land more or less of which 2.238 acres are in Outlot 601 and 0.628 acre is in part of the Northeast Quarter of Section 20, Perry Township.

Subject to any and all easements, restrictions, and reservations that may be of record pertaining to the above described tract of land.

NOTE: Reference direction for bearing system used derived from Plat Book 56, Page 20; using N-02°-07'-29"-E for the centerline of Erie Street.

As surveyed this 15<sup>th</sup> day of MAY, 1995.

  
Robert A. Miller  
Registered Surveyor No. 4628



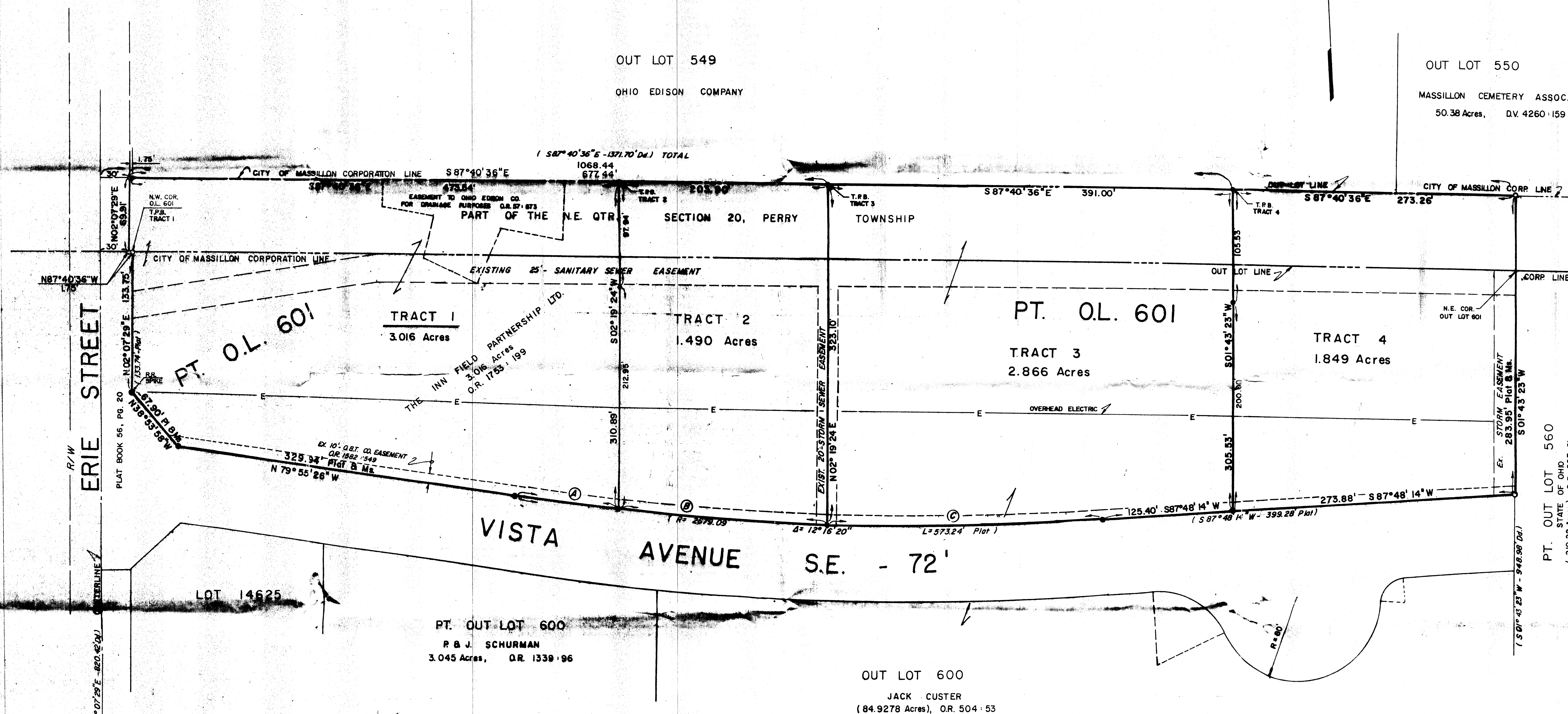


(A)	(B)	(C)
$\Delta = 02^{\circ}08'27''$	$\Delta = 04^{\circ}22'10''$	$\Delta = 05^{\circ}45'43''$
$R = 2679.09'$	$R = 2679.09'$	$R = 2679.09$
$L = 100J0'$	$L = 204.31'$	$L = 269.42'$
$C = 100J0'$	$C = 204.26'$	$C = 269.31'$
Ch. Brg. = N80°59'40"W	Ch. Brg. = N84°14'58"W	Ch. Brg. = N89°18'55"W

OUT LOT 550

MASSILLON CEMETERY ASSOC.

50.38 Acres, D.V. 4260:159




PLAT BOOK 56, PG. 20  
O.R. 504, PG. 53  
O.R. 1339, PG. 96  
O.R. 1753, PG. 199

- IRON PIN FOUND
- IRON BAR SET
- △ PK. NAIL FOUND
- ▲ PK. NAIL SET
- ◆ RAILROAD SPIKE SET

REFERENCE DIRECTION FOR BEARING SYSTEM  
USED DERIVED FROM PLAT BOOK 56, PAGE  
20, USING N02°07'29"E FOR THE CENTERLINE  
OF ERIE STREET.

Robert A. Miller  
ROBERT A. MILLER  
REGISTERED SURVEYOR N° 4628

SUMMARY OF AREA				
	TRACT 1	TRACT 2	TRACT 3	TRACT 4
USABLE LAND	2,000 Ac.	1,038 Ac.	2,013 Ac.	1,166 Ac.
AREA IN OUTLOT 601	2,256 Ac.	1,163 Ac.	2,239 Ac.	1,410 Ac.
AREA IN N.E. QTR. SEC. 20	0,760 Ac.	0,327 Ac.	0,628 Ac.	0,439 Ac.
TOTAL	3,016 Ac.	1,490 Ac.	2,168 Ac.	1,849 Ac.

[illegible]

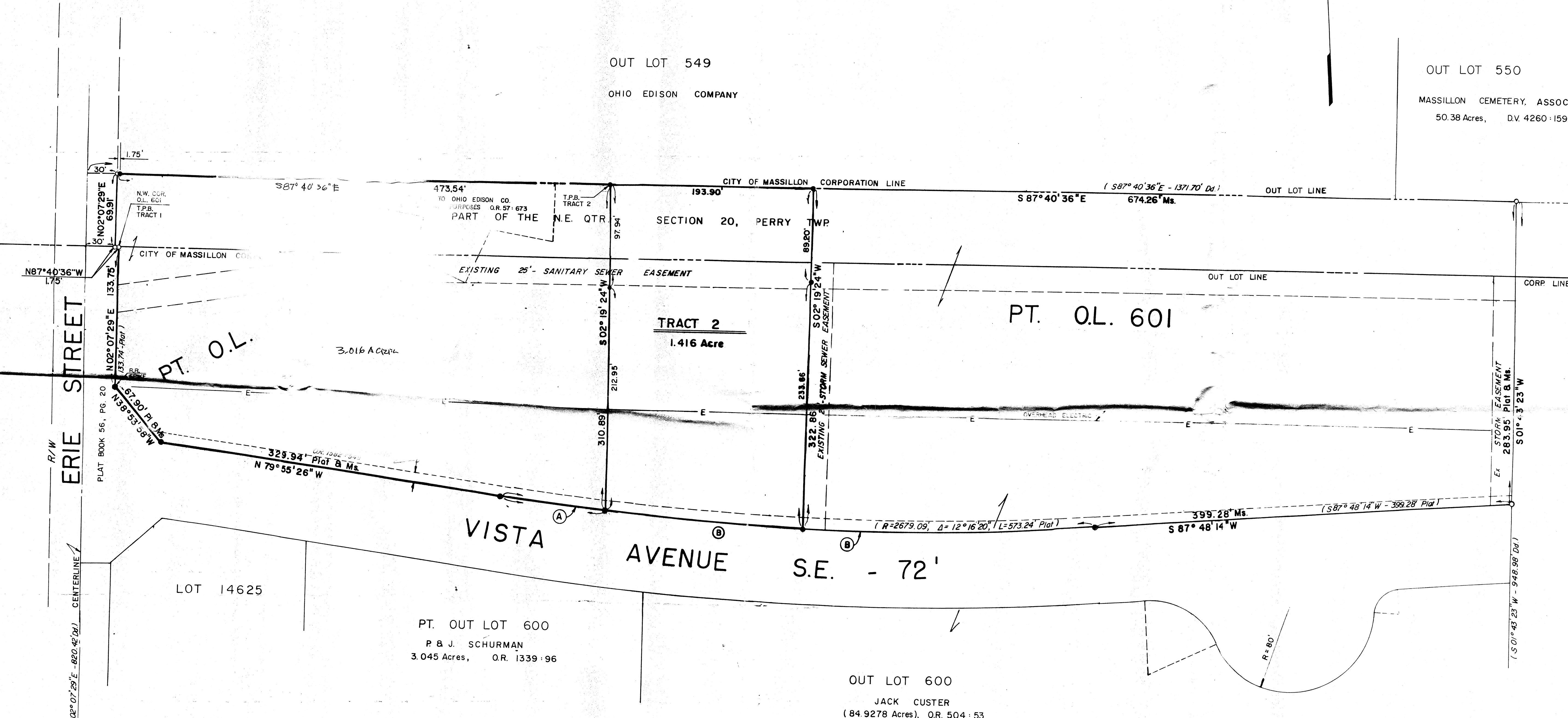
PROJ. # 94136 A



# CURVE DATA

(A)  
 Δ = 02°08'27"  
 R = 2679.09'  
 L = 100.10'  
 C = 100.10'  
 Ch. Brg. = N80°59'40"W

(B)  
 Δ = 04°09'19"  
 R = 2679.09'  
 L = 194.31'  
 C = 194.27'  
 Ch. Brg. = N84°08'33"W



## PERTINENT DOCUMENTS

PLAT BOOK 56, PG. 20  
 O.R. 504, PG. 53  
 O.R. 1339, PG. 96

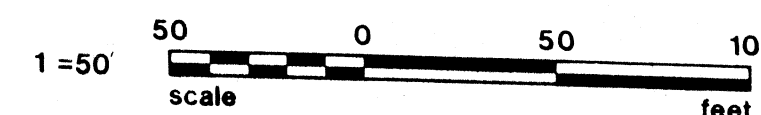
SUMMARY OF AREA		
	TRACT 1	TRACT 2
USABLE LAND	2.000 Ac.	1.034 Ac.
AREA IN OUTLOT 601	2.256 Ac.	1.105 Ac.
AREA IN N.E. QTR. SEC. 20	0.760 Ac.	0.311 Ac.
TOTAL	3.016 Ac.	1.416 Ac.

## LEGEND

- IRON PIN FOUND
- IRON BAR SET
- △ PK. NAIL FOUND
- ▲ PK. NAIL SET
- RAILROAD SPIKE SET

## REFERENCE DIRECTION

REFERENCE DIRECTION FOR BEARING SYSTEM  
 USED DERIVED FROM PLAT BOOK 56, PAGE  
 20, USING N02°07'29"E FOR THE CENTERLINE  
 OF ERIE STREET.



SCALE: 1" = 50' VERT. N/A  
 DATE: APRIL, 1994  
 FIELD BOOK NO. 426  
 SHEET 1 OF 1

JAMES L. COOPER  
 J. EDWARD LUENEMANN JR.  
 ROBERT A. MILLER  
 BRYAN J. ASHMAN

COOPER AND ASSOCIATES  
 CONSULTING ENGINEERS AND SURVEYORS  
 PHONE (216) 452-5731  
 FAX NO. (216) 452-9110



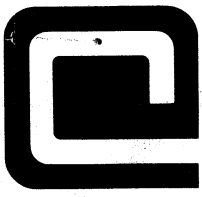
PLAT OF SURVEY  
 OF OUT-LOT 601 IN THE CITY OF MASSILLON,  
 AND PART OF THE N.E. QUARTER SECTION 20,  
 T-10 (PERRY) R-9, STARK COUNTY, OHIO  
 FOR: JACK CUSTER

STATE OF OHIO  
 ROBERT A. MILLER  
 4628  
 REGISTERED SURVEYOR

DESCRIPTION	DATE	BY
REVISIONS		
DWN BY: M. J. CHKD BY: J. E. J.		

PROJ. # 94136





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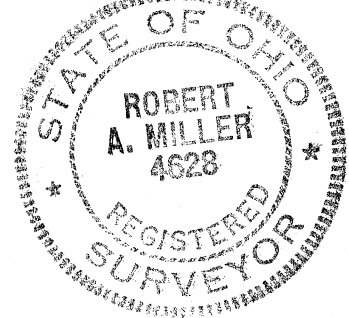
PHONE (216) 452-5731

FAX No. (216) 452-9110

JAMES L. COOPER  
J. EDWARD JUENEMANN, JR.  
ROBERT A. MILLER  
BRYAN J. ASHMAN

October 3, 1994

**DESCRIPTION OF 3.016 ACRES  
TRACT 1  
FOR: JACK CUSTER**



Known as and being part of Outlot 601 in the City of Massillon, and part of the Northeast Quarter of Section 20, Township-10 (Perry Township), Range-9, Stark County, Ohio and being more particularly bounded and described as follows;

Beginning for the same at a point marked by an iron pin found on the existing east right-of-way line of Erie Street at the northwest corner of Outlot 601 in the City of Massillon, Ohio and being the true place of beginning for the tract of land herein described;

Thence N-87°-40'-36"-W along a portion of the existing east right-of-way line of said Erie Street, and a portion of the existing City of Massillon Corporation line as described in Plat Book 56, Page 20 in the Stark County Plat Records, a distance of 1.75 feet to a point marked by an iron pin found;

Thence N-02°-07'-29"-E continuing along a portion of the existing east line of said Erie Street, a distance of 69.91 feet to a point marked by an iron pin found on the south line of Outlot 549, and also being on the existing City of Massillon Corporation line;

Thence S-87°-40'-36"-E along a portion of the south line of said Outlot 549 and the City of Massillon Corporation line (passing over an iron bar set at 1.75 feet) a total distance of 473.54 feet to a point marked by an iron bar set;

Thence S-02°-19'-24"-W (passing over an iron bar set at 97.94 feet) a total distance of 310.89 feet to a point marked by an iron bar set on the north line of Vista Avenue S.E. (72 feet wide);

Thence along a portion of the north line of said Vista Avenue S.E. on the arc of a curve to the right, in a westerly direction, with said curve having a central angle of 02°-08'-27", a radius of 2679.09 feet, an arc length of 100.10 feet, a distance of 100.10 feet to the point of tangency of said curve marked by an iron bar set, (last stated curve course has a chord bearing and distance of N-80°-59'-40"-W - 100.10 feet);

Thence N-79°-55'-26"-W continuing along a portion of the north line of said Vista Avenue S.E., a distance of 329.94 feet to a point marked by an iron bar set;

Thence N-38°-53'-58"-W a distance of 67.90 feet to a point marked by a railroad spike set on the east line of said Erie Street;

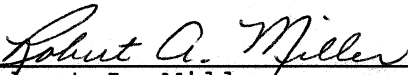
Thence N-02°-07'-29"-E along a portion of the existing east line of said Erie Street and the west line of said Outlot 601, a distance of 133.75 feet to a point marked by an iron pin found at the northwest corner of said Outlot 601 and being the true place of beginning and containing a total area of 3.016 acre of land more or

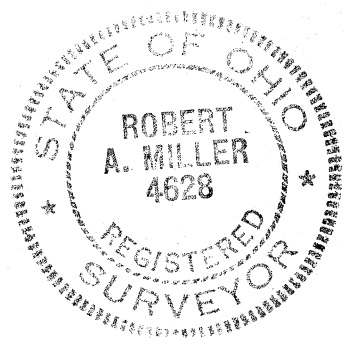
less of which 2.256 acres are in part of Outlot 601 and 0.760 acre is in part of the Northeast Quarter of Section 20, Perry Township;

Subject to any and all easements, restrictions, and reservations that may be of record pertaining to the above described tract of land.

NOTE: Reference direction for bearing system used derived from Plat Book 56, Page 20; using N-02°-07'-29"-E for the centerline of Erie Street.

As surveyed this 3<sup>RD</sup> day of OCT., 1994.

  
Robert A. Miller  
Registered Surveyor No. 4628



# Hoover & Associates, Inc.

Professional Surveying Services

5782 HUCKLEBERRY ST. N.W.  
NORTH CANTON, OHIO 44720  
Phone: 494-6744

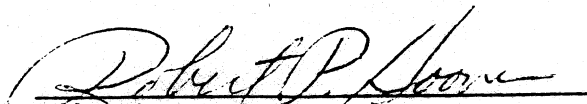
## DESCRIPTION 0.189 ACRE TRACT NO. 5

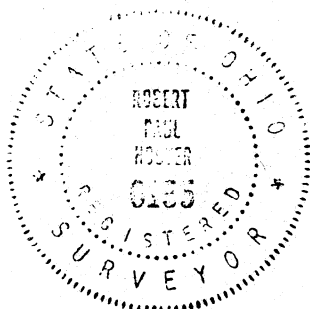
Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12101 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 and the east line of said Lot 12101 a distance of 65.00 feet to a point in a concrete fence post base, said point also being the northeast corner of said Lot 12101; thence N 29°00'50"E and with the east line of Lots 12100 and 12099 in said City of Massillon a distance of 110.62 feet to an iron bar set at the southwest corner of Lot 11177 in said City of Massillon; thence N 86°21'00" E and with the south line of said Lot 11177 a distance of 22.63 feet to an iron bar set at the northeast corner of said Out Lot 389; thence S 8°58'00"W and with said east line of Out Lot 389 a distance of 173.83 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.189 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.189 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.

  
Robert P. Hoover  
Ohio Reg. No. 6155



2573



## **GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, That, John W. McGuire, unmarried, the Grantor, for valuable consideration paid, grant with general warranty covenants to Raymond Pruitt and Tanya Pruitt, whose tax mailing address is 1702 - 16th St., SE., Massillon, Ohio 44646, the following real property:

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark and State of Ohio, and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12101 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389 and the east line of said Lot 12101 a distance of 65.00 feet to a point in a concrete fence post base, said point also being the northeast corner of said Lot 12101; thence North 29 degrees 00 minutes 50 seconds East and with the east line of Lots 12100 and 12099 in said City of Massillon a distance of 110.62 feet to an iron bar set at the southwest corner of of Lot 11177 in said City of Massillon; thence North 86 degrees 21 minutes 00 seconds East and with the south line of said Lot 11177 a distance of 22.63 feet to an iron bar set at the northeast corner of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 173.83 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.189 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.189 acre tract is part of the property deeded to J. W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Subject to an easement ten (10) feet in width off the east side (rear) for ingress and egress over property conveyed by Grantor herein to others in Deeds recorded as Stark County Imaging Numbers 95-023737, 95-023738 and 95-023739 for the benefit of the owners of all lots between Lot No. 12099 and 12108 inclusive, in the City of Massillon, according to the present enumeration of lots therein.

**PARCEL NO.**

Taxes and assessments of record shall be prorated to the date of delivery of this instrument

and hereafter shall be paid by Grantee.

PRIOR DEED REFERENCE: Volume 1635, Page 901.

IN WITNESS WHEREOF, I have hereunto set my hand, the  
day of August, 1996.

Signed and Acknowledged in presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

STATE OF OHIO, STARK COUNTY, SS:

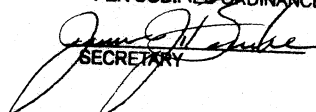
Before me, as Notary Public in and for said County and State, personally appeared  
the above named John W. McGuire, unmarried, who acknowledged that he did sign the  
foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at  
Massillon, Ohio, this                      day of August, 1996.

\_\_\_\_\_  
Notary Public

This instrument prepared by Attorney Mark R. Percival.

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

  
\_\_\_\_\_  
SECRETARY      7/11/96  
DATE

# Hoover & Associates, Inc.

Professional Surveying Services

5782 HUCKLEBERRY ST. N.W.  
NORTH CANTON, OHIO 44720  
Phone: 494-6744

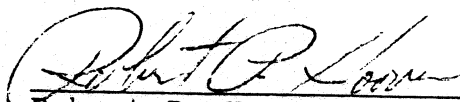
## DESCRIPTION 0.062 ACRE

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, a drill hole set at the northeast corner of Lot 12109 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 a distance of 45.00 feet to an iron bar set at the southeast corner of Lot 12108 in said City of Massillon; thence S 81°03'30" E and with the south line of said Lot 12108 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 45.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.062 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.062 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover  
Ohio Reg. No. 6155



**OHIO QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** That I, John W. McGuire, unmarried, the Grantor, who claims title by or through instrument, recorded in Volume 1635, Page 901, County Recorder's Office, for the consideration of One Dollar and other good and valuable consideration (\$1.00 & OGVC), received to my full satisfaction of John W. McGuire, the Grantee, whose tax mailing address will be 1708 - 16th St., SE., Massillon, Ohio 44646, have GIVEN, GRANTED, REMISED, RELEASED and QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Massillon, County of Stark and State of Ohio:

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, a drill hole set at the northeast corner of Lot 12109 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389 a distance of 45.00 feet to an iron bar set at the southeast corner of Lot 12108 in said City of Massillon; thence South 81 degrees 03 minutes 30 seconds East and with the south line of said Lot 12108 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 45.00 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.062 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.062 acre tract is part of the property deeded to J. W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Subject to an easement ten (10) feet in width off the east side (rear) for ingress and egress over property conveyed by Grantor herein to others in Deeds recorded as Stark County Imaging Numbers 95-023737, 95-023738, 95-023739 for the benefit of the owners of all lots between Lot No. 12099 and 12108 inclusive, in the City



of Massillon, according to the present enumeration of lots therein.

**To have and to hold** the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, I have hereunto set my hand(s), the \_\_\_\_\_ day of August, 1996.

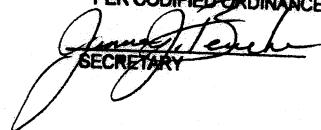
Signed and acknowledged in presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

State of Ohio, Stark County, SS:

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

 7/11/96  
\_\_\_\_\_  
SECRETARY DATE

Before me, a Notary Public in and for said County and State, personally appeared the above named John W. McGuire, unmarried, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and official seal, at Massillon, Ohio, this \_\_\_\_\_ day of August, A. D., 1996.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by Attorney Mark R. Percival.

# Hoover & Associates, Inc.

Professional Surveying Services

5782 HUCKLEBERRY ST. N.W.  
NORTH CANTON, OHIO 44720  
Phone: 494-6744

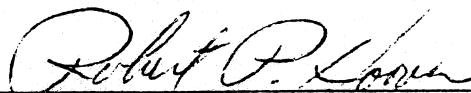
## DESCRIPTION 0.248 ACRE

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12106 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389, the east line of said Lot 12106 and the east line of Lots 12105 and 12104 in said City of Massillon a distance of 180.00 feet to an iron bar set at the northeast corner of said Lot 12104; thence S 81°03'30" E and with the north line of said Lot 12104 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 180.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.248 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.248 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover  
Ohio Reg. No. 6155



### **OHIO QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** That I, John W. McGuire, unmarried, the Grantor, who claims title by or through instrument, recorded in Volume 1635, Page 901, County Recorder's Office, for the consideration of One Dollar and other good and valuable consideration (\$1.00 & OGVC), received to my full satisfaction of John W. McGuire, the Grantee, whose tax mailing address will be 1708 - 16th St., SE., Massillon, Ohio 44646, have GIVEN, GRANTED, REMISED, RELEASED and QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Massillon, County of Stark and State of Ohio:

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12106 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389, the east line of said Lot 12106 and the east line of Lots 12105 and 12104 in said City of Massillon a distance of 180.00 feet to an iron bar set at the northeast corner of said Lot 12104; thence South 81 degrees 03 minutes 30 seconds East and with the north line of said Lot 12104 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 180.00 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.248 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.248 acre tract is part of the property deeded to J. W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Subject to an easement ten (10) feet in width off the east side (rear) for ingress and egress over property conveyed by Grantor herein to others in Deeds recorded as Stark County Imaging Numbers 95-023737, 95-023738, 95-023739 for the benefit of the owners

of all lots between Lot No. 12099 and 12108 inclusive, in the City of Massillon, according to the present enumeration of lots therein.

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand(s), the \_\_\_\_\_ day of August , 1996.

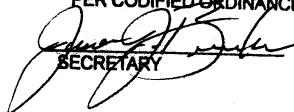
Signed and acknowledged in presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

State of Ohio, Stark County, SS:

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

  
\_\_\_\_\_  
SECRETARY      9/11/96  
DATE

Before me, a Notary Public in and for said County and State, personally appeared the above named John W. McGuire, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Massillon, Ohio, this \_\_\_\_\_ day of August, A. D., 1996.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by Attorney Mark R. Percival.



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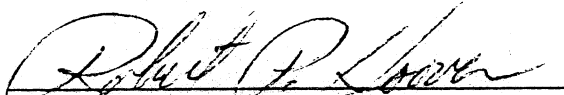
## DESCRIPTION 0.083 ACRE

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

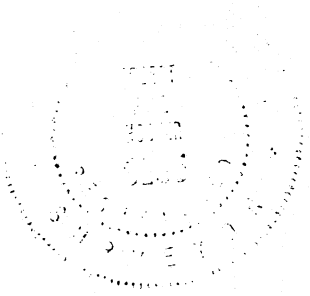
Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12102 in said City of Massillon; thence N 8°58'00" E and with the west line of said Out Lot 389 and the east line of said Lot 12102 a distance of 60.00 feet to an iron bar set at the northeast corner of said Lot 12102; thence S 81°03'30" E and with the north line of said Lot 12102 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence S 8°58'00" W and with said east line of Out Lot 389 a distance of 60.00 feet to an iron bar set; thence N 81°03'30" W a distance of 60.00 feet to said true place of beginning and containing 0.083 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

The above described 0.083 acre tract is part of the property deeded to J.W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Surveyed by,  
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover  
Ohio Reg. No. 6155



### **OHIO QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** That I, John W. McGuire, unmarried, the Grantor, who claims title by or through instrument, recorded in Volume 1635, Page 901, County Recorder's Office, for the consideration of One Dollar and other good and valuable consideration (\$1.00 & OGVC), received to my full satisfaction of John W. McGuire, the Grantee, whose tax mailing address will be 1708 - 16th St., SE., Massillon, Ohio 44646, have GIVEN, GRANTED, REMISED, RELEASED and QUIT-CLAIMED, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as I, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the City of Massillon, County of Stark and State of Ohio:

Known as, and being part of Out Lot 389 in the City of Massillon, County of Stark, State of Ohio, and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the southeast corner of Lot 12102 in said City of Massillon; thence North 8 degrees 58 minutes 00 seconds East and with the west line of said Out Lot 389 and the east line of said Lot 12102 a distance of 60.00 feet to an iron bar set at the northeast corner of said Lot 12102; thence South 81 degrees 03 minutes 30 seconds East and with the north line of said Lot 12102 projected easterly a distance of 60.00 feet to an iron bar set on the east line of said Out Lot 389; thence South 8 degrees 58 minutes 00 seconds West and with said east line of Out Lot 389 a distance of 60.00 feet to an iron bar set; thence North 81 degrees 03 minutes 30 seconds West a distance of 60.00 feet to said true place of beginning and containing 0.083 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in March of 1995.

Th above described 0.083 acre tract is part of the property deeded to J. W. McGuire as recorded in Deed Volume 1635, Page 901 of the Stark County Records of Deeds and the basis of bearings taken therefrom.

Subject to an easement ten (10) feet in width off the east side (rear) for ingress and egress over property conveyed by Grantor herein to others in Deeds recorded as Stark County Imaging Numbers 95-023737, 95-023738, 95-023739 for the benefit of the owners

of all lots between Lot No. 12099 and 12108 inclusive, in the City of Massillon, according to the present enumeration of lots therein.

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand(s), the \_\_\_\_\_ day of August, 1996.


Signed and acknowledged in presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John W. McGuire  
\_\_\_\_\_

State of Ohio, Stark County, SS:

APPROVED BY THE PLANNING COMMISSION OF  
THE CITY OF MASSILLON; NO PLAT REQUIRED  
PER CODIFIED ORDINANCE CHAPTER 1105.

 9/11/96  
SECRETARY DATE

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NOTARY PUBLIC

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