

TITLE REPORT

C/R/S	ERI-US 0006
	Connectivity Corridor
PARCEL	39-00910.000
PID	116570

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
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Judith A. Corso, Trustee under Judith A. Corso Declaration of Trust Dated 9/15/94

N/A

Fee

Mailing Address: 2137 Cedar Point Rd.
Sandusky, OH 44870
Phone Number: (419) 627-9964
Property Address: W. Cleveland Rd.
Sandusky, OH 44870

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and containing 21.609 acres, more or less and further identified as Auditor's Parcel No. 39-00910.000.

21.61 acres per Erie County Auditor

Title acquired by: Instrument No. 200003378

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
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None found of record

(3-B) LEASES

Name & Address	Commercial/Residential	Term
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None found of record

(3-C) **EASEMENTS**

Name & Address	Type
Kathryn G. Parker to The Ohio Public Service Company, an Ohio corporation (now FirstEnergy Corp.) No address given Deed Volume 216, Page 199 filed on 4/20/1950 at 3:06 PM Unable to determine if in take area	Utility Easement

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Found Certification of Trust for the Judith A. Corso Declaration of Trust dated September 15, 1994 filed as Instrument No. 202114439 on 12/22/2021 at 3:36 PM. (No legal description attached)

Deed Volume 19, Page 374 conveys a part of the subject property to George Shepperd. In the following deed, Deed Volume 58, Page 381 which is a Sheriff's deed, part of the subject property is conveyed from George Shephard. It is believed that George Shepperd and George Shephard are one in the same person. This does not constitute a legal opinion.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Erie Township: Huron School District: Perkins LSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
39-00910.000	<u>\$114,270.00</u>	<u>\$0.00</u>	<u>\$114,270.00</u>	<u>\$176.88 per half</u>

1st half 2022: PAID
2nd half 2022: PAID
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☒ No: ☐
Comments:

\$24,210.00 CAUV Value

This Title Report covers the time period from 3/30/1863 to 10/30/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 39-00910.000 and presently standing in the name of Judith A. Corso, Trustee under Judith A. Corso Declaration of Trust Dated 9/15/94 as the same are entered upon the several public records of Erie County, Ohio.

Date & Time 10/30/2023 at 7:59 AM (am/pm)

Signed



Print Name Paul Minello
O. R. Colan Associates

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) _____ and presently standing in the name of _____ as the same are entered upon the several public records of Erie County, Ohio.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00910.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
James A. Corso, married	Judith A. Corso, Trustee under Judith A. Corso Declaration of Trust Dated 9/15/94	3/15/2000	3/17/2000 at 1:38 PM	Instrument No. 200003378	Exempt	Quit Claim Deed
Fee		Situating in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and containing 21.609 acres, more or less.				
Judith A. Corso releases dower	Fee					
Grace C. Corso, unmarried widow	James A. Corso	7/13/1982	9/2/1982 at 2:15 PM	Deed Volume 497, Page 417	Exempt	Quit Claim Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and containing 21.609 acres, more or less.				
The Estate of August J. Corso, Jr., deceased by Erie County Probate Court Case No. 20899	Grace C. Corso	6/4/1982	6/11/1982 at 11:58 AM	Deed Volume 496, Page 203	Exempt	Certificate of Transfer
Und. ½ Int.	Und. ½ Int.	Situating in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and containing 44.301 acres, more or less. (Parcel two on deed)				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00910.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Kathryn G. Parker, deceased Fee	Grace Corso and August Corso Fee	5/19/1960	5/23/1960 at 2:43 PM	Deed Volume 309, Page 408	\$30.25	Executor's Deed
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and containing 44.201 acres, more or less				
Mary E. Galloway, deceased Fee	Kathryn G. Parker Fee	1/9/1933	1/10/1933 at 10:00 AM	Deed Volume 146, Page 542	None Shown	Affidavit for Transfer of Real Estate Inherited
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Range 22, Township 6, Section 3 and being the west 48 acres of said lot, more or less. (First Parcel on deed)				
George Shephard Fee	Mary E. Galloway Fee	5/26/1893	5/26/1893 no time given	Deed Volume 58, Page 381	None Shown	Sheriff's Deed
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and being the west 48 acres of said lot, more or less				
Joseph Shepperd Fee	George Shepperd Fee	3/30/1863	3/30/1863 no time given	Deed Volume 19, Page 374	\$5.00	Warranty Deed
		Situated in the Township of Huron, County of Erie and State of Ohio and known as being part of Lot No. 28, Section 3 and being the west 90.92 acres of said lot, excepting 0.92 of an acre.				

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

That I, James A. Corso, married, of 1020 Cove Park Boulevard, Sandusky, Ohio 44870, the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him paid by Judith A. Corso, Trustee under Judith A. Corso Declaration of Trust Dated 9/15/94, whose tax mailing address is 1020 Cove Park Boulevard, Sandusky, Ohio 44870, the GRANTEE, the receipt whereof is hereby acknowledged, does hereby Remise, Release and forever Quit-Claim, to the said GRANTEE, the following described real estate situated in the Township of Huron, County of Erie and State of Ohio:

Being a part of Lot Number 28, Section 3 of said township, Erie County, Ohio and more fully described as follows: Beginning at a point in the centerline of the Cleveland-Sandusky Road at the easterly line of lands conveyed to the G. A. Boeckling Co. by deed recorded in Volume 109, Page 131 of the Erie County Deed Records; thence North 0° 06' West, along the last mentioned line and 12 feet distant from, measured at right angles, the westerly line of Section 3 of Huron Township, 2643.28 feet to the southerly line of lands now or formerly owned by the Wyandotte Sporting Club; thence South 72° 59' East, along the last mentioned line, a distance of 363.65 feet to a point; thence South 0° 06' East, a distance of 2765.59 feet to the centerline of the Cleveland-Sandusky Road; thence North 56° 46' West, along said centerline, a distance of 417.45 feet to the place of beginning, containing 21.609 acres, more or less, but subject to all legal highways, easements, rights-of-way, restrictions and zoning regulations.

In this description, the centerline of the Cleveland-Sandusky Road is taken to be 30 feet northeasterly measured at right angles, from the northeasterly line of the New York Central Railroad right-of-way.

This description was prepared by Ben W. Buser, Jr., Registered Surveyor, as a result of a survey made by him in April, 1982.

Last Transfer: Volume 497, Page 417 of the Deed Records of Erie County, Ohio.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging, to the said GRANTEE.

IN WITNESS WHEREOF the said GRANTOR, James A. Corso, married, together with his wife, Judith A. Corso, who hereby releases her rights of dower in the above described real estate, have hereunto set their hands this 15th day of March, 2000.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the
Ohio Administrative Code only. No Field
Verifications for Accuracy made.

Amanda Buser
Erie County Engineer

Date: 3/17/00

MICROFILMED

**Signed and acknowledged
in the presence of:**

Miguel S. Hiu
Pamela D. Praya


James A. Corso


Judith A. Corso

STATE OF OHIO)
) ss:
COUNTY OF ERIE)

BE IT REMEMBERED, that on this 15th day of March, 2000, before me, the subscriber, a Notary Public in and for said state, personally came James A. Corso, married, the GRANTOR in the foregoing Quit Claim Deed, and his wife, Judith A. Corso, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Maureen S. Hef
Notary Public
Commission Expires: Lifetime

This conveyance has been examined
and the grantor has complied with
sections 310-202 and 322.02 of the
Revised Code.
FEE: \$ _____
EXEMPT: \$ _____
R.E. TRANSFER: \$ _____
JUDE T. HAMMOND
Erie County Auditor
by lu

transferred March 17, 2000

Jose T. Hammond
Fee 50¢

This instrument was prepared by Mary Jane S. Hill, Flynn, Py & Kruse, L.P.A., 165 East Washington Row, Sandusky, Ohio 44870.

QUIT-CLAIM DEED

0329256

National Graphics Corp., Cols., O.

Form No.

VOL 497 PAGE 417

Know all Men by these Presents**That**

Grace C. Corso, unmarried widow, 2073 Cleveland Road, Sandusky, Ohio

Grantor in consideration of the sum of

Ten Dollars (\$10.00) and other good and valuable considerations

to her paid by James A. Corso, 2075 Cleveland Road, Sandusky, Ohio*Grantee the receipt whereof is hereby acknowledged, does hereby Remise, Release and forever Quit-Claim, to the said Grantee, James A. Corso,**his heirs and assigns forever, the**following Real Estate situated in the County of*

Erie

in the State of

Ohio

, and in the

Township

of

Huron

and bounded and described as follows:

Being a part of Lot Number 28, Section 3 of said township, Erie County, Ohio and more fully described as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road at the easterly line of lands conveyed to the G. A. Boeckling Co. by deed recorded in Volume 109, Page 131 of the Erie County Deed Records; thence North 0° 06' West, along the last mentioned line and 12 feet distant from, measured at right angles, the westerly line of Section 3 of Huron Township, 2643.28 feet to the southerly line of lands now or formerly owned by the Wyandotte Sporting Club; thence South 72° 59' East, along the last mentioned line, a distance of 363.65 feet to a point; thence South 0° 06' East a distance of 2765.69 feet to the centerline of the Cleveland-Sandusky Road; thence North 56° 46' West, along said centerline, a distance of 417.45 feet to the place of beginning, containing 21.609 acres, more or less, but subject to all legal highways, easements, rights-of-way, restrictions and zoning regulations.

In this description, the centerline of the Cleveland-Sandusky Road is taken to be 30 feet northeasterly, measured at right angles, from the northeasterly line of the New York Central Railroad right-of-way.

This description was prepared by Ben W. Buser, Jr., Registered Surveyor, as a result of a survey made by him in April, 1982.

This conveyance has been examined and the Grantor has complied with Section 319-202 of the Revised Code.

FEE \$

EXEMPT

GERALD SCHWENFURTH, County Auditor

LAST TRANSFER: Deed Record Volume,

, Page

To have and to hold said premises, with all the privileges and appurtenances thereto belonging, to the said Grantee, James A. Corso,

his heirs and assigns forever.

In Witness Whereof the said Grantor, Grace C. Corso, unmarried widow,

who hereby release

right of dower in the premises, has

hereunto set her hand, this 13 day of July in the year of our Lord one thousand nine hundred and eighty-two (1982).

Signed and acknowledged in presence of

Annika K. Boytner
M. J. Stauffer

Grace C. Corso
Grace C. Corso

The State of OHIO

ERIE County ss.

Be it Remembered That on this

13th day

of July

A.D. 1982, before me, the subscriber,

a Notary Public

in and for said county, personally came the

above named

Grace C. Corso, unmarried widow,

the Grantor

in the foregoing Deed, and acknowledged the signing of the same to be her voluntary act and deed, for the uses and purposes therein mentioned

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

M. J. Stauffer
Notary Public

This instrument was prepared by M. J. Stauffer, Flynn, Py & Kruse, LPA, P.O. Box 900, 165 East Washington Row, Sandusky, Ohio 44870

0329256

Quit-Claim Deed

GRACE C. CORSO SEP 2 PM 2 15
unmarried widow

TO JOHN C. SCHERER
RECORDER
JANES A. CORSO THE COUNTY, OHIO
married

Transferred Sept. 2, 1982

James A. Scherer

Shen 35 & H. COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Erie

SS

RECEIVED FOR RECORD ON THE

2nd day of September 19 82

at 2:15 o'clock P.M.

and RECORDED September 3rd 19 82 in

DEED Book 197 Page 117-118

John C. Scherer

COUNTY RECORDER

RECORDERS FEE \$ 5.00 Paid

M. J. Stauffer
RECORDER

Prob. 131 C

0327994

VOL 496 PAGE 203

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Flynn, Py & Kruse, LPA
P. O. Box 900
Sandusky, Ohio 44870
Tel. 625-8324

PROBATE COURT OF ERIE COUNTY, OHIO

ESTATE OF AUGUST J. CORSO, JR. DECEASED

Case No. 20899 Docket 21 Page 101

CERTIFICATE OF TRANSFER

Revised Code, Sec. 2113.61

NO. 1

Decedent died on January 12, 1982 owning the real estate described in this certificate. The persons to whom such real estate passed by devise, descent or election are as follows.

Name	Residence Address	Interest in Real Estate so Passing
Grace C. Corso	2073 Cleveland Road, Sandusky, Ohio 44870	Decedent's Entire One-Half Interest

This conveyance has been examined and the Grantor has complied with Section 319-202 of the Revised Code.

FEE \$

EXEMPT

GERALD SCHWEINFURTH, County Auditor

[Complete if applicable] The real estate described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

The real estate, the transfer of which is memorialized by this certificate, is described as follows [describe below, using extra sheets if necessary. If decedent's interest was a fractional share, be sure to so state]:

PARCEL ONE - An undivided one-half interest in:

Situated in the City of Sandusky, County of Erie And State of Ohio:

Being Lot Number Two Hundred Ninety-nine (299), Hollywood Road, in The Sandusky Land and Building Company's Allotment of Outlots 20, 21 and a part of 22 East of Sycamore Line.

PARCEL TWO - An undivided one-half interest in:

Situated in the County of Erie, in the State of Ohio and in the Township of Huron and bounded and described as follows:

Situated in the North part of the 3rd Section: And being part of Lot No. 28 and bounded and described as follows: Fronting on the North side of the Cleveland-Sandusky Road and bounded on the West by lands owned or formerly owned by the G. A. Boeckling Co., on the North by the Marshes (so-called), on the East by lands owned by Howard J. Faber and Ruth C. Faber and containing 47.157 acres excepting therefrom a 20 foot strip of land running parallel with and parallel to the Cleveland-Sandusky Road, be the same more or less, but subject to all legal highways, the same being in Huron Township, Erie County, Ohio.

Also described as being that part of Lot 28, Section 3, Huron Township, Erie County, Ohio, as follows:

Trans. June 11, 1982

Ronald G. Kauffman
June 11, 1982

6.00 paid
to John C. Scherer

Date Issued

June 11, 1982

Probate Judge

RONALD G. KAUFFMAN

JOHN C. SCHERER
RECORDER
ERIE COUNTY, OHIO

1982 JUN 11 AM 11 58

FILED

0327994

AUTHENTICATION

I certify that the above document is a true copy of the original kept by me as custodian of the official records of this Court.

Date

June 11, 1982

Probate Judge/Clerk

Received June 11th., 1982 at 11:58 A.M. Recorded June 11th., 1982 in Erie County Deed Records, Vol. 496, Page 203-204-205.

John C. Scherer, Recorder

ESTATE OF AUGUST J. CORSO, JR.
CERTIFICATE OF TRANSFER NO. 1
(Continued)

PARCEL TWO (Continued)

LVL 496 PAGE 205

Beginning at a point in the centerline of the Cleveland-Sandusky Road at the easterly line of lands conveyed to the G. A. Boeckling Co. by deed recorded in Volume 109, Page 131 of the Erie County Deed Records; thence North 0°06' West, along last mentioned line and 12 feet distant from, measured at right angles, the westerly line of Section 3 of Huron Township, 2643.28 feet to the southerly line of lands now or formerly owned by the Wyandotte Sporting Club; thence South 72°59' East, along last mentioned line, 727.30 feet to the westerly line of lands now or formerly owned by George and Matilda Faber; thence South 0°11' East, along last mentioned line, 2888.11 feet to the centerline of the Cleveland-Sandusky Road; thence North 56°46' West, along the centerline of the Cleveland-Sandusky Road, 834.89 feet to the place of beginning and containing 44.301-acres, more or less, but subject however to all legal highways.

In this description, the centerline of the Cleveland-Sandusky Road is taken to be 30 feet northeasterly, measured at right angles, from the northeasterly line of the New York Central Railroad right of way.

PARCEL THREE - An undivided one-half interest in:

Situated in the City of Sandusky, County of Erie and State of Ohio:

A. Those parts of sublots numbers three (3) and four (4) in John G. Camp's Subdivision (so-called) in the City of Sandusky, Erie County, Ohio, as per survey recorded in Volume 1 of Plats Page 16, Erie County, Ohio, bounded and described as follows: - Beginning at an iron pipe in the southerly line of Cleveland-Sandusky Road, said pipe being south 47 degrees 13 minutes east 233.70 feet from the point of intersection of the southerly line of said road and the center line of Pipe Street; said pipe being the northeast corner of the premises conveyed by Carmille S. Grad to J. Duthen Wilson and Anna A. Wilson by deed dated April 2nd, 1952 and recorded in Volume 232 of Deeds, Page 83 and 84 Erie County, Ohio records; thence south 47 degrees 13 minutes east along the southerly line of the Cleveland-Sandusky Road 23.00 feet to an iron pipe; thence south 51 degrees 22 minutes west, 150 feet to an iron pipe; thence north 47 degrees, 13 minutes west 7.67 feet to an iron pipe, thence north 45 degrees 40 minutes east, 148.5 feet to the place of beginning, subject to all legal highways.

B. That part of subplot Number Three (3) in John G. Camp's Subdivision (so-called) in the City of Sandusky, Erie County, Ohio as per survey recorded in Volume 1 of Plats, Page 16, Erie County, Ohio records, bounded and described as follows: Beginning at an iron pipe monument set in the southerly line of the Cleveland-Sandusky Road at a point 47 degrees 13 minutes east 256.70 feet from the point of intersection of the southerly line of the Cleveland-Sandusky Road and the center line of Pipe Street; thence south 51 degrees 32 minutes west parallel with the center line of Pipe Street, 150.00 feet to an iron monument; thence south 47 degrees 13 minutes east, parallel with the southerly line of Cleveland-Sandusky Road, 60.0 feet to an iron pipe monument; thence north 51 degrees 32 minutes east, parallel with the center line of Pipe Street, 150.00 feet to an iron pipe monument set in the southerly line of the Cleveland-Sandusky Road; thence north 47 degrees 13 minutes west, along the southerly line of the Cleveland-Sandusky Road, 60.00 feet to the place of beginning, containing 0.242 of an acre, more or less, subject to all legal highways. Said property being designated as 2082 Cleveland Road, Sandusky, Ohio.

END OF INSTRUMENT

Deed of Executor or Administrator with Will Annexed

(Under Authority of Will)

Know All Men by these Presents:

That Whereas, on the 29th day of July, 1959, the last
Will and Testament of Kathryn G. Parker deceased,
was admitted to Probate and record in the Probate Court of Erie
County, Ohio, and on the 29th day of July, 1959,
James A. Young was
duly appointed and qualified as Executor of said
decendent by said Probate Court, and is now the lawful Executor
of the estate of said testat. rix

That said last Will and Testament, among other provisions, contains the follow-
ing, to-wit:

This takes care of all my property except my real estate which lies north
of the Sandusky Road known as 2 and 6 State Routes, and being located on the
east and west side of the Cedar Point Roadway, Erie County, Ohio, which my
executor shall sell to pay the legacies in ITEM IV above. My executor shall
have at least three years to effect such sale and if the proceeds thereof are
not sufficient to pay such legacies in full and to pay the costs and expenses
of administration, I then direct my executor to pay such legacies on a pro-
rata basis, his judgment and discretion to be absolute and final.

That said Last Will and Testament also contains the following, to-wit:

I hereby nominate and appoint James A. Young, Attorney at Law, Sandusky,
Ohio, to be the executor of this my Last Will and Testament, with full power and
authority in order to pay all debts and legacies hereinbefore given, and in or-
der to carry into effect all the provisions and purposes of this Will. I hereby
empower my said executor to sell and dispose of the real estate hereinbefore
mentioned in ITEM VI for such prices and upon such terms and in such manner as
my said executor may deem best, without Court authority, his judgment to be ab-
solute and final, he to have the power to execute and deliver to the purchaser
or purchasers all necessary and proper deeds and other instruments of conveyance.
He shall have the sole power to determine whether the sale shall be public or
private, and no purchaser from my executor need see to the application of the
purchase money, but the receipt of my executor therefor shall be a complete
acquittance and discharge.

And Whereas, the said testatrix.....died seized in fee simple of the real estate hereinafter described, and in order to carry out the provisions of said last Will and Testament

it is necessary to sell said real estate.

Now, therefore,.....James A. Young.....

as.....Executor.....

as aforesaid, in pursuance to the said provisions of the said last Will and Testament of saidKathryn G. Parker.....deceased, and by

virtue of the statute in such cases made and provided, and of the powers vested inexecutors.....and for and in consideration of the premises, and the sum

of.....Twenty Seven Thousand Five Hundred & ---no/100 Dollars (\$27,500.00...), paid,

or secured to be paid to.....him.....by said Grace Corso and August Corso.....,

the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to the said.....Grace Corso and August Corso.....

their.....heirs and assigns forever, the following Real Estate situated in the County of.....Erie.....in the State of.....Ohio.....and in the.....Township of Huron.....and bounded and described as follows:

Situated in the North part of the 3rd Section; And being part of Lot. No. 28 and bounded and described as follows: Fronting on the North side of the Cleveland-Sandusky Road and bounded on the West by lands owned or formerly owned by the G. A. Boeckling Co., on the North by the Marshes (so-called), on the East by lands owned by Howard J. Faber and Ruth C. Faber and containing 47.157 acres excepting therefrom a 20 foot strip of land running parallel with and parallel to the Cleveland-Sandusky Road, be the same more or less, but subject to all legal highways, the same being in Huron Township, Erie County, Ohio.

Also described as being that part of Lot 28, Section 3, Huron Township, Erie County, Ohio, as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road at the easterly line of lands conveyed to the G. A. Boeckling Co. by deed recorded in Volume 109, Page 131 of the Erie County Deed Records; thence North $0^{\circ}06'$ West, along last mentioned line and 12 feet distant from, measured at right angles, the westerly line of Section 3 of Huron Township, 2643.28 feet to the southerly line of lands now or formerly owned by the Wyandotte Sporting Club; thence South $72^{\circ}59'$ East, along last mentioned line, 727.30 feet to the westerly line of lands now or formerly owned by George and Matilda Faber; thence South $0^{\circ}11'$ East, along last mentioned line, 2888.11 feet to the centerline of the Cleveland-Sandusky Road; thence North $56^{\circ}46'$ West, along the centerline of the Cleveland-Sandusky Road, 834.89 feet to the place of beginning and containing 44.201 acres, more or less, but subject however to all legal highways.

In this description, the centerline of the Cleveland-Sandusky Road is taken to be 30 feet northeasterly, measured at right angles, from the northeasterly line of the New York Central Railroad right of way.



To Have and to Hold said premises, with all the privileges and appurtenances thereto belonging, to the said Grace Corso and August Corso
their heirs and assigns forever, as fully and completely
as he, the said executor

as such:.....Executor.....by virtue of said last Will and Testament, and of the statute made and provided for such cases, might and should sell and convey the same.

In Witness Whereof, The said.....James A. Young, Executor of the Estate of

Kathryn G. Parker, deceased as such Executor

.....hereunto set his hand, this 19th day of May A. D. 1960.

Signed and acknowledged in the presence of

John W. Lehrer

Executor

of Estate of Kathryn G. Parker, deceased.

THE STATE OF OHIO

Erie County, ss. }

Be it Remembered, that on this 19th day of May 1960

before me, the subscriber, a Notary Public

in and for said County, personally came the above named

James A. Young as Executor

of Estate of Kathryn G. Parker the Grantor in the

foregoing Deed, and acknowledged the signing of the same to be his voluntary

act and deed as such Executor for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

John W. Lehrer

Notary Public

This instrument prepared by John W. Lehrer.

DEED
OF EXECUTOR OR ADMINISTRATOR
WITH WILL ANNEXED

FROM

James A. Young, Executor
of the Estate of Kathryn

G. Parker, deceased.

Grace Corso and August
Corso

Received May 23rd, 1960
at 2:43 o'clock P. M.

Recorded May 25th, 1960

In Erie County

Record of Deeds, Vol. 309

Page 408-411 incl.

Carl A. Speir,

Recorder

Recorder's Fee

\$4.00 Paid

TRANSFERRED

May - 23 - 1960 19

James A. Young

By R. H. Hatcher

Deputy

Barrett Brothers, Publishers, Springfield, Ohio

56-11-3

30.25 Rev.

170387

QUIT - CLAIM DEED

DV 146

Catherine Schaeffer

To

Cora C. Knapp, et al.

KNOW ALL MEN BY THESE PRESENTS: That I, Catherine Schaeffer, single, the Grantor, for divers good causes and considerations thereunto moving, and especially for the sum of One Dollar, (\$1.00), received to my full satisfaction of Cora C. Knapp, Willard J. Knapp and John T. Knapp, the Grantee, have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantees, their 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 Township of Margaretta, County of Erie, and State of Ohio:

Being Lot Number Nineteen (19) in the Fourth Section of Margaretta Township, Erie County, Ohio, being the same conveyed to Gilbert Knapp by T. A. Hughes, Sheriff of Erie County January 11th, 1887, containing eighty-seven (87) Acres, more or less.

Also the following described premises situated in the Township of Townsend, County of Sandusky, and State of Ohio, beginning at the north-east corner of Tract Section No. 24, Township No. 5, north of Range No. 17 east, then west on the north line of said section No. 24, 10-50/100 chains to a post; then south 39 chains 50 links to a post and bearing trees, then east 11-90/100 chains to a post and line between Erie and Sandusky County north bearing then a right line to the place of beginning to contain 44-13/100 acres of land and being the same conveyed to Gilbert Knapp by T. A. Hughes, Sheriff of Erie County, Ohio.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, so that neither the said Grantor, nor her heirs, nor any other persons claiming title through or under her, 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.

The property herein-described being free and clear from all encumbrances except a mortgage of record which the grantees herein assume and agree to pay.

IN WITNESS WHEREOF, I hereunto set my hand, the 25th day of November, in the year of our Lord one thousand nine hundred and thirty-two.

Signed and acknowledged in presence of:

Gilbert S. Knapp

Dorothy I. Knapp

Catherine Schaeffer

THE STATE OF OHIO, ERIE COUNTY, SS: Before Me, a Notary Public in and for said county, personally appeared the above named Catherine Schaeffer, who acknowledged that she did sign the foregoing instrument, and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 25th day of November, A.D. 1932.

(Notarial Seal)

My commission expires May 5, 1935.

Received Jan. 9th, 1933, at 1:50 P.M.

Recorded Jan. 14th, 1933.

Fee for Record \$.85

L. S. Merriam,
Notary Public.

Norman R. Brown,
Recorder.

PROOF READ

No. 51368

AFFIDAVIT FOR TRANSFER AND RECORD OF REAL ESTATE INHERITED

Mary E. Galloway, Dec'd.

To

Heir

THE STATE OF OHIO, ERIE COUNTY, SS: Kathryn G. Parker, heir at law and next of kin, being duly sworn says that Mary E. Galloway died intestate on the 15th day of May, 1917; that at the time of her death her place of residence was at Huron Township, Erie County, Ohio; that the following are the names, ages and addresses, so far as the ages and addresses are known and can be ascertained of each of such decedent's heirs at law and next of kin, who by her death inherited her real estate and the relation of each to such ancestor.

NAMES	AGES	ADDRESS	RELATIONSHIP
Kathryn G. Parker	60	Columbus, O.	Daughter

The part or portion of such real estate inherited by each of such heirs at law and next of kin is as follows:

NAMES	PART OR PORTION INHERITED
Kathryn G. Parker	Whole

That at the time of the death of said Mary E. Galloway, she was the owner of and seized of the following described real estate:

FIRST PARCEL: Situate in the State of Ohio, in the County of Erie and in the Township of Huron, being the west forty-eight (48) acres of land more or less of lot twenty-eight (28) section three (3) bounded north by waters of Lake Erie, east by lands of Joseph A. Faber, south by road leading from Huron to Sandusky and west by lands of the George A. Boeckling Company.

SECOND PARCEL: Being an undivided one eighth interest in seventy-four (74) acres more or less situate in the State of Ohio, in the County of Erie and in the fourth section of Huron Township, being parts of lots 25, 30 and 31 bounded south by Hull's corner Road, east by lands of E. J. Hinde and The Geo. A. Boeckling Company, north by Marsh and west by lands of John Feiden and The State of Ohio, being lands of Gershom Wolverson, father of Mary E. Galloway, formerly.

Kathryn G. Parker.

Sworn to before me and signed in my presence this 9th day of January, 1933.

(Notarial Seal)

F. Erich Hartmann,
Notary Public.

Received Jan. 10th, 1933, at 10:00 A.M.

Recorded Jan. 14th, 1933.

Fee for Record \$.65

Norman R. Brown,
Recorder.

PROOF READ

Magdalena SchuckPH ToElizabeth Gerold

Know all men by these presents that I Magdalena Schuck (a widow) of the City of Sandusky of the County of Erie and State of Ohio in Consideration of the sum of Six hundred and fifty dollars in hand paid by Elizabeth Gerold of the same place have bargained and sold and do hereby grant bargain sell and convey unto the said Elizabeth Gerold her heirs and assigns forever the following premises situate in the County of Erie in the State of Ohio and in the Sixth ward and bounded and described as follows: Being Lot number Thirty four (34) on Putnam Street in said City of Sandusky County and State aforesaid. To have and to hold said premises with the appurtenances unto the said Elizabeth Gerold her heirs and assigns forever. And the said Magdalena Schuck for herself and her Executor Administrators and heirs do hereby covenant with the said Elizabeth Gerold her heirs and assigns that she is lawfully seized of the premises aforesaid that the said premises are free and clear from all incumbrances whatsoever and that she will forever warrant and defend the same with the appurtenances unto the said Elizabeth Gerold her heirs and assigns against the lawful claims of all persons whomsoever. In testimony whereof I the said Magdalena Schuck hereunto set my hand and seal this 25th day of May in the year of our Lord one thousand eight hundred and ninety three, Signed Sealed Acknowledged and delivered in presence of,

Geo. C. Reis }

Jos. Diran }

Magdalena Schuck seal

The State of Ohio } Be it remembered that on this 25th day of May
Erie County ss } A.D. 1893 before me Geo. C. Reis a Probate Judge
in and for said County personally appeared the above named grantor Magdalena Schuck and acknowledged the signing and sealing of the within and foregoing conveyance to be her voluntary act and deed for the uses and purposes therein expressed. In testimony whereof I hereunto set my hand and affix my official seal the day and year above written.

seal Geo. C. Reis Probate JudgeRec'd May 25th Recorded June 1st 1893

Chas Traub Recorder Pro M. Henry Dep't

John Immel - Sh. ffPHToMary C. Galway

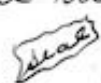
To all people to whom these presents shall come greeting know ye that whereas heretofore to wit at the April term A.D. 1893 of the Court of Common Pleas of the County of Erie and State of Ohio. And whereas Constantine Zipfel recovered a judgement against Geo Shephard et al in a certain Civil Action pending in the Court of Common Pleas aforesaid wherein Constantine Zipfel was Plaintiff and George Shephard et al. defendant for the sum of Nineteen hundred and sixteen dollars and seventy six cents and whereas on the 15th day of April A.D. 1893 a certain Order of Sale was duly issued by said Court directed to John Immel Sheriff of Erie County and state of Ohio by

virtue of which said Sheriff did proceed according to law to levy upon and appraise advertise and sell the lands and tenements hereafter referred to and described, according to the Statute in such cases made and provided, and whereas having caused said Real Estate to be duly appraised and a copy of the Appraisement to be duly filed in the office of the Clerk of said Court and having first given at least thirty days previous notice of the time and place of sale thereof by causing the same to be published at least thirty days in the Journal and local a paper printed in and of general circulation in said County of Erie, And whereas as on the 15th day of May A. D. 1893. the said John Immel Sheriff exposed the said Real Estate for sale at Public Auction at the door of the Court House in said County of Erie and City of Sandusky and the same was then and there sold to Mrs Mary E. Galloway for the sum of Thirty five hundred and ninety five dollars she being the highest bidder therefor and said sum being more than two thirds the Appraised Value thereof. And whereas at the April term of said Court A. D. 1893. the said proceedings by the said Sheriff had in the premises were submitted to said Court and by it in all respects confirmed and the said Sheriff was ordered and directed to make a deed of said Real Estate to the said Mrs Mary E. Galloway. Now know ye that I John Immel Sheriff of Erie County Ohio by virtue of the Statute in such case made and provided and in Consideration of the sum of Thirty five hundred and ninety five dollars to me in hand paid the receipt whereof is hereby acknowledged have given granted bargained and sold and by these presents do hereby sell and convey unto the said Mrs Mary E. Galloway her heirs and assigns forever the following lands and tenements situated in the County of Erie and State of Ohio and described as follows to wit, situated in the County of Erie in the State of Ohio in the Third Section of the Township of Huron and bounded and described as follows Being a parcel of land taken from the west side of Lot Number twenty eight (28) in Range twenty two (22) Township six (6) Section (3) bounded north by the Waters of Lake Erie, East by lands of Joseph and Lewis Fisher South by the road leading from Huron to Sandusky and west by land formerly owned by Theodosia Hinde deceased. Containing about forty eight (48) Acres of land be the same more or less. To have and to hold the same with all the Appurtenances thereto belonging to her and her heirs forever In witness whereof I have hereunto set my hand and seal officially this 21st day of May A. D. 1893.

Signed sealed and delivered in presence of

Wm F. Daniel

Frank Henry



John Immel

Sheriff of Erie County.

The State of Ohio } On the 26th day of May A. D. 1893 personally came
Erie County } before me the undersigned Clerk of Courts in and
for said County John Immel Sheriff of said Erie County Ohio and
Acknowledged that he did voluntarily sign seal and deliver the above
deed for the uses and purposes therein expressed. Given under
my hand and official seal of Office the day and year above written
Rec'd May 26th Recorded June 1st 1893. Chas. T. Howard Clerk of Courts
Per Wm. Hendus Esq.

Joseph Sheppard

To George Sheppard

(\$5 Stamp)

Know all Men by these Presents that I Joseph Sheppard of the County of Erie and State of Ohio in consideration of the sum of Forty five hundred Dollars in hand paid by George Sheppard of said County of Erie have bargained and sold and do hereby grant bargain sell and convey unto the said George Sheppard his heirs and assigns forever the following premises situate in the County of Erie in the State of Ohio and in the Township of Marion and bounded and described as follows. Being Ninety Acres of Land consisting of parts or parcels of two lots in the third section of said Township. to wit: Sixty and 92/100 Acres of land taken from the West side of lot number twenty eight excepting 92/100 of an acre taken from the West side of said tract and now owned by Theodora Keine also twenty nine and seventy six hundredth Acres of land taken from the West side of lot number twenty seven in said third section I have and to hold said premises with the appurtenances unto the said George Sheppard his heirs and assigns forever And the said Joseph Sheppard for himself and heirs does hereby covenant with the said George Sheppard his heirs and assigns that he is lawfully seized of the premises aforesaid that the premises are free and clear from all incumbrances whatever and that he will forever warrant and defend the same with the appurtenances unto the said George Sheppard his heirs and assigns against the lawful claims of all persons whomsoever In Testimony Whereof I the said Joseph Sheppard hereunto set my hand and seal this 30th day of March in the year of our Lord one thousand eight hundred and sixty three Signed Sealed Acknowledged and Delivered in the Presence of J. W. Barker George Holloway

The State of Ohio } Be it remembered that on this 30th day of March AD 1863 before me the Erie County ss. } subscriber a Justice of the Peace came Joseph Sheppard the signer and sealer of the within conveyance and then and there acknowledged the same to be his act and deed for the uses and purposes therein expressed

Rec^d March 30th } Recorded April 2nd 1863Zenas W Barker JP
J W Reed Recorder pr E B Reed Deputy

Sophia Weedon

To Magdalena Kohl

(\$2 Stamp)

Know all Men by these Presents that I Sophia Weedon of the County of Erie and State of Ohio in consideration of the sum of Twelve hundred Dollars in hand paid by Magdalena Kohl of said Erie County have bargained and sold and do hereby grant bargain sell and convey unto the said Magdalena Kohl her heirs and assigns forever the following premises situate in the County of Erie in the State of Ohio and in the Township of Oxford and bounded and described as follows Being thirty three (33) acres of land lying in said Township of Oxford (formerly Perkins Township) Range twenty three (23) Town ship (6) in the fourth (4) section reference being had to the deed of the Auditor of Erie County to William Spalding dated July 17th 1846 and Recorded in Vol 5 page 297 of the Records of said Erie County for further and more particular description - and being the same land mentioned and described in the Decree of the Court of Common Pleas of Erie County Ohio in the action of John Weedon against Timothy Baker and in favor of the said John Weedon and recorded in Vol 5 of the records of said Court page 215 reference being there to had will more fully appear - for more particular description reference may be had to the Survey of Joseph B Darling Deputy Surveyor. I have and to hold said premises with the appurtenances unto the said Magdalena Kohl her heirs and assigns forever And the said Sophia Weedon for herself and heirs does hereby covenant with the said Magdalena Kohl her heirs and assigns that she is

1956

114384
EASEMENT

572727 VOL 216 PAGE 199

We/I, the undersigned Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations received to our/my satisfaction of THE OHIO PUBLIC SERVICE COMPANY, an Ohio Corporation, the Grantee, do hereby give and grant unto the Grantee, its successors and assigns, an easement and right-of-way as described below for distribution lines for electric current upon and over lands of Grantor situated in the Township of Huron, County of Erie, and State of Ohio, and being Part of Section 14-28 & 14-31 therein, which said lands are described as follows:

Bounded on the North by lands now or formerly owned by Wyondotte Sporting Club
& Chas. A. Bogart
Bounded on the East by lands now or formerly owned by Geo. & M. P. Faber - G.A. Boeckling Co.
Bounded on the South by lands now or formerly owned by SR#2 & US#6
Bounded on the West by lands now or formerly owned by G.A. Boeckling Co. - State of Ohio
J.W. & C.D. Feiden

The easement herein granted is more definitely described as follows: The poles shall be erected within the north half of the SR#2 Highway as now established and/or as may hereafter be established or changed.

The easement and right-of-way herein granted includes the right to enter upon said lands and erect, operate, and permanently maintain thereon the usual fixtures and equipment required, for the distribution of electric current and the right to trim and keep trimmed any and all trees which may interfere with or endanger the safe and efficient operation of the lines.

TO HAVE AND TO HOLD the said easement and right-of-way to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, We/I, have hereunto set our/my hand this 10th,
day of June, 1947.

Signed in the presence of:

Claude J. Minor

Kathryn G. Parker

THIS SPACE RESERVED
FOR RECORDER'S STAMP

FILED

114384

1950 APR 20 PM 3 06

CARL A. SPEIR
RECORDER
ERIE CO. OHIO

Recorded Apr. 24th. 1950, in
Erie Co. Deed Records.
Vol. 216 Pg. 199

70 Carl A. Speir,
Recorder.

STATE OF OHIO,
COUNTY OF Erie, } ss

Before me, a Notary Public in and for said County and State personally appeared the above named Kathryn G. Parker,

who, being by me duly sworn acknowledge the signing of the foregoing easement to be her free act and deed for the giving and granting of the rights therein named, including dower, and that she are/is still satisfied therewith.

Witness my hand and official seal this 10th,
June, 1947.

Claude J. Minor
Notary Public

CERTIFICATION OF TRUST
O.R.C. §5810.13
JUDITH A. CORSO
DECLARATION OF TRUST
dated September 15, 1994

The undersigned is the Trustee of the above trust. The undersigned hereby certifies the following:

1. The above trust is presently in existence and has not been revoked, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.
2. The trust was executed on September 15, 1994 and subsequently amended on May 15, 1996 and further amended on March 15, 2000.
3. The currently acting Trustee and her address is as follows: Judith A. Corso, 2075 Cleveland Road, Sandusky, OH 44870.
4. The trustee has full authority and power as follows:

(1) To vote by proxy or in person any stock or security comprising a part of the trust estate;

(2) To retain any property transferred, devised or bequeathed to the trustee, or any undivided interest therein;

(3) To invest and reinvest the trust estate in any property or undivided interests therein, wherever located, including bonds, notes, secured or unsecured, stocks of corporations including stock of the corporate trustee of this trust, if there be one, real estate or any interest therein and interests in trusts, including common trust funds, without being limited by any statute or rule of law concerning investments by trustees;

(4) To sell any trust property, for cash or on credit, at public or private sale; to exchange any trust property for other property; to grant options to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges and options;

(5) To execute leases and subleases for terms as long as two hundred (200) years, even though such terms may extend beyond the termination of the trust; to subdivide or improve real estate and tear down or alter improvements; to grant easements, give consents and make contracts relating to real estate or its use; and to release and dedicate any interest in real estate;

(6) To borrow money and to mortgage and pledge any trust property;

(7) To take any action with respect to conserving or realizing upon the value of any trust property, and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate, wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against the trust estate, and containing provisions excluding personal liability;

(8) To keep any property in the name of a nominee with or without disclosure of any fiduciary relationship;

(9) To employ agents, attorneys, auditors, depositories, proxies and investment managers, with or without discretionary powers;

(10) To determine the manner of ascertainment of income and principal, and the apportionment between income and principal of all receipts and disbursements, and to select an annual accounting period, all notwithstanding the provisions of Ohio Revised Code Chapter 1340;

(11) To receive additional property from any source and add it to and commingle it with the trust corpus;

(12) To enter into any transaction authorized by this Article with trustees or legal representatives of any other trust or estate in which any beneficiary hereunder has any beneficial interest, even though any such trustee or legal representative is also trustee hereunder;

(13) To make any distribution or division of the trust property in cash or in kind or both, and to allot different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries or portions, and to determine the value of any such property; and to continue to exercise any powers and discretion herein given for a reasonable period after the termination of the trust, but only for so long as no rule of law relating to perpetuities would be violated;

(14) To compromise any claim existing in favor of or made against this trust;

(15) To deduct, retain, expend and pay out of any money belonging to the trust any and all necessary and proper expenses in connection with the operation and conduct of the trust, and to pay all taxes, insurance premiums on any policy constituting part of the trust corpus, and other legal assessments, debts, claims or charges which at any time may be due and owing by, or which may exist against the trust;

(16) To make such elections which are authorized or required by law and which the Trustee shall determine to be in the best interests of the trust, even though such action may be advantageous to one or more of the beneficiaries and disadvantageous to other beneficiaries; and no claim may be made or recovery had from the Trustee by reason of any election made hereunder; provided, however, that the Trustee may not make any election or take any action which would result in the loss of a marital deduction otherwise available to my estate;

(17) To combine two or more trusts hereunder for the same beneficiaries when the terms thereof are substantially the same;

(18) To make distributions provided for herein to a beneficiary directly, or if such beneficiary is incapacitated (as determined by the Trustee) through minority, illness, age or other cause, to make distributions to any person or institution for the use or benefit of such beneficiary, including in the case of a minor, to such custodian the Trustee names, provided distribution is made in the manner and in the form provided by Ohio Revised Code Section 1339.32 (the Ohio Uniform Transfers to Minors Act) or similar statute of any other state; each such distribution or expenditure shall be a full discharge to the Trustee for same; and

(19) To lend money with adequate interest and security to any person or legal entity; to lend money to the beneficiary or beneficiaries of a trust estate, whether of age or not, with or without interest, and with or without security if the Trustee believes such loan would aid in carrying out the purposes of the trust.

5. This trust is revocable.

O.R.C. §5810.13 provides that a person who acts in reliance upon this Certification is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in this Certification.

SOUTHERN TITLE OF OHIO LTD.

21-366 • SANDUSKY, OHIO 44870

Judith A. Corso, Trustee
Judith A. Corso, Trustee

State of Ohio: County of Erie) ss:

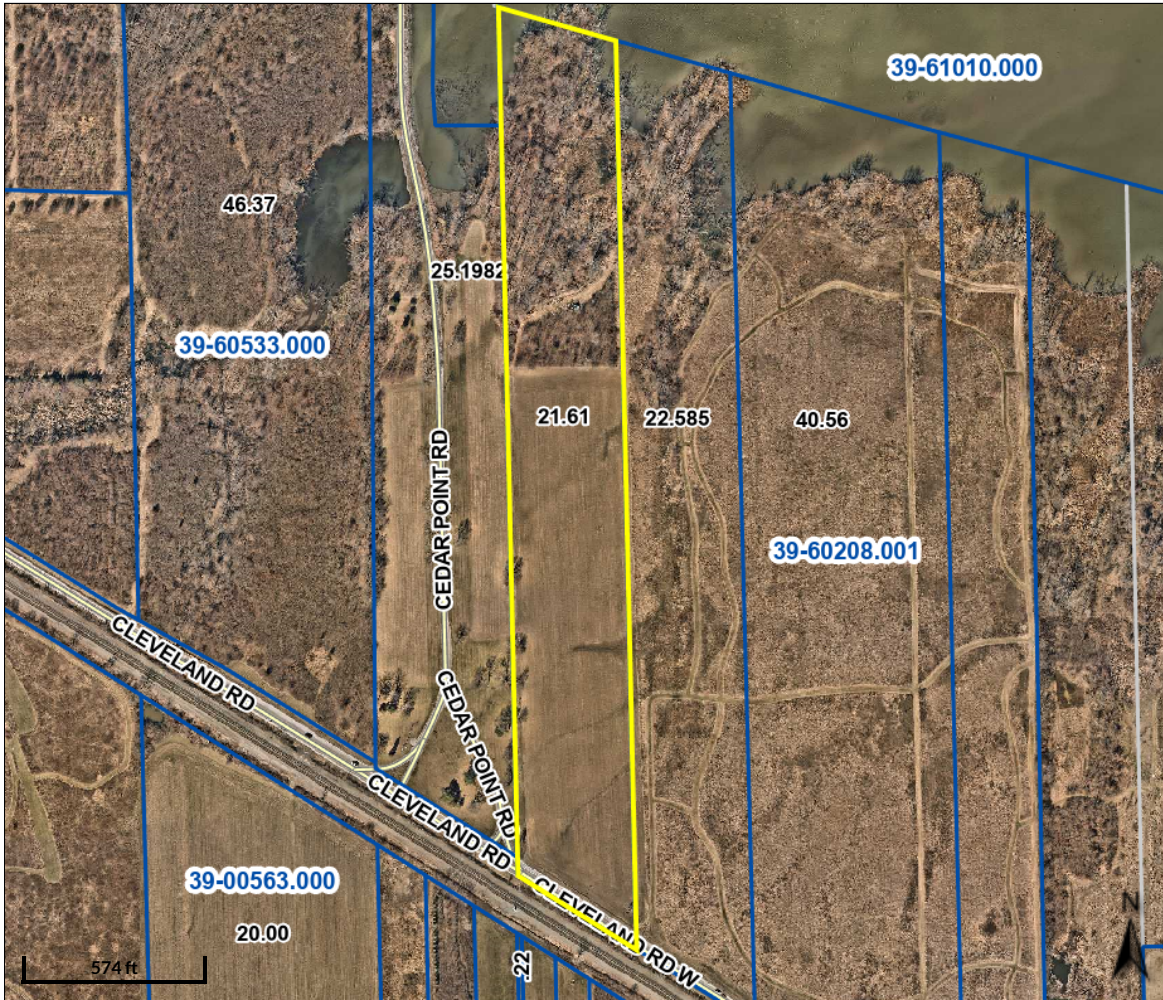
The foregoing instrument was acknowledged before me on this 22nd day of December, 2021 by Judith A. Corso, Trustee of the Judith A. Corso Declaration of Trust dated September 15, 1994 as subsequently amended on May 15, 1996 and on March 15, 2000.



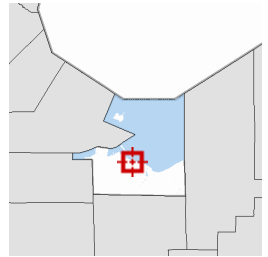
JUDITH A SCHMENK
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES 10/20/25

Judith A. Schmenk
Notary Public
Commission Expires: _____

This instrument prepared by: Mary Jane S. Hill, Flynn, Py & Kruse Co., L.P.A., 165 E. Washington Row, Sandusky, Ohio 44870.



Overview



Legend

- Parcels
- Parcel Acreage
- Parcel Numbers
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	39-00910.000	Acreage	21.61	Last 2 Sales	Date	Price	Vol/Page
Owner	CORSO JUDITH A TRUSTEE (Owner Address)				3/17/2000		
	CORSO JUDITH A TRUSTEE (Tax Payer Address)				1/1/1950		
Property Address	W CLEVELAND						
	SANDUSKY						

Date created: 11/6/2023

Last Data Uploaded: 11/6/2023 3:16:39 AM

Developed by Schneider
GEOSPATIAL

Summary

Parcel Number **39-00910.000**
Map Number 39151200005
Location Address W CLEVELAND
Legal Acres 21.6100
Legal Description 3-28-N SIDE OF CLEVE RD 21.609A
(Note: Not to be used on legal documents.)
Neighborhood 11139-11139
Tax District 39-HURON TOWNSHIP - HURON CSD
School District HURON CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 110-AGRICULTURAL VACANT LAND "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 010
Personal Property District: 22-0120

Owner Address
[CORSO JUDITH A TRUSTEE](#)
2137 CEDAR POINT RD
SANDUSKY OH 44870

Tax Payer Address
[CORSO JUDITH A TRUSTEE](#)
2137 CEDAR POINT RD
SANDUSKY OH 44870

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
T-TILLABLE	12.7536	0	0	0	100%	7000	\$89,280
W-WOODS	8.3285	0	0	0	100%	3000	\$24,990
RS-RESIDUAL	0.0002	0	0	0	100%	0	\$0
RD-ROAD	0.5277	0	0	0	100%	0	\$0
Total	21.6100						\$114,270

Ag Soil

Land Use	Soil Type	CAUV Acres	Soil Rate	Appraised Value (100%)
CROPLAND	KBA-KIBBIE FINE SANDY LOAM (0-2%)	0.9504	2,200	\$2,090
CROPLAND	MFA-MILFORD SILTY CLAY LOAM(0-1%)	3.2457	2,450	\$7,950
WOODLAND	MFA-MILFORD SILTY CLAY LOAM(0-1%)	2.5892	560	\$1,450
OTHER	MFA-MILFORD SILTY CLAY LOAM(0-1%)	0.3627	0	\$0
CROPLAND	OGA-OGONTZ FINE SANDY LOAM (0-2%)	0.0614	1,310	\$80
WOODLAND	OGA-OGONTZ FINE SANDY LOAM (0-2%)	3.4941	310	\$1,080
CROPLAND	OHB-OGONTZ SILT LOAM (2-6%)	8.4961	1,290	\$10,960
WOODLAND	OHB-OGONTZ SILT LOAM (2-6%)	0.9751	290	\$280
OTHER	OHB-OGONTZ SILT LOAM (2-6%)	0.1650	0	\$0
WASTE	WASTE-WASTE LAND	1.2703	250	\$320

Total CAUV Acres: 21.6100

Total Appraised Soils Value: \$24,210

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$114,270	\$114,270	\$114,270	\$114,270	\$114,270
CAUV Value	\$24,210	\$24,210	\$34,870	\$34,870	\$34,870
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$114,270	\$114,270	\$114,270	\$114,270	\$114,270

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2022	2021	2020	2019	2018
Land Value	\$39,990	\$39,990	\$39,990	\$39,990	\$39,990
CAUV Value	\$8,470	\$8,470	\$12,200	\$12,200	\$12,200
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$8,470	\$8,470	\$12,200	\$12,200	\$12,200

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
2022 Pay 2023	\$0.00	\$371.44	\$371.44		\$0.00	\$0.00

2022 Pay 2023 Tax Details

	1st Half	2nd Half	Total
Gross Charge:	\$391.30	\$391.30	\$782.60
Reduction Factor:	(\$197.30)	(\$197.30)	(\$394.60)
Non Business Credit:	(\$17.12)	(\$17.12)	(\$34.24)
Owner Occupancy Credit:	\$0.00	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00	\$0.00
Total RE Taxes:	\$176.88	\$176.88	\$353.76
Special Assessments:	\$0.00	\$0.00	\$0.00
Penalties:	\$0.00		
Interest:	\$0.00		
Delinquent:	\$0.00	\$0.00	\$0.00
Total Taxes:	\$176.88	\$194.56	\$371.44
Net Paid:	(\$176.88)	(\$194.56)	(\$371.44)
Surplus:	\$0.00	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00	\$0.00
Uncollectable:	\$0.00	\$0.00	\$0.00
Net Due:	\$0.00	\$0.00	\$0.00

2021 Pay 2022	\$0.00	\$352.78	\$352.78		\$0.00	\$0.00
2020 Pay 2021	\$10.00	\$532.12	\$532.12		\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Payments

Payment Date	Amount Paid
9/11/2023	\$194.56
2/9/2023	\$176.88
7/13/2022	\$176.39
2/16/2022	\$176.39
7/9/2021	\$260.56
2/19/2021	\$260.56
10/5/2020	\$11.00
7/7/2020	\$0.00
7/7/2020	\$260.08
2/14/2020	\$270.08
7/10/2019	\$271.55
2/15/2019	\$271.55
7/13/2018	\$393.98
2/16/2018	\$393.98
7/14/2017	\$390.59
2/10/2017	\$388.59
12/19/2016	(\$2.00)
12/19/2016	\$2.00
7/8/2016	\$0.00
7/8/2016	\$386.68
2/12/2016	\$384.68

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
3/17/2000	\$0	CORSO JAMES A	CORSO JUDITH A TRUSTEE	1
1/1/1950	\$0	UNKNOWN	CORSO JAMES A	0

Recent Sales In Area

Sale date range:

From: 11/13/2020

To: 11/13/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

39-00910.000 (PDF)

Map



Property Card

Property Card

No data available for the following modules: Dwellings, Buildings, Additions, Improvements, Special Assessments, Photos, Sketches.

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