

TRANSFERRED  
ROLAND TKACH  
HURON COUNTY AUDITOR  
DEPUTY HT  
FEE 3.50 DATE 2-18-2022

This Conveyance has been examined and the  
Grantor has complied with Section 319.202  
of the Revised Code.  
FEE \$ \_\_\_\_\_  
EXEMPT   
ROLAND TKACH, County Auditor



Instr: 202208180005263 8/18/2022  
Pages: 4 F: \$50.00 11:31 AM  
Jan M. Tkach T20220010932  
Huron County Recorder DISP:MAIL

E  PU \_\_\_\_\_  
IP \_\_\_\_\_ PR \_\_\_\_\_ AN \_\_\_\_\_

### LIMITED WARRANTY DEED

Second Firelands Manor, LLC, a Delaware limited liability company, for valuable consideration paid, grants with limited warranty covenants to Firelands Manor MHP LLC, a Delaware limited liability company, whose tax mailing address is 3867 West Market Street, Unit 269, Akron, OH 44333, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Prior instrument reference: 201608260004967, Recorder's Office, Huron County, Ohio

Huron County Parcel Nos. 49-0020-01-020-0103, 49-0020-04-004-0300, 49-0020-01-020-0102, 49-0020-04-009-0200, 49-0020-04-004-0100, 49-0020-010-200-200, 49-0020-04-004-0200

Property Address: 0 US Highway 20 (Rear), Wakeman, Ohio 44889

The foregoing conveyance is made subject to any and all real estate taxes and assessments not yet due and payable, zoning ordinances, legal highways and those covenants, restrictions, conditions and easements of record.

[Signature Page to Follow]

Executed this 10<sup>th</sup> day of August, 2022.

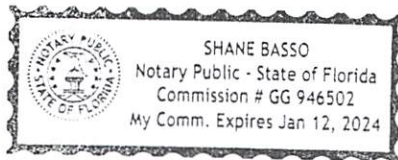
**SECOND FIRELANDS MANOR, LLC,**  
a Delaware limited liability company

By: Firelands Manor, LLC,  
an Ohio limited liability company,  
its Managing Member

By: [Signature]  
Name: Daniel E. Inks  
Title: Administrative Manager

STATE OF FL,  
COUNTY OF Lee, SS:

The foregoing instrument was acknowledged before me this 10 day of Aug, 2022, by Daniel E. Inks, the Administrative Manager of Firelands Manor, LLC, an Ohio limited liability company, the Managing Member of Second Firelands Manor, LLC, a Delaware limited liability company, on behalf of the limited liability company. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.



[Signature]  
Notary Public

Printed Name: Shane Basso

My Commission Expires: Jan 12 2024

(Seal)

This instrument was prepared by:

Nicklaus J. Reis, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
Columbus, Ohio 43215

REVIEWED 8/18/2022  
MDH  
HURON COUNTY TAX MAP DEPARTMENT  
SURVEY REQUIRED BEFORE NEXT TRANSFER  
Par 1, Par 4 both do not close  
by over 3'. POB? sm

Exhibit A

Parcel No. 1:

Situated in the Township of Wakeman, County of Huron and State of Ohio, being a part of Great Lot 64 within Section 2, Wakeman Township, Huron County, Ohio and more particularly described as follows:

Commencing at an iron bar found marking the intersection of the West line of land now or formerly in the name of Firelands Manor, Inc. as recorded in Huron County Deed Records Volume 361, Page 381, and the South right of way line of the former NYC Railroad; thence North  $2^{\circ} 04' 48''$  East along the extension of the West line of Firelands Manor, for a distance of 50.68 feet to a point on the centerline of the right of way of the former NYC Railroad; thence North  $82^{\circ} 40' 37''$  East along the centerline of said right of way, for a distance of 750.87 feet to a point; thence North  $3^{\circ} 30' 13''$  East for a distance of 186.26 feet to a 9/16 inch hex bar set marking the northwest corner of a 1.998 acre parcel as described in Huron County Deed Volume 361, Page 381, the same being the true place of beginning:

1. Thence North  $3^{\circ} 30' 13''$  East for a distance of 52.00 feet to a 9/16 inch hex bar set;
2. Thence South  $86^{\circ} 29' 47''$  East for a distance of 200.00 feet to a 9/16 inch hex bar set;
3. Thence South  $2^{\circ} 30' 13''$  West for a distance of 203.01 feet to a 9/16 inch hex bar set in the centerline of the former right of way of the NYC Railroad;
4. Thence South  $82^{\circ} 40' 37''$  West along the centerline of said right of way for a distance of 58.05 feet to a 9/16 inch hex bar set marking a corner of a 1.998 acre parcel as described in Huron County Deed Volume 361, Page 38;
5. Thence North  $3^{\circ} 30' 13''$  East along the East line of said 1.998 acre parcel, for a distance of 161.91 feet to a 9/16 inch hex bar set marking a corner of said 1.998 acre parcel;
6. Thence North  $86^{\circ} 29' 47''$  West along the North line of said 1.998 acre parcel for a distance of 143.00 feet to the place of beginning, and containing 0.4435 acre of land more or less, but subject to all legal highways, easements and other restrictions of record. 0.0666 acres lay within the former NYC Railroad right of way.

This description was prepared from an actual survey by Timothy Riley, Registered Surveyor No. 6925 on April 21, 1993.

Tax Parcel Nos. 49-0020-01-020-0103 and 49-0020-04-004-0300

Parcel No. 2:

Situated in the Township of Wakeman, County of Huron and State of Ohio, being a part of Lot 64, Section 2, Wakeman Township, Huron County, Ohio and further described as follows, to wit:

Beginning at a PK nail found at the southwest corner of Lot 64 and the middle line of US Route 20; thence North  $2^{\circ} 05' 48''$  East a distance of 664.06 feet along the westerly line of Lot 64 to a 1/2 inch iron pin found in the southerly line of the former New York Central Railroad land now owned by H. Dalton as recorded in Volume 356, Page 16 of the Huron County Deed Records; thence North  $82^{\circ} 40' 37''$  East a distance of 1242.60 feet along the southerly line of said H. Dalton land (formerly NYC RR Land) to a 5/8 inch iron bar found, said iron bar being the Principal Place of Beginning:

1. Thence North  $3^{\circ} 30' 13''$  East a distance of 50.91 feet into said H. Dalton land to a 1/2 inch iron pin set;
2. Thence continuing North  $82^{\circ} 40' 37''$  East a distance of 402.16 feet into said H. Dalton land to a 1/2 inch iron pin set;

3. Thence South  $3^{\circ} 30' 13''$  West a distance of 370.06 feet through said H. Dalton land and land owned by H.S. and L.A. Dalton as recorded in Volume 270, Page 643 of the Huron County Deed Records to a 1/2 inch iron pin found at the northeast corner of land owned by D. and G. Church as recorded in Volume 304, Page 548 of the Huron County Deed Records;
4. Thence North  $86^{\circ} 29' 27''$  West a distance of 395.00 feet along the northerly line of said D. and G. Church land to a 1/2 inch iron pin found at the Northwest corner, of said Church land;
5. Thence North  $3^{\circ} 30' 13''$  East a distance of 243.60 feet along the easterly line of land owned by Firelands Manor, Inc. as recorded in Volume 361, Page 381 of the Huron County Deed Records to the Principal Place of Beginning.

The above bounds contain 3.0130 acres of land, be the same more or less, but subject to all legal highways, easements and other restrictions of record.

The description was prepared from an actual survey by William Lee Spencer, Registered Surveyor No. 6561 in December, 1992.

Tax Parcel Nos.: 49-0020-01-020-0102 and 49-0020-04-009-0200

Parcel No. 3:

Situated in the Township of Wakeman, County of Huron and State of Ohio and being that part of Great Lot 64, Section 2, bounded and described as follows:

Beginning at the southwest corner of Great Lot 64, Section No. 2; thence North  $2^{\circ} 05' 48''$  East along the West line of Great Lot 64 a distance of 664.06 feet to the South right of way of the formerly New York Railroad; thence North  $82^{\circ} 40' 37''$  East along the South right of way of the former New York Central Railroad a distance of 1242.60 feet to an iron pin; thence South  $3^{\circ} 30' 13''$  West a distance of 865.44 feet to the South line of Great Lot 64 and the center of U.S. Route 20; thence North  $88^{\circ} 00' 38''$  West along the center of U.S. Route 20 a distance of 1204.60 feet to the place of beginning and containing within said bounds about 21.30 acres of land, be the same more or less, but subject to all legal highways, easements, and other restrictions of record.

Tax Parcel No.: 49-0020-04-004-0100

Parcel No. 4:

Situated in the Township of Wakeman, County of Huron and State of Ohio, and being part of Great Lot 64, Section No. 2, bounded and described as follows, to wit:

Beginning at the Northeast corner of land as conveyed to Benjamin J. and Mary Jean Warren by Deed Volume 346, Page 634 of Huron County Deeds; thence North  $2^{\circ} 05' 48''$  East along the East line of Warrens' property extended northerly a distance of 50.68 feet to the center of former New York Central Railroad right of way; thence North  $82^{\circ} 40' 37''$  East along the center of said right of way a distance of 750.87 feet to a point; thence North  $3^{\circ} 30' 13''$  East a distance of 189.26 feet to an iron pin; thence South  $86^{\circ} 29' 47''$  East a distance of 143 feet to an iron pin; thence South  $3^{\circ} 30' 13''$  West a distance of 165.66 feet to the center of the formerly New York Central Railroad right of way; thence North  $82^{\circ} 40' 37''$  East along the center of said right of way a distance of 347.42 feet to a point; thence South  $3^{\circ} 30' 13''$  West a distance of 50.91 feet to the South right of way of the former New York Central Railroad; thence South  $82^{\circ} 40' 37''$  West along the South right of way of the former New York Central Railroad a distance of 1242.60 feet to the place of beginning, and containing within said bounds about 1.998 acres of land, be the same more or less, but subject to all legal highways, easements, and other restrictions of record.

Tax Parcel Nos.: 49-0020-010-200-200, 49-0020-04-004-0200