**GENERAL WARRANTY DEED- From a Corporation**

**Rye Beach Property Owner’s Association Inc,** a **non-profit corporation**, for valuable consideration paid, grant(s) with general warranty covenant(s) to **Rye Beach Property Owner’s Association Inc**, a **non-profit corporation**, whose tax mailing address is: PO Box 221, Huron, Ohio 44839, in the following **REAL PROPERTY**:

Rye Beach Property Owner’s Association Park Area-3.0270 acres of which .9000 acre is submerged.

Legal Description:

Being situated in the State of Ohio, County of Erie, City of Huron, Rye Beach Land Co subdivision (PV 8, PG 4) Erie County Tax record 43-00351.000

Beginning at 1/2 " iron pin, set, marking the intersection of the East line of Atwood Place (20 ft) with the North line of Shore Drive (30 ft).

(1). Thence North 31° , 45' 51" East along the East line of Atwood Place, passing through a 1/2" iron pin, set, at a distance of 257.51 feet, and a drill hole, cut, at a distance of 327.51 feet, a distance of 337.51 feet to the Northwest corner of Atwood Place.

(2). Thence North 58° 14' 09" West along the North end of Atwood Place a distance of 20.00 feet to the Northwest corner of Atwood Place.

(3). Thence South 31° 45' 51" West along the West line of Atwood Place a distance of 10.00 feet to a point on the centerline of Vacated Front Street.

(4). Thence North 58° 14' 09" West along the centerline of Vacated Front Street, a distance of 135.00 feet to a 1/2 " iron pin, set, on the centerline of Vacated Oakwood Ave.

(5). Thence North 31° 45' 51" East along the centerline of Vacated Oakwood Ave., a distance of 113.00 feet to a point.

(6). Thence South 59° 39' 37" East a distance of 339.19 feet to a point, on the northerly extension of the centerline of Vacated Richland Ave.;

(7). Thence South 01° 00' 00" East along the centerline of Vacated Richland Ave., passing through a drill hole, cut, at a distance of 98.50 feet, and a 1/2" iron pin, found at a distance of 165.00 feet, and a 1/2" iron pin, found at a distance of 250.00 feet, a distance of 367.76 feet to a drill hole, cut, on the North line of Shore Drive:

(8). Thence North 78° 16' 09" West along the North line of Shore Drive, a distance of 407.78 feet to a 1/2" iron pin, set and the point of beginning, containing 3.0224 acres, of which 0.9000 acre is submerged land, more or less. but being subject to all legal highways, easements and restrictions of land of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in February, 2012. The bearings were assumed only for the purpose of indicating angles.

The Property hereinabove described was acquired by the Grantor by a prior instrument, referenced by **200012630**, Deed records of Erie County, Ohio.

**DECLARATION OF RESTRICTIONS TO NEVER EXPIRE**

1. **Property can never be sold**
2. **Property will remain private**
3. **Property will remain a park**
4. **Property retains 100% mineral rights**

And said Grantor, does attest for the Grantee that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in Fee Simple and will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee against all lawful claims and demands whatsoever.

Executed this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2024

Rye Beach Property Owner’s Association Inc

Per: ­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael Jones Sr Co-President RBPOA Inc

This instrument was prepared by Rye Beach Property Owner’s Association Inc Sr Co-President Michael Jones.