

Prepared by and return to:
DAVID P. POWERS
STACEY & POWERS CO., LPA
Attorneys at Law
20 South Main Street, Columbiana, OH 44408
(330) 482-3356
Dpowers@ColumbianaLaw.com

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Columbiana County, Ohio
CRAIG BROWN County Recorder
File# 2008-00008157
BK 1628 PG 286

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GENERAL WARRANTY DEED

THIS DEED is made this 20th day of MAY, 2008, by and between WAYNE W. WALLACE, JR. and CINDY WALLACE, husband and wife, (Grantors) whose tax mailing address was 101-108 Mill Street, Lisbon, OH 44432, and the VILLAGE OF LISBON, its successors and permitted assigns (Grantee), for the following described real property:

Situated in the Village of Lisbon, County of Columbiana and State of Ohio:

And known as and being a part of the SW quarter of Sec. 13, Twp. 14, Rg. 3 and being Lot Nos. 106 and 107 of the New Lisbon Land Company's Addition to the Village of Lisbon and a tract of land adjacent to the said lots on the West, and being more fully described as follows: Beginning at a point at the intersection of the Southerly line of Mill Street and the Westerly line of Pritchard Avenue; said point being the NE corner of the said Lot No. 106; thence southerly along the Westerly line of Pritchard Avenue and the Easterly line of the said Lot No. 106, a distance of 110.0 feet more or less, but to an iron pin at the NE corner of a 0.341 acre tract of land now owned by the Ohio Edison Company; thence westerly along the Northerly line of the said Ohio Edison Company's lands as described in Deed Volume 483, Page 144 of the Columbiana County Deed Records and the Southerly line of grantor's lands 247.5 feet more or less, but to an iron pin at the NW corner of the said Ohio Edison Company's lands, and the easterly line of lands deeded to Edward H. Buckley by deed dated March 26, 1927, and recorded in Vol. 512, Page 337 of the Columbiana County Deed Records, and now owned by Edward K. Buckley and Pauline B. Hoopes as described in Vol. 774, Page 298 of the Columbiana County, Deed Records; thence North 22° 45' West but along the Easterly line of the said Buckley and Hoopes lands, 111.54 feet, more or less, but to an angle point in the Southerly line of the said Mill Street, thence North 81° E but along the Southerly line of the said Mill Street 195.36 feet more or less but to a point in the NW corner of the said Lot No. 7 of the said Addition; thence Easterly along the Southerly line of the said Mill Street and the northerly line of the said Lots Nos. 106 and 107 a distance of 81.67 feet more or less, but to the place of beginning, be the same more or less, but subject to all legal highways.

* Plat Book 4 Pg 86

Permanent Parcel No. 09-00980.000

Prior Instrument Reference: Volume ORV 508, Page 813

The Grantor releases and quit claims unto the Grantee, all right, title and interest which the Grantor may have in the banks, bed and waters opposite to or fronting upon said land, and in any alleys, roads, streets, way, strips, gores and railroad rights-of-way abutting or adjoining land, and in any means of egress appurtenant thereto.

This conveyance is expressly subject to rights outstanding in third parties for existing easements for public roads and highways, public utilities, railroads and pipelines.

Wallace to Village of Lisbon

Page 1 of 4

Rev. 10/05

LEGAL DESCRIPTION INSUFFICIENT
FOR FUTURE TRANSFER:
SURVEY REQUIRED
TAX MAP DEPT

May 20, 2008

In reference to the property or properties ("Property") conveyed by the Deed between (Property owner) participating in the federally-assisted acquisition project ("the Grantor") and the (Village City county), its successors and assigns the ("Grantee").

WHEREAS, the Robert T. Stafford Disaster Relief and Emergency Assistance Act ("The Stafford Act"), 42 USC § 5121 et seq., identifies the use of disaster relief funds under § 5170c, the Hazard Mitigation Grant Program ("HMGP"), for community based hazard mitigation activities, including funding for the acquisition of property in the floodplain and removal of associated structures from the floodplain;

WHEREAS, 42 USC 5170c provides a process for a Community, through the State, to apply for federal funds to be used to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the buildings, and to maintain the use of the Property as open space in perpetuity;

WHEREAS, the Ohio Emergency Management Agency (EMA) has submitted such application and has entered into an agreement with the United States of America through the Federal Emergency Management Agency ("FEMA"), dated September 23, 2004, and herein incorporated by reference;

WHEREAS, Columbiana County, Ohio, through the Board of Commissioners, has applied for and been awarded federal funds pursuant to an agreement with the Ohio EMA dated December 15, 2006, ("State-Local Agreement") and herein incorporated by reference;

WHEREAS, the terms of the Stafford Act, regulations promulgated thereunder (44 CFR Part 206, Subpart N), the FEMA-State Agreement, and the State-Local Agreement require that the Grantee agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;

NOW, therefore, the grant is made subject to the following terms and conditions:

1. Terms. Pursuant to the terms of the Stafford Act, regulations promulgated thereunder (44 CFR Part 206, Subpart N), as they read now and may be amended in the future, the FEMA-State Agreement, and the State-Local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to the Stafford Act 42 USC §5170c acquisition program:

a. Compatible uses. The Property shall be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature preserves, unimproved permeable parking lots and other uses described in 44 CFR Part 206, subpart N as it reads now and may be amended in the future, and related program guidance for open space acquisition.

b. Structures. No new structures or improvements shall be erected on the Property other than:

- i. A public facility that is open on all sides and functionally related to the open space use;
- ii. A public restroom; or
- iii. A structure that is compatible with the uses described in Paragraph 1(a),



above, and approved by the Director in writing prior to the commencement of the construction of the structure.

Any structures built on the Property according to this paragraph shall be flood-proofed or elevated to the Base Flood Elevation plus one foot of freeboard.

c. Disaster Assistance. No future disaster assistance from any Federal source for any purpose related to the Property may be sought, nor will such assistance be provided;

d. Transfer. The Grantee agrees that it shall convey any interest in the Property only if the Regional Director of FEMA gives prior approval of the transferee in accordance with this paragraph. The Grantee may only convey an interest in the Property to another public entity or to an organization qualified under Section 170(h) of the Internal Revenue Code of 1954, as amended, and applicable regulations promulgated thereunder. However, the Grantee may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in Paragraph 1(a), above, including agriculture, with the prior approval of the Regional Director.

If the title to the Property is transferred to a public entity other than a qualified state or federal agency with a conservation mission, it must be conveyed subject to a Conservation Easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth herein, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

i. The Grantee shall convey, in accordance with section (d), above, a conservation easement to someone other than the title holder; or

ii. At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.

2. Inspection. FEMA, its representatives, and assigns, including the Ohio EMA, shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of the grant.

3. Monitoring and Reporting. Every three years on, _____ {date} the Grantee, through the Ohio EMA, shall submit to the FEMA Regional Director a report certifying that the Grantee has inspected the subject Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of the grant.

4. Enforcement. If the subject Property is not maintained according to the terms of the grant, the Grantee, the Ohio EMA, and FEMA, its representatives, and assigns are responsible for taking measures to bring the Property back into compliance.

a. The State will notify the Grantee in writing and advise the Grantee that it has 60 days to correct the violation.

b. If the Grantee fails to demonstrate a good faith effort to come into compliance with the terms of the grant within the 60-day period, the State shall enforce the terms of the grant by taking any measures it deems appropriate, including, but not limited to bringing an action at law in equity in a court of competent jurisdiction.

c. FEMA, its representatives and assigns may enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to, the following:

i. Requiring transfer of title in accordance with Paragraph 1(d). The Grantee shall bear the costs of bringing the Property back into compliance with the terms of the grant; or

ii. Bringing an action at law or in equity in a court of competent jurisdiction against the State or the Grantee.

5. Severability. Should any provision of this grant or the application thereof, to any person or circumstances be found to be invalid or unenforceable, the rest and remainder of the provisions of this grant and their application shall not be affected and shall remain valid and enforceable.

In Witness Whereof, the said WAYNE W. WALLACE, JR. and CINDY WALLACE, husband and wife, hereunto have set their hands, this 20th day of ~~March~~ ^{May}, 2008.

GRANTEES:

VILLAGE OF LISBON

Columbiana County, Ohio

GRANTORS:

By: Michael Blum

MAYOR

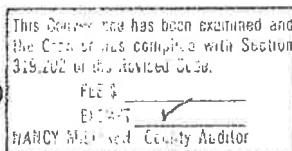
Wayne W. Wallace, Jr.
WAYNE W. WALLACE, JR.

Cindy Wallace
CINDY WALLACE

ENTERED FOR TRANSFER

MAY 20 2008

NANCY MILLIKEN
COLUMBIANA COUNTY AUDITOR



State of Ohio
County of Columbiana

The foregoing instrument was acknowledged before me this 20th day of ~~March~~ ^{May}, 2008, by WAYNE W. WALLACE, JR. and CINDY WALLACE, husband and wife.

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

MICROFILMED

Wallace to Village of Lisbon
Page 4 of 4
Rev. 10/05



NOTARY PUBLIC

David P. Powers
Attorney at Law

my Commission does not expire