

TRANSFERRED  
Auditor, Ashtabula County, Ohio

FEB 21 2025 50



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Kind: EXECUTOR DEED  
Recorded: 02/21/2025 at 03:24:38 PM  
Receipt#: 2025-00001164  
Fee Amt: \$59.00 Page 1 of 2  
Ashtabula County, Ohio  
Barbara Schaab Recorder  
File# 2025-00001455

BK 837 PG 236-237

In compliance with Sec. 319.202  
R.C. and Sec. (F) 319.54 R.C.  
effective January 1<sup>st</sup>, 1968 \$55,000

EXECUTOR'S DEED

I, Jerri Mitchell, as the executor of the will of Charles Henry Mitchell, Jr., by the power conferred by the Ashtabula County Probate Court and every other power, for \$55,000.00 paid, grants, with fiduciary covenants, to the grantee(s), Vannabuilders LTD, whose tax mailing address is 7241 Depot Road, Ashtabula, Ohio 44004, all interest in the real property described in the attached legal description.

Parcel Number: 48-016-00-037-00

Property Address: 7138 Depot Road, Ashtabula, Ohio 44004

Prior Instrument Reference: Volume 823, Page 286-288

Executor's Signature

STATE OF OHIO }  
COUNTY OF LAKE } Jerri Mitchell

Sworn to or affirmed and subscribed before me by Hayley Tycast on this 21 day of February, 2025.

Prepared by: Jerri Mitchell,

Signature of Notary Public



Hayley Tycast  
Notary Public, State of Ohio  
My Commission Expires  
January 6, 2020

## LEGAL DESCRIPTION

Situated in the Township of Saybrook, County of Ashtabula and State of Ohio: And known as being part of Lot Thirty-six (36) in said township, and bounded and described as follows: Beginning at a point in the center of Depot Road, so-called, said point being one hundred forty-seven and forty-two hundredths (147.42) feet north from the northeast corner of lands of John G. Metcalf, et al; thence N. 2 degrees 30 minutes west along the center of said road one hundred forty-six and eighty-one hundredths (146.81) feet to a point; thence N. 89 degrees 24 minutes east and passing thru an iron pin in the east line of said road a distance of fourteen hundred eighty-seven and five-tenths (1487.5) feet to an iron pin in the west line of lands of H.S. Kelley; thence S. 1 degree 07 minutes east along said Kelley's land one hundred forty-six and seventy-four hundredths (146.74) feet to an iron pin; thence S. 89 degrees 24 minutes west fourteen hundred eighty-one and thirty-one hundredths (1481.31) feet and passing through an iron pin in the east line of said road to the place of beginning and containing about five (5) acres of land.

Being the same land transferred in Volume 490, Page 497 and Warranty Deed dated November 1932, Volume 321, Page 570 of Ashtabula County Records

SURVEY UPDATE REQUIRED  
FOR NEXT TRANSFER  
48-016-00-037-00

BY: MAK DATE: 02/20/25  
ASHTABULA COUNTY ENGINEER

**FILED**

FEB 10 2025

**ALBERT S. CAMPLESE  
PROBATE JUDGE**

IN THE COURT OF COMMON PLEAS  
PROBATE DIVISION  
ASHTABULA COUNTY, OHIO

IN RE:  
ESTATE OF CHARLES H. MITCHELL, JR.

CASE NO. 2025 ES 00014

JUDGE CAMPLESE  
MAGISTRATE DANA

MOTION TO ACCEPT VALUATION  
OF REAL PROPERTY AS LISTED IN  
INVENTORY FILED 2/6/2025

Now comes Executor, Jerri Mitchell, Esq., and hereby requests that the valuation of the building on the real property located at 7138 Depot Road be accepted and approved by the Court. Although the Ashtabula County Auditor's Office lists the value of the building at \$81,200.00, the house, in its current condition, is condemnable. An offer has been made to purchase the property for the amount of \$55,000.00. The amounts listed in the Schedule of Assets are broken down as follows:

Value of Land:	\$42,200.00
Value of Building:	\$55,000.00 (proposed purchase price) - \$42,200.00 (property value) = \$12,800.00

The offer has been made by a retired contractor, James B. Carlson. After his evaluation of the property, the opinion was that the building is unsalvageable. As the building will need to be gutted and, most likely, demolished, its inherent value is in the negative. For the home to be either demolished or stripped to the foundation and rebuilt, the Estate would be put into the position of losing funds. The filed Last Will and Testament specifically states that the Executor has "full power and authority to sell and convey all or any part of my estate, real, persona or mixed, upon such terms and at such prices as they may deem proper and without obtaining any order of court therefore."

As all the beneficiaries agree to this valuation, and, and this Executor asserts, the sale is in the best interest of the Estate, it is respectfully requested that the valuation of the building located on the real property listed on the Schedule of Assets filed 2/6/2025 be approved.

Respectfully submitted,



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LAW OFFICE OF JERRI MITCHELL, LLC  
Jerri Mitchell, Esq. (0079565)  
PO Box 1126  
Fairport Harbor, OH 44077  
~~440-344-3125~~  
jmitchelltharp@jmtohiolaw.com

IN THE COURT OF COMMON PLEAS  
PROBATE DIVISION  
ASHTABULA COUNTY, OHIO

IN RE:  
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MAGISTRATE DANA

**FILED**

FEB 12 2025

**ALBERT S. CAMPLESE  
PROBATE JUDGE**

ENTRY

Upon Motion of Executor, and for good cause shown, the Motion to Accept Valuation of  
Real Property as Listed in Inventory Filed 2/6/2025 is hereby APPROVED with  
All Heirs in Agreement

  
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JUDGE/MAGISTRATE