Legal Description

All the following described Real Property:

Parcel No. 1: Situated in the City of Niles, County of Trumbull and State of Ohio: Known as a part of Lots 434 and 435 as lots are now numbered in said City in a re-subdivision of Niles City Lots 434 and 435 as shown by recorded plat in Volume 23, Page 40, Trumbull County Record of Plats, bounded and described as follows:

Beginning at the southeast corner of the intersection of W. Park Avenue and South Butler Street; thence S. 87°34' E. along the south line of W. Park Avenue 62.65 feet to a point; thence S. 2°16' W. a distance of 77.45 feet to a point; thence N. 87° 34' W. 60.24 feet to a point on the east line of S. Butler Street; thence N. 0°30'E. along said line 77.52 feet to the place of beginning.

Parcel No. 2: Situated in the City of Niles, County of Trumbull and State of Ohio: And known as being a part of Niles City Lot No. 435 according to the latest enumeration of lots in said City, formerly a part of Sublot No. 5 in J.G. Butler Addition, a re-subdivision of Niles City Lot Nos. 434 and 435 as shown by the recorded plat of said re-subdivision in Volume 23, Page 40, Trumbull County Record of Plats, and is more particularly bounded and described as follows;

Beginning at an iron pin where the easterly line of South Butler Street intersect the southerly line of West Park Avenue; thence S. 0° 30' W. along the easterly line of South Butler Street a distance of 77.52 feet to an iron pin which is the place of beginning of the herein described parcel of land; thence S. 87° 34' E. a distance of 78.21 feet to an iron pin; thence S. 0° 30' W. a distance of 54.5 feet to an iron pin in the southerly line of said Niles City Lot No. 435; thence N. 87° 34' W. along the said southerly line of Niles City Lot No. 435 a distance of 78.21 feet to an iron pin in the easterly line of South Butler Street; thence N. 0° 30' E. along the easterly line of South Butler Street a distance of 54.5 feet to the place of beginning, containing within said bounds about 4,258 square feet of land.

Parcel Number: 25-554610, 25-132050

Property Address: 239 West Park, Niles, Ohio - 44446

Prior Instrument Number: 200402270006117

COURT ORDER
TRUMBULL COUNTY

APR 07 2025

GIS/TAX MAP DEPT