

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that
the Grantor..., who claim... title by or through instrument, recorded in Volume Page
Cuyahoga County Records, for the consideration of
Dollars (\$.....) received to full satisfaction of
....., the Grantee..., whose TAX MAILING ADDRESS will be
..... do..... give,
grant, bargain, sell and convey unto the said Grantee..., heirs, successors and
assigns, the following described premises, situated in the City of Strongsville, County of Cuyahoga,
and State of Ohio:

This deed is executed and delivered subject to Covenants and Restrictions pursuant to a general plan for the residential development by North East Land Company, its successors and assigns, of the parcels of land known collectively as The Deerfield Lake Subdivisions, as hereinafter described, in which the premises hereby conveyed are located; and the Grantor and Grantee, for the benefit of the Grantor, the Grantee and any persons who may hereafter become the owner of any interest in the premises hereby conveyed or in any other premises within The Deerfield Lake Subdivisions, by reason of deriving title from, through or under the Grantor or Grantee, hereby covenant and agree that the premises hereby conveyed and all other premises within The Deerfield Lake Subdivisions shall be held by all such persons subject to the following Covenants and Restrictions:

COVENANTS AND RESTRICTIONS FOR THE DEERFIELD LAKE SUBDIVISIONS

ARTICLE I

DEFINITIONS

Section 1. The following words when used in these Covenants and Restrictions (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to The Deerfield Lake Association, an Ohio nonprofit corporation, formed for the purposes of maintaining and administering the Common