PURCHASE AGREEMENT

July 25, 2007
~~October xxxx 2006~~

I, the undersigned, do hereby offer and agree to buy the following described property delivered in its present physical condition together with appurtenances thereunto belonging subject to all legal highways and known as:

An undivided one-half (1/2) interest in the following property:

Situated in the Township of Hubbard, County of Trumbull and State of Ohio: And known as part of Lot No. 54, in the original survey of lands in said Hubbard Township, and described as follows: to wit; On the north partly by the public highway and partly by a lot formerly owned by John Boyd; on the east by part of said lot No. 54, owned by the heirs of John Mayers; on the south by land now or formerly owned by the heirs of Wm. Phillips and on the west by part of said lot No. 54, now or formerly owned by the heirs of Wm. Morris, deceased, and being the same parcel of land conveyed to Mrs. Mary Huff by David Wheeler and Albina Wheeler, husband and wife by deed dated August 18, 1899 and recorded in Trumbull County Records of Deeds Vol. 165, page 580 and containing within said bounds one acre of land.

ADDRESS: 723 East Liberty St., Hubbard, Ohio 44425
PERM. PARCEL: 01-071100

for which I agree to pay the amount of Twenty Thousand & no/100 Dollars ($20000.00), on the following terms: to be paid in full, in cash at closing.

Funds and documents to be placed in Escrow at the office of James W. Thomas Co., L.P.A., within 10 days. Present owner to give good and sufficient deed and title to said property, and furnish a title guaranty at seller's expense in the amount of $20000.00, showing the same to be free from all encumbrances except zoning ordinances easements, reservations, restrictions of record, if any.

Possession of premises to be delivered to Buyer on or before closing. Closing shall be within thirty (30) days from the date of this agreement. Said premises are sold by the seller and purchased by the buyer in its present "as is" condition.

Taxes, assessments, rents, etc., if any, to be pro-rated as of the date of closing.

JOHN J. CLEMENTE, JR.

I, the undersigned hereby accept the above offer to purchase.

Frank J. Clemente

FRANK J. CLEMENTE, GUARDIAN OF THE PERSON AND ESTATE OF MARY CLEMENTE, AN INCOMPETENT