

281-19-005

8/17/2017

LOREK JOSH

Sale: \$ 225,000.00 Warranty Deed

Conv. \$ 900.00 LUC: 4990 Ex:

Rcpt: J-08172017- Common Law Title

823333

CUYAHOGA COUNTY FISCAL OFFICER

CUYAHOGA COUNTY

OFFICE OF FISCAL OFFICER - 4

DEED 8/17/2017 3:01:09 PM

201708170380

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **City of Olmsted Falls**, a municipal corporation, for valuable consideration, does hereby grant statutory general warranty covenants to **Josh Lorek**, whose tax mailing address is 4379 West 219th Street, Suite 100, Fairview Park, OH, 44126, the following described property:

Split out of Parcel Nos. 281-19-005

Site: Main Street, Olmsted Falls, Ohio

Situated in the City of Olmsted Falls, County of Cuyahoga and State of Ohio and being Parcel A as shown by Lot Split & Consolidation Plat of Parcels 281-19-005 & 281-19-007 recorded as AFN201708020483 of Cuyahoga County Records and more fully described in the attached Exhibit A.

As part of the consideration for this conveyance and by acceptance of this deed, Grantee agrees that:

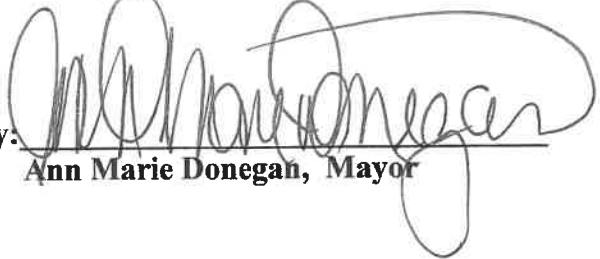
1. In the event Grantee seeks to sell or otherwise convey the Property, Grantor retains the right of First Refusal to reacquire the Property from Grantee at the price offered by any bona fide purchaser; and
2. In the event Grantee (his agents, permitted assigns, successors or tenants) seeks to utilize the Property for any use other than a restaurant/tavern, Grantor retains the right to reacquire the Property from Grantee at a price equal to the Purchase price hereof plus escrow charges paid by Grantee; or Grantor may, in writing, expressly grant any change in use sought by Grantee but subject to all applicable laws including zoning laws.
3. In the event that Grantor seeks to sell or convey the real property immediately west of this Property and contiguous thereto, then Grantee shall have the right of First Refusal to

acquire said property from Grantor, as permitted by law, at the price offered by a bona fide purchaser.

Prior Reference: AFN 201304080403 of Cuyahoga County Records.

EXECUTED this 10th day of August, 2017.

CITY OF OLMSTED FALLS

by: 
Ann Marie Donegan, Mayor

State of Ohio

ss.

County of Cuyahoga

The foregoing instrument was acknowledged before me this 10th day of August, 2017, by Ann Marie Donegan, in her capacity as mayor and the duly authorized signatory on behalf of the City of Olmsted Falls.


NOTARY PUBLIC

ANGELA MANCINI
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Comm. Expires 07-05-2020

Prepared by: N.E. Longauer, Atty.
(440) 826-1818

LEGAL DESCRIPTION
0.2323 ACRES PARCEL 'A'
MAIN STREET
CITY OF OLMSTED FALLS, CUYAHOGA COUNTY, OHIO

Situated in the City of Olmsted Falls, County of Cuyahoga and State of Ohio and known as being a **0.2323 acres (10,118 sq.ft.) Parcel 'A'** from a 0.3276 acres parcel as conveyed to City of Olmsted Falls by deed dated April 8, 2013 as recorded in Auditor Filing Number Document #201304080403 (PP #281-19-005) of Cuyahoga County Deed Records further described by 'Town of Olmsted Falls Plat Prepared by J.R.Henry Surveyor' September 1, 1851 Volume 1 Page 12 of Cuyahoga County Map Records and further bounded and described as follows;

Beginning at a 5/8" iron pin monument found at the intersection of the centerline of Columbia Rd. (S.R. 252) (66' feet) and the centerline of Main St. (40 feet),

Thence **North 09°13'14" East**, along said centerline of Main Street (40' wide), a distance of **202.55 feet** to a point,

Thence **North 80°46'46" West**, a distance of **20.00 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, S-7849") point on the Northerly line of Main Street,

Thence **North 81°19'38" West**, a distance of **15.00 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, S-7849") and the Principal Place of Beginning of the Premises herein intended to be described;

Course 1: Thence **North 81°19'38" West**, a distance of **108.00 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, S-7849") along the Easterly line of the City of Olmsted Falls property as recorded under Permanent Parcel Number 281-19-004 of Cuyahoga County Deed Records,

Course 2: Thence **North 09°13'14" East**, a distance of **96.16 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, S-7849") along the Southerly line of the City of Olmsted Falls property as recorded under Permanent Parcel Number 281-19-006 of Cuyahoga County Deed Records,

Course 3: Thence **South 82°51'02" East**, a distance of **60.00 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, S-7849"),

Course 4: Thence **South 62°31'02" East**, a distance of **50.58 feet** to a 5/8" iron pin set (capped "D.F. Sheehy, S-7849"),

Course 5: Thence **South 09°13'14" West**, parallel with and at a perpendicular distance of 15.00 feet, a distance of **81.45 feet** to the Principal Place of Beginning and containing **0.2323 acres (10,118 sq.ft.)** of land as surveyed, calculated and

described from Cuyahoga County Records according to a survey by Donald F. Sheehy, Registered Surveyor #7849 of Chagrin Valley Engineering Ltd., in June, 2015, be the same more or less but subject to all legal highways and easements of record;

The **Basis of Bearings** for this legal description is **North 09°13'14" East** as the centerline of Main Street (40' wide) as evidenced by monumentation found and is the same as calculated and reproduced from Ohio State Plane Coordinate System North Zone by ties to the O.D.O.T. VRS network using station GARF.

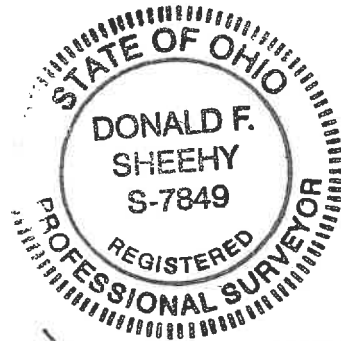
This Legal Description Complies with
The Cuyahoga Transfer and
Conveyance Standards and is approved
for transfer.

AUG 02 2017

CVE #17168 Parcel 'A'
June 9, 2017 (BAS)

Mark Hulse

Agent



Donald F. Sheehy

6.12.2017