

Exhibit "B"

LIMITED WARRANTY DEED

K NOW ALL MEN BY THESE PRESENTS:

That the City of Olmsted falls, formerly the Village of Olmsted Falls an Ohio body politic, the "Grantor," who claims title by or through instrument recorded in Volume 199, Page 75, Cuyahoga County Recorder's Office, for the consideration of settlement of a certain lawsuit between the parties, such consideration being to the full satisfaction of **MATTHEW E. MELIS AND EVANNE JURATOVAC**, husband and wife, the "Grantees," whose tax mailing address is 7630 Main Street, Olmsted Falls, Ohio 44138, does give, grant, bargain, sell and convey with limited warranty covenants unto the said Grantees, their successors and assigns, that certain property located in the City of Olmsted Falls, formerly the Village of Olmsted Falls, County of Cuyahoga, and State of Ohio, which is more fully described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all appurtenances thereon or in otherwise appertaining thereto and all buildings, structures, fixtures, other property and improvements located thereon, and all right, title, and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, improvements, rights and appurtenances being herein together referred to as the "Property"). This conveyance is made subject to conditions, restrictions, agreements, covenants, and easements of record including zoning ordinances.

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the hereditaments, rights, privileges and appurtenances thereto in anywise belonging, or in any way appertaining, and all the estate right, title, interest, lien and equity whatsoever of Grantor, either in law or in equity, unto Grantees, and Grantees' successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor sets its hand by Honorable James Patrick Graven, Mayor, its Mayor this ____ day of February, 2024.

Honorable James Patrick Graven, Mayor

Description

City of Olmsted Falls to Melis Transfer Parcel
0.0815 Acres

Situated in the City of Olmsted Fall, County of Cuyahoga, State of Ohio and known as being part of Original Olmsted Township Lot Number 4; Tract 5, and being further bounded and described as follows:

Beginning at an iron pin monument found at the centerline intersection of Columbia Road (60 feet wide) and Water Street (60 feet wide);

Thence North 00 degrees 04 minutes 57 seconds West along the centerline of said Columbia Road, a distance of 30.00 feet to a point at its intersection with the westerly prolongation of the north line of said Water Street;

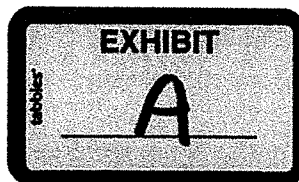
Thence North 89 degrees 32 minutes 34 seconds West along said westerly prolongation, a distance of 30.00 feet to a mag nail set at its intersection with the east line of said Columbia Road;

Thence North 00 degrees 04 minutes 57 seconds West along the east line of said Columbia Road, a distance of 306.08 feet to a 3/4 inch iron pipe found at the southwest corner of land conveyed to Noah M. Pettry and Elinor L. Schuck by deed recorded in AFN 201905240792 of the Cuyahoga County Deed Records;

Thence North 89 degrees 17 minutes 31 seconds East along the south line of said land conveyed, a distance of 324.27 feet to the southeast corner thereof and witnessed by a 3/4 inch iron pipe found 0.33 feet north and 0.13 feet east, said point also being in the west line of land conveyed to the Village of Olmsted Falls by deed recorded in Volume 9988, Page 111 of the Cuyahoga County Deed Records, and also being the Principal Place of Beginning;

Thence North 00 degrees 04 minutes 26 seconds West along the east line of said land conveyed to Noah M. Pettry and Elinor L. Schuck, a distance of 71.67 feet to the northeast corner thereof and witnessed by a 1/2 inch iron pin found bent in the base of a tree 0.21 feet south and 0.87 feet west, said point also being the northwest corner of said land conveyed to the Village of Olmsted Falls;

Thence South 89 degrees 14 minutes 13 seconds East along the north line of said land conveyed to the Village of Olmsted Falls, a distance of 50.01 feet to a 5/8 inch iron pin found capped 6752/7477 at the northeast corner thereof, said point also being the northwest corner of Sublot Number 3 int the Hecker-Russell, Inc. Subdivision Number 1 as shown by the recorded plat in Volume 199, Page 75 of the Cuyahoga County Map Records;



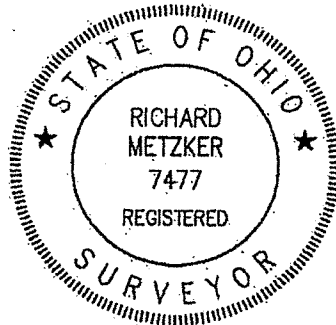
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Transfer Parcel
0.0815 Acres
City of Olmsted Falls to Melis

Thence South 00 degrees 04 minutes 26 seconds East along the west line of said Sublot Number 3, a distance of 70.39 feet to an iron pin set at its intersection with the easterly prolongation of the south line of said land conveyed to Noah M. Pettry and Elinor L. Schuck;

Thence South 89 degrees 17 minutes 31 seconds West along said easterly prolongation, a distance of 50.00 feet to the Principal Place of Beginning and containing 3,551.5853 square feet – 0.0815 acres of land according to a survey performed in March 2023 by Richard Metzker, Registered Surveyor Number 7477.

The courses used in this description are given to the Ohio North State Plane Grid, utilizing the ODOT VRS Network NAD 83 (2011) and are used to indicate angles only. Iron Pins set are 5/8 inch rebar - 30 inches long and capped (6752/7477).

Distances are given in feet and decimal parts thereof.



HOFMANN-METZKER, INC.
Registered Professional Surveyors

By:

A handwritten signature in black ink, appearing to be "Richard Metzker", written over a solid horizontal line.

Registered Surveyor Number 7477