WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: the County of Summit, the Grantor(s) herein, in consideration of the sum of $6,960.00, to be paid by the State of Ohio, Department of Transportation, in the name of and for the use of the City of Akron, Ohio, the Grantee herein, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to said Grantee, its successors and assigns forever, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 45 WDV
SUM-76/77-11.27/12.12

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Summit County Current Tax Parcel No. 67-09658 and 68-49171
Prior Instrument Reference: Instrument #55054328 and Instrument #54727404, Summit County Recorder’s Office.

And the said Grantor(s), for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.
The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property’s fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated
IN WITNESS WHEREOF the County of Summit by and through Russell M. Pry, the Executive of the County of Summit, has hereunto subscribed his name on the ____ day of ______________________, 2014.

COUNTY OF SUMMIT

By: __________________________________________
Russell M. Pry, County Executive

STATE OF OHIO, COUNTY OF SUMMIT ss:

BE IT REMEMBERED, that on the ____ day of ______________________, 2014, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Russell M. Pry, who acknowledged being the Executive of the County of Summit, and who acknowledged the foregoing instrument to be the voluntary act and deed of said County of Summit.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

________________________________________
NOTARY PUBLIC
My Commission expires: ____________

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

TranSystems Real Estate
55 Public Square, Ste 1900
Cleveland, Ohio 44113
EXHIBIT A

RX 251 WDV

Ver. Date 8/6/13

PARCEL 45-WDV
SUM-76/77-11.27/12.12
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF AKRON, SUMMIT COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns,
reserves all existing rights of ingress and egress to and from any residual area (as used herein,
the expression "Grantor/Owner" includes the plural, and words in the masculine include the
feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Akron, County of Summit, State of Ohio and being a part of Out Lot 5,
Tract 9 and as conveyed to County of Summit (hereinafter known as the "Grantor") by Reception
Nos. 54727404 and 55054328 of said county records:

Being a parcel of land lying on the left side of the centerline of right of way of Spicer Street as
part of the SUM-76/77-11.27/12.12 Centerline Plat recorded in Reception No.___________of
the records of Summit County and being bounded and described as follows:

Beginning at a 3/4 inch iron pipe found at the southeast corner of Lot 120 of the Ledge Allotment
(Plat Book 11, Page 15) as conveyed to Jennifer McCall, Trustee (Reception No. 55071923), the
southwest corner of Lot 121 of said Allotment as conveyed to Abraham J. Gild (Reception No.
55573162) and on the north right of way line of said South Street; thence South 01 Degrees 06
Minutes 30 Seconds East, perpendicular to said right of way line, a distance of 30.00 feet to a
point on the centerline of right of way of said South Street; thence North 88 Degrees 53 Minutes
30 Seconds East, along said centerline, a distance of 419.75 feet to a point; thence South 01
Degrees 06 Minutes 30 Seconds East, perpendicular to said centerline, a distance of 30.00 feet to
a point on the south right of way line of said South Street and the north line of a parcel conveyed
to John G. Irace (Reception No. 55033895); thence North 88 Degrees 53 Minutes 30 Seconds
East, along said line, a distance of 48.91 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set;
said rebar set being 114.68 feet right of Station 20+32.18 of the centerline of right of way of said
Spicer Street and also being the TRUE PLACE OF BEGINNING for the parcel hereinafter
described, thence in a clockwise direction along the following four (4) courses and distances:

1.) Thence North 88 Degrees 53 Minutes 30 Seconds East, along the Grantor's north line
and the south right of way line of South Street, a distance of 84.69 feet to the intersection
point of said south right of way line with the west right of way line of Spicer Street Extension, said intersection point also being the northeast corner of the Grantor's parcel;

2.) Thence South 00 Degrees 09 Minutes 12 Seconds East, along the Grantor's east line and the west right of way line of Spicer Street Extension, a distance of 57.99 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set;

3.) Thence west along a non-tangential curve to the north having a radius of 59.00 feet, a central angle of 67 Degrees 16 Minutes 08 Seconds, a chord bearing North 58 Degrees 56 Minutes 51 Seconds West, a distance of 65.36 feet, an arc length of 69.27 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set;

4.) Thence northwest along a non-tangential curve to the southwest having a radius of 41.00 feet, a central angle of 53 Degrees 06 Minutes 53 Seconds, a chord bearing North 51 Degrees 52 Minutes 14 Seconds West, a distance of 36.66 feet, an arc length of 38.01 feet to the TRUE PLACE OF BEGINNING;

The above described tract contains 0.0674 acres, of which 0.0036 acres is out of Parcel 6849171 and 0.0638 acres is out of Parcel 6709658, more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Summit County Parcel Numbers 6849171 and 6709658.

The Basis of Bearing is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(CORS96).

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey completed by GPD Group in December 2010.

[Signature]

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900