WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: the County of Summit, the Grantor(s) herein, in consideration of the sum of $3,540.00, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 47 WL
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. 67-08887

And the said Grantor(s), for themselves and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they are the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and have 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 252 WL

Ver. Date 8/13/13

PARCEL 47-WL
SUM-76/77-11.27/12.12
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby
divested of any and all abutter’s rights, including access rights in, over and to the within
described real estate, including such rights with respect to any highway facility constructed
thereon (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 being part of a 3.25 acre parcel as conveyed to County of Summit (hereinafter known
as the "Grantor") by Reception No. 55128925 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 ¼ 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 133.60 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 being the
northeast corner of a parcel conveyed to County of Summit (Reception No. 55054328); thence
North 89 Degrees 29 Minutes 52 Seconds East, along the south right of way line of South Street
and passing through the centerline of right of way for Spicer Street Extension, a distance of
60.00 feet to the intersection point of said south right of way line with the east right of way line
of said Spicer Street Extension, said intersection point being the northwest corner of a parcel
conveyed to City of Akron (Reception No. 54494964); thence North 88 Degrees 48 Minutes 15 Seconds East, along the south right of way line of South Street, a distance of 130.44 feet to a ¾ inch by 30 inch rebar with 2 inch aluminum cap stamped “City of Akron L/A R/W” set; said rebar set being 160.42 feet left of Station 20+28.03 of the centerline of right of way of Spicer Street Extension and 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 48 Minutes 15 Seconds East, along the south right of way line of South Street, a distance of 85.01 feet to a ¾ inch by 30 inch rebar with 2 inch aluminum cap stamped “City of Akron L/A R/W” set;

2.) Thence South 00 Degrees 09 Minutes 12 Seconds East, a distance of 17.00 feet to a ¾ inch by 30 inch rebar with 2 inch aluminum cap stamped “City of Akron L/A R/W” set;

3.) Thence South 88 Degrees 48 Minutes 15 Seconds West, a distance of 45.00 feet to a ¾ inch by 30 inch rebar with 2 inch aluminum cap stamped “City of Akron L/A R/W” set;

4.) Thence North 68 Degrees 01 Minutes 01 Seconds West, a distance of 43.19 feet to the TRUE PLACE OF BEGINNING.

The above described tract contains 0.0254 acres, more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Summit County Parcel Number 6708887.

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 Travis D. McCarty, Professional Surveyor No. 8347 from a survey completed by GPD Group in December 2010.

August 13, 2013
Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Travis D. McCarty
Professional Surveyor No. 8347