

CUYAHOGA COUNTY RECORDER
PATRICK J. O'MALLEY - 3
DEED 02/20/2007 03:39:06 PM
200702201284

ROBERT FLAIBER P.E., P.S.
Legal Description complies with
Cuyahoga County Conveyance
Standards and is approved for
transfer.

FEB 15 2007

FIDUCIARY WARRANTY DEED

AG
Agent

██████████, in his capacity as Receiver for Garnet Development Company, LLC, an Ohio Limited Liability Company, as appointed by the Court of Common Pleas for Cuyahoga County in Case No. CV-04-548887, for valuable consideration paid, grants with fiduciary covenants to Parma Heights Land Development, LLC, an Ohio Limited Liability Company whose Mailing Address is c/o McGill Property Group, LLC, 30575 Bainbridge Road, Suite 100, Solon, OH, 44139 the following **REAL PROPERTY**:

Being the same premises conveyed to Grantor by Deed recorded as AFN 200401210234 of the Cuyahoga County, Ohio Records.

Situated in the City of Parma Heights, County of Cuyahoga and State of Ohio:

And known as being part of Original Parma Township Lot No. 21, Ely Tract and bounded and described as follows:

Beginning at a point in the centerline of West 130th Street distant due South 2381.60 feet there from its point of intersection with the centerline of Pearl Road, 100 feet wide;

Thence due East 50.00 feet to a point in the Easterly line of land conveyed to the City of Parma Heights by deed dated May 7, 1958 and recorded in Volume 9080, Page 32 of Cuyahoga County Deed Records and the principal place of beginning;

Thence continuing due East 150.00 feet to a point;

Thence due South 270.00 feet to a point in the Northerly line of land conveyed to Charles E. and Edna M. Metro by deed dated April 7, 1954 and recorded in Volume 8035, Page 494 of Cuyahoga County Deed Records;

Thence due East 573.86 feet along said Northerly line of land so conveyed to Charles E. and Edna M. Metro and the Easterly prolongation thereof to a point in the Westerly line of Sublot No. 74 in Maplewood Gardens Subdivision No. 1 as shown by the recorded plat in Volume 158 of Maps, Page 24 of Cuyahoga County Map Records;

Thence North 00 degs. 04' 40" West 800.00 feet along said Westerly line of Sublot No. 74 and the Westerly line of Sublot Nos. 75 through 88 inclusive in said Maplewood Gardens Subdivision No. 1 to a point in the Westerly prolongation of the Southerly line of land conveyed to the Sun Oil Company by deed dated January 4, 1965 and recorded in Volume 11379, Page 49 of Cuyahoga County Deed Records;

Thence due West 722.77 feet along said Easterly prolongation and along said Southerly line of land so conveyed to the City of Parma Heights;

200702201284

Permanent
Parcel #

Type Instrument: Fiduciary Deed Date: 2/20/2007 3:18:00 PM
Tax District #: 3260 Tax List Year: 2007
Grantor: Garnet Development Company Land Use Code: 4250
Grantee: PARMA HEIGHTS LAND DEVE Land Value: 1,501,000
Balance Assumed: \$ 0.00 Building Value: 2,649,000
Total Consideration: \$ 2,633,333.00 Total Value: 4,150,000
Conv. Fee Paid: \$ 10,533.60 Arms Length Sale: YES
Transfer Fee Paid: \$ 0.50 Rcpt. c-02202007-37
Fee Paid by: Land America Inst #: 271366
Exempt Code: Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

2007 FEB 23 3:00:33

CUYAHOGA COUNTY AUDITOR
FRANK RUSSO
1000 EAST 12TH AVE
CLEVELAND, OH 44115
216.526.3300

InfoMax.com

Thence South 530.00 feet along said Westerly line of land so conveyed to the City of Parma Heights to the principal place of beginning, containing 12.354 acres of land, according to a survey by Robert H. Krause, Registered Ohio Surveyor No. 2885, in August, 1969, be the same more or less, but subject to all legal highways.

██████████
Parma Heights, Ohio 44130

Permanent Parcel No. ██████████

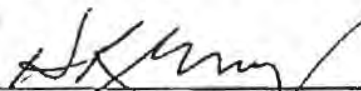
Subject to covenants, easements and restrictions of record, if any, zoning ordinances, and subject to real estate taxes and assessments not discharged by court order in Cuyahoga County Court of Common Pleas Court Case No. CV-04-548887, if any, not delinquent on the date hereof, all of which the grantee(s) assumes and agrees to pay.

Executed this 13th day of February, 2007.


██████████, Receiver

State of Ohio
County of Franklin

The foregoing instrument was acknowledged before me 13th day of February, 2007 by ██████████, in his capacity as Receiver for Garnet Development Company, LLC, an Ohio Limited Liability Company, as appointed by the Court of Common Pleas for Cuyahoga County in Case No. CV-04-548887


(Commission Expiration Date)
(Notarial Seal)

This instrument prepared by:
Gayle M. Montalto
222 South Main Street, Suite 205
Akron, Ohio 44308



HERBERT R. GOBBY
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My Commission has no expiration
Section 147.03 H.C.