

KRISTEN M. SCALISE, CPA, CFE
Summit County Fiscal Officer
Consideration: EXEMPT M
TRANSFERRED
12/14/2022#21584
By: Amy Pethtel, Deputy Fiscal Officer
in compliance with ORC 319.202

Description approved by Tax Maps 2 of 2
Approval good for 30 days from
B: HU P: 319

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Page 1 of 2
Summit Fiscal Officer KRISTEN M. SCALISE, CPA, CFE
Recording Fee: \$34.00 Recorded 12/14/2022 08:22:27 AM

QUIT-CLAIM DEED

Know all Men by these Presents that Karen M. Hoy, Trustee of the Ronald L. McGrainor 2003 Trust U/T/A Dated September 5, 2003 ("Grantor"), for valuable consideration paid from RLM Investments II, LLC, an Ohio limited liability company ("Grantee"), whose tax-mailing address is 7522 S. Vinemont Court, Hudson, Ohio 44236, has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto Grantee, its successors and assigns forever, all such right and title as Grantor has in and to the following described real property:

See Exhibit A, attached hereto and incorporated by reference herein.

Parcel Nos. 32-01120 Alt IDs: HU0031903011000
32-01121 HU0031903012000

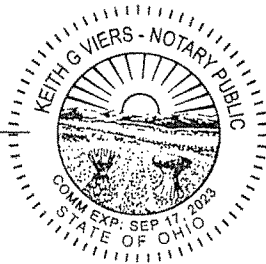
Also known as: 86 Owen Brown St., Hudson, Ohio 44236 and VL.

Prior Instrument Reference: 54992117 of the Summit County, Ohio records.

Subject to (i) taxes and assessments, both general and special, which are not yet due and payable; (ii) restrictions, covenants, conditions, limitations, leases, easements and reservations of record; (iii) zoning and use ordinances; and (iv) all legal highways.

Witness my hand this 7th day of DECEMBER, 2022


Karen Hoy, Trustee of the Ronald L. McGrainor
2003 Trust U/T/A Dated September 5, 2003



STATE OF OHIO }
COUNTY OF SUMMIT } SS:

The foregoing instrument was acknowledged before me this 7th day of DECEMBER 2022 by Karen M. Hoy, Trustee of the Ronald L. McGrainor 2003 Trust U/T/A Dated September 5, 2003. This is an acknowledgment clause. No oath or affirmation was administered to the signer.


Notary Public
Print Name: Keith Viers
Commission Expires: SEPTEMBER 17, 2023

Disclaimer: This document is prepared without a title examination upon the representations of the parties and with no knowledge on the part of the preparer as to the actual state of title.

This instrument prepared by:
Stark & Knoll Co., L.P.A.
3475 Ridgewood Road
Akron, Ohio 44333

Exhibit A
Legal Description

Two parcels of real property, located in the Village of Hudson, Summit County, Ohio, and further described as follows:

PARCEL NO. 1: Being part of Old Lot No. 55 and of Block No. 20 in said Village of Hudson, and more particularly described as follows:

Commencing at an iron pin set at the point of intersection of the center line of Second Street with the southerly line of Brown Street; thence westerly along said southerly line of Brown Street, 333 feet to the true place of beginning. Thence in a southerly direction, along a line running at right angle to said southerly line of Brown Street 239.25 feet to a point; thence in a westerly direction along a line running parallel to said southerly line of Brown Street 66 feet to a point; thence in a northerly direction along a line at right angle to said southerly line of Brown Street 239.25 feet to a point on said southerly line of Brown Street; thence in an easterly direction, along said southerly line of Brown Street, 66 feet to the true place of beginning. Said parcel containing 0.36 acres, be the same more or less, subject to all legal highways.

Parcel No. 32-01120 Alt ID: HU0031903011000

PARCEL NO.2: Being part of Original Lot No. 55, formerly Hudson Township, and more particularly described as follows:

Beginning at an iron pin in the south line of Brown Street at the northwest corner of the Village property as described in Summit County Deed Records, Volume 1419, Page 509, which iron pin is also the northeast corner and is described in Deed Record Volume 2771, Page 48 as being 399 feet west of an iron pin at the intersection of said south line with the center line of Second Street; thence S. 0° 18' 28" W. 239.25 feet along the west line of the Village property to an iron pin; thence S. 89° 41' 32" E. 66 feet along the south line of the Village property to an iron pin; thence S. 12° 07' 28" W. 75.69 feet to an iron pin; thence N. 88° 44' 32" W. 170.53 feet to an iron pin; thence N. 0° 18' 28" E. 310.65 feet to an iron pin in the south line of Brown Street; thence S. 89° 41' 32" E. 120 feet to the beginning and containing 0.957 acres of land, be the same more or less, but subject to all legal highways.

Parcel Nos. 32-01121 Alt IDs: HU0031903012000

Also known as: 86 Owen Brown St., Hudson, Ohio 44236 and VL