

12/6/2021 #22157
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer
\$ 42.00 Fee
\$ unrecpt Consideration
☒ Transferred
☐ Transfer Not Necessary
by [Signature], Deputy Fiscal Officer
In compliance with ORC 219.202

Descriptions Approved by Tax Maps
Approval Good for 30 Days From: 11/18/21
KP H513

WARRANTY DEED

Know all Men by these Presents: That, COER PROPERTIES, (the "Grantor"),
for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, does hereby
give, grant, bargain, sell and convey, with general warranty covenants, unto COER
PROPERTIES, (the "Grantee"), whose tax mailing address is 2972 Telbert Court, Stow, OH
44224, all such right and title of the Grantor, in and to the following real property:

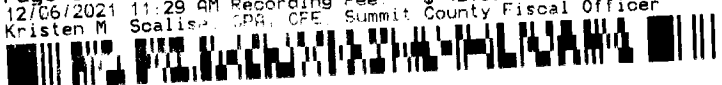
LEGAL DESCRIPTION – SEE ATTACHED EXHIBIT "A"

Permanent Parcel No.: 30-10362
Prior Instrument Reference: _____
Property Address: _____

Subject, however, to all legal highways, exceptions, reservations and conditions of record
or otherwise contained herein.

To have and to hold the above granted and bargained premises, with the appurtenances
thereof, unto the Grantee, its heirs and assigns forever; and the Grantor, does for itself and its
heirs, executors and administrators, covenant with the Grantee, that Grantor is well seized of the
above described real property, as a good and indefeasible estate in fee simple, and has good right
to bargain and sell the same in manner and form as above written.

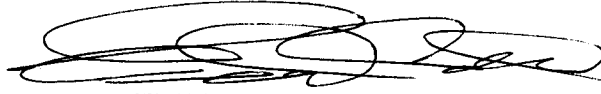
DOC # 56700056



CHICAGO TITLE INSURANCE COMPANY
2150170718

In Witness Whereof, COER PROPERTIES has hereunto set its hand this 29th day of October, 2021.

COER PROPERTIES



By: Edward Coia

Its: Managing Partner

STATE OF OHIO

COUNTY OF ~~Ohio~~ Summit

The foregoing instrument was acknowledged before me this 29th day of October, 2021, by Edward Coia, its, Managing Partner on behalf of COER PROPERTIES, an Ohio LLC.



(Signature of person taking acknowledgment)

Notary Public
(Title or rank)

This Instrument Prepared By:
Joseph K. Oldham, Esq.
Oldham Company, LLC
759 West Market Street
Akron, OH 44303
P: 330-762-7377



Michael J. Callahan
Resident Summit County
Notary Public, State of Ohio
My Commission Expires:

4/30/2023

Approved by the City of Hudson, Ohio

Bradley S. Kosco, P.E., P.S., City Engineer
11-8-2021

Thomas J. Sheridan, Assistant City Manager
11/4/2021

D0C # 56700056

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12/06/2021 11:29 AM Recording Fee: \$ 42.00
Krisler M. Scallise, CPA, CFE, Summit County Fiscal Officer



Approved by the City of Hudson, Ohio

11-3-2021
Bradley S. Kosco, P.E., P.S., City Engineer

11/4/2021
Thomas J. Sheridan, Assistant City Manager

Parcel C
2.1336 Acres

CORPORATE
450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

CLEVELAND OFFICE
2800 Euclid Avenue, Suite 620
Cleveland, Ohio 44115

COLUMBUS OFFICE
88 East Broad Street, Suite 880
Columbus, Ohio 43215

envdesigngroup.com

Situated in the City of Hudson, County of Summit, State of Ohio and known as being part of original Hudson Township Lot No 5 and being more fully described as follows:

Beginning at the southeast corner of Original Lot No 5, said point being on the centerline of Norton Road (40' R/W) and being S 89° 18' 49" W, 14.25 feet from an iron pin in a monument box found on the relocated centerline of Darrow Road (S.R. 91, R/W varies);

Thence S 89° 18' 49" W, along the south line of said Lot No 5, and the centerline of Norton Rd. 368.00 feet to the southwest corner of lands described in deed to Fifth Third Bank as recorded with reception number 55833487 of Summit County records and the True Place of Beginning for the parcel intended to be described herein;

Thence S 89° 18' 49" W along the centerline of said Norton Rd., 308.29 feet;

Thence N 00° 43' 58" W, 20.00 feet to the north line of said Norton Rd.;

Thence S 89° 18' 49" W along the north line of said Norton Rd., 73.37 feet;

Thence ^N 86° 33' 37" W along the north line of said Norton Rd., 0.68 feet to the east line of Lawnmark Drive (R/W varies) as appears on the dedication plat recorded with reception number 56278952 of Summit County records;

Thence N 00° 43' 58" W along the east line of said Lawnmark Dr., 224.95 feet to a capped 5/8" rebar set;

Thence N ⁸ 89° 39' 52" E, 270.30 to a 5/8" rebar found at the southwest corner of lands described in deed to Elazald LLC as recorded with reception number 56064044 of Summit County records;

Thence N 89° 18' 51" E, along the south line of lands of said Elazald LLC lands, 112.00 feet to a 5/8" rebar found at the northeast corner of lands described in deed to COER Properties as recorded in Official Records book 177 page 424 of Summit County records;

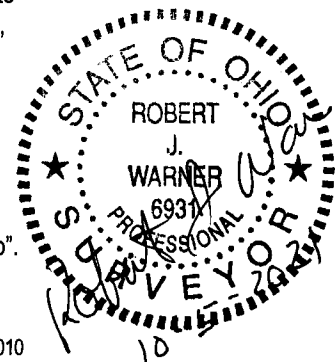
Thence S 00° 44' 41" E along the east line of said COER lands, 248.06 feet to the True Place of Beginning and passing over a 5/8" rebar found at 218.06 feet and containing 2.1336 acres of land of which 0.1415 Acres lie within the R/W of Norton Rd., and subject to all legal highways, easements and restrictions of record as surveyed by Robert J. Warner, P.S. 6931 for Environmental Design Group in July 2021.

The above described parcel includes part of PPN 3009974 and all of PPN 3009998.

Bearings are based on Grid North in the Ohio State Plane Coordinate System, North Zone NAD83 (2007).

Rebar set are topped with a cap stamped "Environmental Design Group, Akron, Ohio".

30-10362
46 0000301005000



20-00426-010

The community impact people.

DOC # 56700056

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Kristen M. Scallise, C.P.A., C.F.E., Summit County Fiscal Officer