

Permanent 446-13-048
Parcel #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DESH 3/1/2016 10:23:55 AM
201603010328

Type Instrument: Sheriff's Deed Ex Date: 3/1/2016 10:08:00 AM
Tax District #: 3250 Tax List Year: 2016
Land Use Code: 5000
Grantee: PARMA LAND REUTILIZATION Land Value: 22,900
Balance Assumed: \$ 0.00 Building Value: 0
Total Consideration: \$ 0.00 Total Value: 22,900
Conv. Fee Paid: \$ 0.00 Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50 Rcpt: D-03012016-3
Fee Paid by: Sheriff Inst #: 741693
Exempt Code: A Check #: 3148


Cuyahoga County Fiscal Officer

SHERIFF'S DEED
(Direct Transfer)

Whereas the Cuyahoga County Board of Revision ("BOR"), pursuant to R.C. 323.65 to 323.78 in that certain civil administrative proceeding being Case No. BR-15-010270 ordered a foreclosure decree (the "Decree") against LISA A. SGRO, ET AL., et al., wherein the Cuyahoga County Treasurer was the plaintiff and LISA A. SGRO, ET AL., et al., were the defendants; and

Whereas the Decree was issued to foreclose the State's lien for real estate taxes upon the subject lands thereby dispensing with the requirement of appraisal as prescribed by law; and

Whereas on 12/11/2015, an order to transfer ("Order to Transfer") issued on said BOR Decree, directing the Cuyahoga County, Ohio Sheriff (the "Sheriff") to proceed to transfer, without sale or appraisal, the lands described in Exhibit A attached hereto and made a part hereof, whereupon, the Sheriff, pursuant to the Order to Transfer, did execute this deed in compliance therewith; and

Whereas, the proceedings by the Sheriff had in the premises, were submitted to the BOR, and by it in all respects confirmed by resolution as provided in R.C. 323.65 to 323.78; and the Sheriff was ordered and directed to execute and deliver the within good and sufficient Sheriff's Deed of Conveyance of said real estate to the said transferee PARMA LAND REUTILIZATION PROGRAM.

Now therefore, by virtue of the foregoing, the Sheriff has GIVEN, GRANTED, and CONVEYED, and by these presents does hereby GRANT, SELL OR CONVEY unto said PARMA LAND REUTILIZATION PROGRAM and said transferee's heirs, successors and assigns forever whose tax mailing address shall be as follows: 6611 RIDGE RD PARMA, OH 44129-0000. To have and to hold, the transferee herein, and his/her/its heirs, successors and assigns forever, all right, title and interest in the following lands and tenements being permanent parcel nos. 446-13-048

EXHIBIT A

tabbles

L-223-16

Subject to all restrictions, covenants, limitations, conditions, easements and rights of way of record.

Whereof, I have, as Sheriff, hereunto set my hand this January 15, 2016

Cuyahoga County Sheriff

[Handwritten Signature]

Sheriff/Deputy Sheriff of Cuyahoga County, Ohio

The State of Ohio)
County of Cuyahoga) ss

On this January 15, 2016 personally appeared JAMES BITTERMAN, Sheriff/Deputy Sheriff of said Cuyahoga County, Ohio who acknowledged that he did voluntarily and officially sign the foregoing Sheriff's Deed for the uses and purposes therein expressed.

[Handwritten Signature]

Notary Public

This instrument was prepared by:

____ Cuyahoga County Board of Revision
1219 Ontario Street
Cleveland, Ohio 44113

X Cuyahoga County Sheriff
1200 Ontario Street
Cleveland, Ohio 44113



SHAUNDRA M. HOWARD
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
December 3, 2019

Situated in the City of Parma, County of Cuyahoga and State of Ohio: and known as being part of Original Parma Township Lot No. 15 Blake Tract, bounded and described as follows: Beginning at the intersection of the center line of State Road, 80 feet wide with the center line of Grantwood Drive, formerly Wick Road, 60 feet wide; Thence North 89 deg. 51' 0" East along said center line of Grantwood Drive, 1747.07 feet to a point which is the principal place of beginning; thence South 0 deg. 40' 00" West 323.4 feet to a point; thence North 89 deg. 51' 00" East 45 feet to a point; Thence North 00 deg. 40'00" East, 323.4 feet to the center line of Grantwood Drive; Thence South 89 deg. 51' 00" West along the center line of Grantwood Drive 45 feet to the place of beginning, being further known as the Westerly 45 feet of Sublot No. 19 in the F.H. Wick Subdivision proposed according to a survey of Wm. H. Evers Engineering Co., dated September 1921.

Excepting therefrom that part thereof dedicated for the widening of Grantwood Drive by Plat recorded in Volume 130 of Maps, Page 47 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Premises commonly known as: 2911 Grantwood Drive, Parma, OH 44134
PPN: 446-13-048

Exhibit "A"

Quit-Claim Deed

KNOW ALL MEN BY THESE PRESENTS THAT Parma Land Reutilization Program, the Grantor, claiming title by or through instrument recorded in Deed Records AFN# 201603010328, dated 03/01/2016 in the Cuyahoga County Recorder's Office, for valuable consideration thereunto given, received to the full satisfaction of the Parma Community Improvement Corporation, the Grantee(s), whose tax mailing address will be: 6611 Ridge Road, Parma, OH 44129, does:

GIVE, GRANT, BARGAIN, REMISE, RELEASE AND FOREVER QUIT-CLAIM unto the said Grantee, his heirs and assigns, all right, title and interest as said Grantor has in and to the following described premises, situated in the City of Parma, County of Cuyahoga, and State of Ohio:

Permanent Parcel No(s): 446-13-048

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his separate heirs and assigns forever.

AND FOR VALUABLE CONSIDERATION, Parma Land Reutilization Program does hereby remise, release and forever quit-claim unto the said Grantee, his heirs and assigns, all her right and expectancy of Dower in the above-described premises.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the

_____ day of _____, 2016.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

GRANTOR:

WITNESS

Parma Land Reutilization Program

STATE OF OHIO)
) ss.
_____ COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **Grantor** who acknowledged that he did sign this Quit-Claim Deed and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at _____, Ohio the _____ day of _____, 20_____.

NOTARY PUBLIC