

2/6/2024 #35847
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer

\$ 400 Fee \$ skump Consideration

☒ Transferred

☐ Transfer Not Necessary

by Massup, Deputy Fiscal Officer
In compliance with ORC 219.202

VL

CP/331

Descriptions Approved by Tax Maps
Approval Good for 30 Days From: 02/02/2024

LIMITED WARRANTY DEED
(R.C. 5302.07)

COPLEY HOLDINGS, LLC an Ohio Limited Liability Company, ("Grantor"), claiming title through Instrument No. _____ of the Land Records of Summit County, Ohio grant(s) to **COPLEY HOLDINGS, LLC, an Ohio Limited Liability Company** ("Grantee"), whose tax mailing address is 1330 S. Cleveland-Massillon Road, Copley, OH 44321, does

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, its successors and assigns, all of Grantor's undivided interest in the following described premises:

See Exhibit A attached hereto

Parcel No. 1508677

Routing No. CP00331C4001000

For Informational Purposes Only: Containing 1.6046 acres of land.

Subject to: Easements, restrictions, reservations and agreements of record, zoning ordinances, and current taxes and special assessments.

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, their successors and assigns forever.

AND THE SAID GRANTOR covenants with the Grantee, its successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and will defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other. It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of Grantor during its ownership thereof and not otherwise.

DOC # 56861518



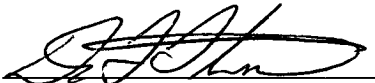
SIGNED this 31st day of January 2024.

COPLEY HOLDINGS, LLC


LOUIE PEJNOVIC, MANAGER

STATE OF OHIO)
) SS
SUMMIT COUNTY)

The foregoing instrument was acknowledged before me this 31st day of January 2024 by LOUIE PEJNOVIC, Manager of Copley Holdings, LLC, an Ohio limited liability company.

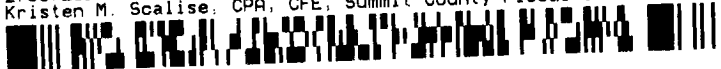

Notary Public

DAVID L. FIRESTINE, Attorney-At-Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.03 R.C.

This instrument prepared by:
WITSCHHEY WITSCHHEY & FIRESTINE CO., LPA
David L. Firestine, Esq.
405 Rothrock Road, Suite 103
Akron, Ohio 44321 (330) 665-5117
cli.copleytownship.deeds.autobahn-2

M Copley Township
1540 S Cleveland Massillon Rd
Copley OH 44321

DOC # 56861518



LEGAL DESCRIPTION
1.6046 acres

Situated in the Township of Copley, County of Summit, State of Ohio, Township 2 North, Range 21 West, part of Original Lot 23, and being a part of a parcel conveyed to Copley Holdings LLC (Document Number 56422148) and being more fully described as follows:

COMMENCING at a PK Nail set at the intersection of Copley Road (S.R. 162) and S. Cleveland Massillon Road (C.R. 17) (width varies);

Thence **North 00°29'11" West**, with the centerline of S. Cleveland Massillon Road, a distance of **877.87 feet**;

Thence **South 89°54'27" West**, a distance of **30.00 feet** to a northeasterly corner of a parcel conveyed to ExchangeRight Net Leased Portfolio 20 (Document Number 56365657) and the **TRUE PLACE OF BEGINNING**;

Thence **South 89°54'27" West**, with a northerly line of said ExchangeRight Net Leased Portfolio 20 parcel, a distance of **85.01 feet** to a northeasterly corner thereof and a 3/4" iron pin found, passing a 1/2" iron pin found with a cap marked "CHERMAK" at 5.00';

Thence **North 00°29'11" West**, with an easterly line of said ExchangeRight Net Leased Portfolio 20 parcel, a distance of **85.14 feet** to a northeasterly corner thereof, and a pin set;

Thence **North 89°43'51" West**, with a northerly line of said ExchangeRight Net Leased Portfolio 20, a distance of **224.95 feet** to the northwesterly corner thereof, the easterly line of a parcel conveyed to Copley Township Board of Trustees (Document Number 55646714) referenced by a 1" iron pin found North 89°43'15" West, 0.15 feet;

Thence **North 00°27'39" West**, with said easterly line of said Copley Township Board of Trustees parcel, a distance of **200.98 feet** to a pin set;

Thence through the lands of said Copley Holdings LLC parcel the following three (3) courses:

Easterly, with a non tangent curve to the right, a distance of 14.85 feet with a chord bearing North 87°37'24" East, 14.84 feet, a radius of 225.00 feet, and having a central angle of 03°46'50" to a pin set;

North 89°30'49" East, a distance of **260.01 feet** to a point of curvature and a pin set;

Southeasterly, with a curve to the right, a distance of 39.27 feet with a chord bearing South 45°29'11" East, 35.36 feet, a radius of 25.00 feet and a central angle of 90°00'00" to the westerly right-of-way line of S. Cleveland Massillon Road, and a pin set;

Thence **North 89°30'49" East**, a distance of **10.00 feet** to a pin set;

Thence **South 00°29'11" East**, a distance of **265.16 feet** to the **TRUE PLACE OF BEGINNING** and containing **1.6046 acres**, more or less (1.5437 acres outside right-of-way & 0.0609 acres inside right-of-way) as surveyed by Steven W. Clutter, PS 7655, for and on behalf of CESO, Inc. in July 2023.

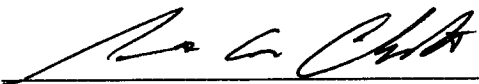
All deed references are from the Summit County Recorder's records.

The basis of bearings for this description is Ohio State Plane North Zone (NAD 83, 2011) derived from GPS Observations.

All pins set are 5/8" x 30" rebar with yellow cap marked CESO, Inc.



CESO, Inc.

 **12/20/23**
Steven W. Clutter, PS
Registered Surveyor No. 7655

Date

DOC # 56861518



PN: 1508677
Qty: CP00331C4001000

