

PPN: 104-28-012
104-28-023
NE OH NEIGH HEALTH SRVC
AMT \$635,000.00
CONV \$2540.00

202406280185 DEED
06/28/2024 12:47 PM
RCPT# 20240628000062
PAID BY Erie Commercial T



CUYAHOGA COUNTY FISCAL OFFICE

GENERAL WARRANTY DEED

MICHAEL A. YAFANARO, married to **BARBARA J. YAFANARO**, for valuable consideration paid, grant(s), with general warranty covenants, to **NORTHEAST OHIO NEIGHBORHOOD HEALTH SERVICES, INC.**, an Ohio not for profit corporation, the following real property:

See Exhibit A attached hereto.

Property Address: 4508 Payne Avenue, Cleveland, OH 44103
Permanent Parcel No.: 104-28-012 and 104-28-013
Property Address: 1717 E 45th Street, Cleveland, OH 44103
Permanent Parcel No.: 104-28-023, 104-28-024, 104-28-025 and 104-28-026
Property Address: 1733 E 45th Street, Cleveland, OH 44103
Permanent Parcel No.: 104-28-022
Property Address: E 47th Street, Cleveland, OH 44103
Permanent Parcel No.: 104-28-030
Tax Mailing Address: 4508 Payne Avenue, Cleveland, OH 44103
Prior Instrument Reference: 200311211138 AND 202406270352

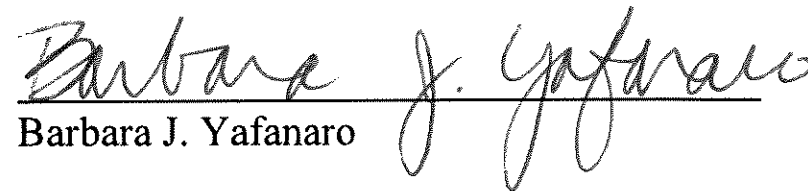
This conveyance and Grantor's covenants are subject to: a) any mortgage assumed by Grantee, b) such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

BARBARA J. YAFANARO releases all rights of dower therein.

Executed on June 20, 2024 by **MICHAEL A. YAFANARO** and **BARBARA J. YAFANARO** who acknowledge that they understand the foregoing instrument and are aware of the consequences of executing the same.



Michael A. Yafanaro



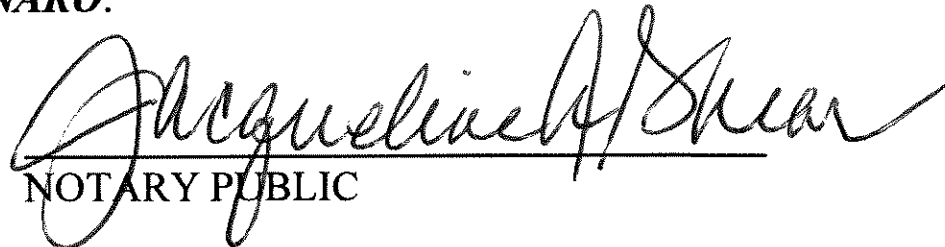
Barbara J. Yafanaro

ACKNOWLEDGMENT CERTIFICATE

State of **Ohio** _____)

County of **Cuyahoga** _____)

The foregoing instrument was acknowledged before me on June 20, 2024 by **MICHAEL A. YAFANARO** and **BARBARA J. YAFANARO**.


NOTARY PUBLIC

This Instrument Prepared by:
Monica E. Russell, Esq.
Blum & Associates Co., L.P.A.
29325 Chagrin Blvd, Suite 200
Pepper Pike, OH 44122
216-591-0289



JACQUELINE A. SHEAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm, Exp: 7/5/24

Approved legal

EXHIBIT A

Parcel 1

Situated in the City of Cleveland County of Cuyahoga and State of Ohio: and known as being a part of Sub Lots Nos. 1, 2, 3 and 4 of the James Mason's Subdivision of part of Original 10 Acre Lots 98 and 99 as shown by the recorded plat in Volume 4 of maps, Pages 31 of Cuyahoga County Records and is bounded and described as follows:

Beginning at a point on the Southerly margin of Payne Avenue, N.E. (80 feet wide) and the easterly margin of East 45th Street (60 feet wide) said point being on the west line of said Sublot No. 1; Thence North 70 degrees 44' 17" East along the southerly margin of said Payne Avenue a distance of 116.67 feet to a one inch iron pipe set; Thence South 19 degrees 38' 09" East, parallel with and 8.00 feet distant from the west line of Sublot 4 a distance of 131.50 feet to a one inch iron pipe set; Thence South 67 degrees 57' 57" West a distance of 77.97 feet to a one inch iron pipe set; Thence South 76 degrees 51' 17" West a distance of 67.06 feet to a P.K. nail set on the east margin of East 45th Street and the west line of Sublot No. 1; Thence North 07 degrees 20' 55" West along the east margin of East 45th Street a distance of 130.95 feet to the place of beginning of this description and contains 0.3990 acres of land according to a survey by Schade Surveying Company, Willard F. Schade Jr., Professional Surveyor 6008, in February, 1995, be the same more or less, but subject to all legal highways. Bearings are based on the east margin of East 45th Street being North 07 degrees 20' 55" West and are used to describe angles only.

Above parcel is now known as parcel A in the Lot Split and Lot Consolidation for Midtown Express Bus Line Inc., recorded in plat Volume 273, Page 39 of Cuyahoga County Records.

PPN: 104-28-012 (listed with 104-28-013)

Parcel 2

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Parcels B and C in the Lot Consolidation Plat filed at Volume 312 of Maps, Page 80 of Cuyahoga County Records containing 0.7108 acres of land, and further described as all of Sublot Nos. 13, 15, 17 and 19 and part of Sublot Nos. 1, 2, 3 and 4 of the James Mason's Subdivision of Part of Original 10 Acre Lots 98 and 99 as shown by the recorded plat in Volume 4 of Maps Page 31 of Cuyahoga County records, together with part of Lexington Court N.E. now vacated, as shown by the vacation plat thereof in Volume 198 of Maps, Page 4 of Cuyahoga County Records.

PPN 104-28-023 (listed with 104-28-024 to -026)

Parcel 3

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

And known as being Sublot No. 21 in James Mason's Subdivision of part of Original Ten Acre Lots Nos. 98 and 99, as shown by the recorded plat in Volume 4 of Maps, Page 31 of Cuyahoga County Records, and being 36 feet front on the Easterly side of East 45th Street (formerly Belden Street) and

extending back between parallel lines 183 feet, as appears by said plat, and containing 0.151 Acres of land, be the same more or less but subject to all legal highways.

PPN 104-28-022

Parcel 4

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

And known as being Sublot No. 16 in James Mason's Subdivision of part of Original Ten Acre Lots Nos. 98 and 99, as shown by the recorded plat in Volume 4 of Maps, Page 31 of Cuyahoga County Records, and being 36 feet front on the Westerly side of East 47th Street, and extending back of equal width 177.4 feet, as appears by said plat, and containing 0.146 Acres of land, be the same more or less, but subject to all legal highways.

PPN 104-28-030

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

FEB 15/2024

MR

Agent