

ORDINANCE RECORD
COUNCIL OF THE CITY OF BRECKSVILLE

Ordinance No. 5482

**AN ORDINANCE AUTHORIZING THE MAYOR
TO ACCEPT A FIDUCIARY'S DEED TO TRANSFER
FROM JAYNE M. ANTROBUS, SUCCESSOR TRUSTEE
OF THE KENNETH ANTROBUS AND JEAN M. ANTROBUS
TRUST, REAL PROPERTY LOCATED AT 9056 BRECKSVILLE
ROAD PP# 601-34-085; AND DECLARING AN EMERGENCY**

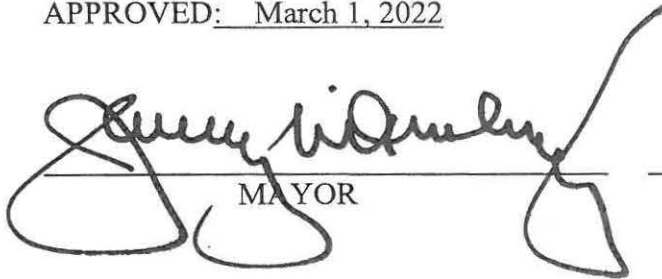
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. The Mayor be, and he hereby is, authorized to accept a Fiduciary's Deed to transfer from Jayne M. Antrobus, successor trustee of the Kenneth Antrobus and Jean M. Antrobus Trust, real property located at 9056 Brecksville Road PP# 601-34-085, a copy of which Fiduciary's Deed is attached hereto hereto as Exhibit "A."

SECTION 2. The Council declares this Ordinance to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency is that the same relates to the need to transfer the property to the City of Brecksville, therefore, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

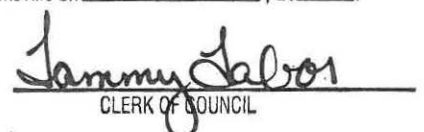
PASSED: March 1, 2022

APPROVED: March 1, 2022


MAYOR


CLERK OF COUNCIL

I do hereby certify that the foregoing is a true and correct copy of Ordinance No. 5482 duly passed by the Council of the City of Brecksville, Ohio, on 3-1, 2022 and that same was duly posted in accordance with the existing Charter of the City of Brecksville on 3-4, 2022.


CLERK OF COUNCIL

CUYAHOGA COUNTY FISCAL OFFICER

601-34-085

Michael Chamberlain

1/31/2022 2

M-02012022-3

EXHIBIT "A"

CUYAHOGA COUNTY

OFFICE OF FISCAL OFFICERS - 2

DEED 2/1/2022 10:51:21 AM

202202010261

THE CITY OF BRECKSVILLE Tax Dist. 3060

Fiduciary Ex LUC: 5100 EX: A

Sale Amt: \$ 0.00 LAND: 51,900

Conv. Fee: \$ 0.00 BLDG: 203,900

Gateway Title Agency TOTAL: 255,800



* 1 0 7 0 5 5 1 *

Fiduciary's Deed

Statutory Form Ohio Revised Code Section 5302.09

KNOW ALL MEN BY THESE PRESENTS THAT Jayne M. Antrobus, Successor Trustee Of The Kenneth Antrobus and Jean M. Antrobus Trust u/a 4/24/96 ("Grantor"), who claims title by and through Instrument recorded at AFN: 00272339 (Volume 96-05721) and Instrument No. 202111300838, in the Cuyahoga County Recorder's Office, by and through her Attorney in Fact, Kathryn T. Joseph, Esq., whose Power of Attorney was recorded as Instrument No. 202111300837 in the Cuyahoga County Recorder's Office, by the power conferred by The Kenneth Antrobus and Joan M. Antrobus Trust u/a 4/24/96, and every other power, for Ten and 00/100 Dollars (\$10.00) paid, grants with fiduciary covenants to The City Of Brecksville, An Ohio Municipal Corporation ("Grantee"), whose tax mailing address will be 9069 Brecksville Road, Brecksville, Ohio, 44141, the following real property:

Situated in the City of Brecksville, County of Cuyahoga, and State of Ohio and further known as:

Original Brecksville Township Lot Number 31 and bounded and described as follows:

Beginning at a point in the old centerline of Brecksville Road, said place of beginning being due South measured along the said old centerline of Brecksville Road, 60.08 feet from the Northeasterly corner of a parcel of land conveyed to George and H. Tate, dated July 14, 1943, and recorded in Volume 5616, Page 44 of Cuyahoga County Deed Records;

Thence due South measured along the old centerline of Brecksville Road, 156.52 feet to the Northeasterly corner of a parcel of land conveyed to Edwin L. and LaRue E. Young, dated March 4, 1940, and recorded in Volume 5056, Page 646 of Cuyahoga County Records;

Thence South 89 deg. 44' 30" West measured along the Northerly line of said Edwin L. and LaRue Young, property passing through an iron pin in the Westerly line of Brecksville Road (100 feet wide) a distance of 349.63 feet to an iron pin;

Thence due North 140.14 feet to an iron pin;

Thence North 87 deg. 03' 45" East measured on a line parallel to and distant 60 feet at right angles to the Northerly line of the said George and H. Tate property, passing through an iron pin in the said Westerly line of Brecksville Road, a distance of 350.09 feet to the place of beginning excepting therefrom that part dedicated for the widening of Brecksville Road, as shown by the recorded plat in Volume 130 of Maps, Page 27, Cuyahoga County Records, and containing 1.1906 acres of land, be the same more or less, but subject to all legal highways.

Property Address: 9056 Brecksville Road, Brecksville, Ohio 44141

PPN: 601-34-085

TO HAVE AND TO HOLD, the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, its successors and assigns forever. The said Grantor does for her fiduciary, heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that at the time of delivery of this deed, she was duly appointed, qualified, and acting in the fiduciary capacity described in this deed, and is duly authorized to make the sale and conveyance of the premises; and that in all of the proceedings in the sale thereof she has complied with the requirements of the statutes in such case provided. The Grantor covenants that the premises are free from all encumbrances whatsoever and that the Grantor will warrant and defend said premises, with the appurtenances thereunto belonging to the said Grantee, its successors and assigns, against all lawful claims and demands whatsoever, except subject to the following exceptions:

EXCEPTIONS: (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; and that she will warrant and defend said premises with the appurtenances thereunto belonging to the said Grantee, its successors and assigns, against all lawful claims and demands, except as stated herein.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the 27th day of January, 2022.

GRANTOR:

[Handwritten signature]

Jayne M. Antrobus, Successor Trustee of
The Kenneth Antrobus and Joan M. Antrobus Trust u/a
4/24/96, by Kathryn T. Joseph, Attorney in Fact

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. **BEFORE ME**, a Notary Public in and for said County and State, personally appeared Kathryn T. Joseph, Esq., Attorney in Fact for Jayne M. Antrobus, Successor Trustee of The Kenneth Antrobus and Joan M. Antrobus Trust u/a 4/24/96, and acknowledged that she did sign this instrument and the same is her free act and deed as Attorney in Fact for Jayne M. Antrobus, Successor Trustee of said Trust.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 27th day of January, 2022.



BETH ILENE BAKER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 5/18/2022

[Handwritten signature]
NOTARY PUBLIC

This Instrument Prepared By:
Sarah Lukwinski-Shemo, Esq. (#0078706)
Kathryn T. Joseph & Associates, Inc.
Executive Commons West
29425 Chagrin Blvd., Suite 305
Pepper Pike, Ohio 44122
216-765-8520