

**ORDINANCE NO. 79-24**

**AN ORDINANCE AUTHORIZING THE LAW DIRECTOR TO PREPARE THE NECESSARY DOCUMENTATION FOR THE TRANSFER OF CITY OWNED PERMANENT PARCELS NOS. 028-19A-21-265, 028-19A-21-266, AND 028-19A-21-267, PART OF CITY LOTS #20, #22 AND #23, TO THE MEDINA CITY DEVELOPMENT CORPORATION (CIC).**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:**

- SEC. 1:** That the Law Director be and he is hereby authorized and directed to prepare and the Mayor to execute any and all documents necessary to complete the transfer of Permanent Parcel Nos. 028-19A-21-265, 028-19A-21-266, and 028-19A-21-267, Part of City Lots #20, #22 and #23 to the Medina City Development Corporation (CIC) for the purpose of increasing and enhancing economic development in the area.
- SEC. 2:** That a copy of the Legal Descriptions is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 3:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 4:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

**PASSED:** April 9, 2024

**SIGNED:** John M. Coyne, III  
President of Council

**ATTEST:** Kathy Patton  
Clerk of Council

**APPROVED:** April 9, 2024

**SIGNED:** Dennis Hanwell  
Mayor

**Effective Date: May 9, 2024**

ORD 19-24  
Exh. A

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 5-23-2019  
1.50 FEE \$ \_\_\_\_\_  
EXEMPT EU-A  
Michael E. Kovack, CA Medina County Auditor

WARRANTY DEED

\*HTTA Board of Medina County Commissioners

*Know all Men by these Presents That*, the Medina County Board of County Commissioners\* the Grantor, who claims title by or through instruments, recorded in Volumes OR 1012 Page 342 and OR 1012 Page 344, Document No. 001012000342 and Document No. 001012000344, Medina County Office of County Recorder, for the consideration of Fifty-Two and 00/100 Dollars (\$52.00) and other good and valuable consideration received to the full satisfaction of the Grantee, **the City of Medina, Ohio, an Ohio municipal corporation** whose tax mailing address will be 132 North Elmwood Avenue, Medina, Ohio 44256 does **Give, Grant, Bargain, Sell and Convey** unto the said Grantee, its successors and assigns, the following described premises:

*Parcel One/Permanent Parcel No. 028-19A-21-265*

*Situated in the City of Medina, County of Medina and State of Ohio: And being the north part of City Lot 22, and the south part of Lot 23 of said city, and bounded and described as follows: Beginning at a point in the east line of said Lot 22, which point is 55.0 feet south of the northeast corner of said Lot 22; Thence North, in the east lines of Lots 22 and 23, a distance of 100.5 feet; Thence West, in a line parallel to the north line of said Lot 22 to the west line of said Lot 23; Thence South in a west line of Lots 23 and 22, a distance of 100.5 feet; Thence East in a line parallel to the north line of said Lot 22 to the east line of said lot, and the place of beginning, be the same more or less, but subject to all legal highways.*

*Permanent Parcel No. 028-19A-21-265*

*Parcel Two/Permanent Parcel No. 028-19A-21-266:*

*Situated in the City of Medina, County of Medina and State of Ohio: And being the middle part of City Lot 22 on the Medina Township side and bounded and described as follows: On the north, by land in said lot owned formerly by Myron Reese, now or formerly owned by Jean A. and Leonard E. Morse and H.K.P., Inc. as recorded in Deed Volume 1012, Page 342 and Deed Volume 1012, Page 344 respectively, of the Medina County Recorder's Records; on the east by east line of said Lot; on the south by a line parallel with said north line and being 50 feet south thereof; and on the west by land in said lot formerly owned by E.T. Pierce, now or formerly owned by said Jean A. and Leonard E. Morse and H.K.P., Inc. and having a frontage on Elmwood Avenue, of fifty feet, be the same more or less, but subject to all legal highways.*

*Permanent Parcel No. 028-19A-21-266*

*Parcel Three/Permanent Parcel No. 028-19A-21-267*

*Situated in the City of Medina, County of Medina and State of Ohio: And known as being a part of City Lots 20 and 22 on the Medina Township side of said City bounded and described as follows: Beginning at a point in the west line of Lot 22, 55 feet south from the northwest corner of Lot 22 and extending east along the south line of lands owned or formerly owned by Jean A. and Leonard E. Morse and H.K.P., Inc. as recorded in Deed Volume 1012, Page 342 and Deed Volume 1012, Page 344 respectively, of the Medina County Recorder's Records, to an iron stake at the northwest corner of the above lands now or formerly owned by Jean A. and Leonard E. Morse and H.K.P., Inc. a distance of 60 feet; Thence South along the west line of said Morse and H.K.P., Inc. land 50 feet; Thence West in a line parallel to the north line 60 feet to the west line of Lot 22 and continuing west in the same line in Lot 20, 32 feet to property now or formerly owned by Scott R. and Kimberly A. Evilsizer as recorded in Deed Volume 625, Page 320 of the Medina County Recorder's Records; Thence North along said property line 71.8 feet to an iron stake; Thence East 32 feet to the east line of said Lot 20; Thence South along said lot line 21.8 feet to the place of beginning, be the same more or less, but subject to all legal highways.*

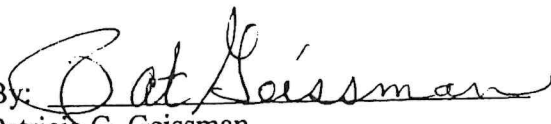
*Permanent Parcel No. 028-19A-21-267*


*Address commonly known as: S. Elmwood Avenue, Medina, OH 44256*

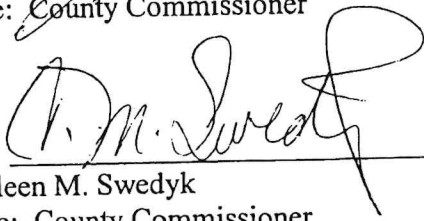
To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever.

And **THE MEDINA COUNTY BOARD OF COUNTY COMMISSIONERS**, the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensembling of these presents, are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and having good right to bargain and sell the same in manner and form as above written, and that the same are **free from all encumbrances whatsoever** excepting from the general warranty covenants, restrictions of record and conditions, reservations and easements created in conjunction with such restrictions, zoning ordinances, if any, and taxes and assessments both general and special for the current half of the taxable year and thereafter and that they 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.

**MEDINA COUNTY BOARD OF  
COUNTY COMMISSIONERS**

By:   
Patricia G. Geissman  
Title: County Commissioner


By:   
William Hutson  
Title: County Commissioner

By:   
Colleen M. Swedyk  
Title: County Commissioner

State of Ohio )  
 )  
 ) ss.  
County of Medina )

Executed before me on this 22<sup>nd</sup> day of May, 2019 by **PATRICIA G. GEISSMAN** who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

Before me, a Notary Public in and for said County and State, **PATRICIA G. GEISSMAN** personally appeared the above named who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed, pursuant to her authority as Medina County Commissioner and on behalf of the **MEDINA COUNTY BOARD OF COUNTY COMMISSIONERS**.

Rhonda J. Beck  
Notary Public  
  
RHONDA J. BECK  
Notary Public, State of Ohio  
My Commission Expires  
April 30, 2022

State of Ohio )  
 )  
 ) ss.  
County of Medina )

Executed before me on this 21<sup>st</sup> day of May, 2019 by **WILLIAM HUTSON** who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

Before me, a Notary Public in and for said County and State, **WILLIAM HUTSON** personally appeared the above named who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed, pursuant to his authority as a Medina County Commissioner and on behalf of the **MEDINA COUNTY BOARD OF COUNTY COMMISSIONERS**.

Rhonda J. Beck  
Notary Public



RHONDA J. BECK  
Notary Public, State of Ohio  
My Commission Expires  
April 30, 2022

State of Ohio                    )  
  }  
County of Medina                )        ss.

Executed before me on this 21<sup>st</sup> day of May, 2019 by **COLLEEN M. SWEDYK** who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

Before me, a Notary Public in and for said County and State, **COLLEEN M. SWEDYK** personally appeared the above named who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed, pursuant to her authority as Medina County Commissioner and on behalf of the **MEDINA COUNTY BOARD OF COUNTY COMMISSIONERS**.



RHONDA J. BECK  
Notary Public, State of Ohio  
My Commission Expires  
April 30, 2022

*Rhonda J. Beck*  
\_\_\_\_\_  
Notary Public

This instrument prepared by:

TOM J. KARRIS, #0033659  
Assistant Prosecuting Attorney,  
Medina County, Ohio Office of the Prosecuting Attorney