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LINDA HOFFMANN  
MEDINA COUNTY RECORDER  
MEDINA, OH  
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ORD 98-24

MEDINA COUNTY RECORDER

LINDA HOFFMANN

(DO NOT REMOVE THIS COVER SHEET.  
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**ORDINANCE NO. 98-24**

**AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A QUIT-CLAIM DEED PROVIDING FOR THE CONVEYANCE OF CITY OWNED PROPERTY PPN'S 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.**

**WHEREAS:** Ordinance No. 79-24, passed April 9, 2024, authorized the Law Director to prepare the necessary documentation for the transfer of City owned Permanent Parcel No.'s 028-19A-21-265, 028-19A-21-266, and 028-19A-21-267, to the Medina City Development Corporation (CIC); and

**WHEREAS:** The City Council of the City of Medina, Ohio, acting pursuant to the law, deems it advisable to convey the above referenced property to the Medina City Development Corporation for the purpose of increasing and enhancing economic development in the area.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:**

**SEC. 1:** That the Mayor is hereby authorized to execute a Quit-Claim Deed, providing for the conveyance of City owned property, PPN's 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.

**SEC. 2:** That a copy of the Quitclaim Deed 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:** May 28, 2024

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

**ATTEST:** Kathy Patton  
Clerk of Council

**APPROVED:** May 29, 2024

**SIGNED:** Dennis Hanwell  
Mayor

MEDINA CO. MAP OFFICE  
APPROVED KJK  
FILE # 611391  
DATE 6-11-24

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 6/11/2024  
FEE \$ 1.50  
EXEMPT A  
Anthony P. Capretta, CA Medina County Auditor

## QUIT-CLAIM DEED

ORD. 98-24

**KNOW ALL MEN BY THESE PRESENTS**, that **CITY OF MEDINA, OHIO, an Ohio Municipal Corporation**, for good consideration received to its full satisfaction of **MEDINA CITY DEVELOPMENT CORPORATION, an Ohio Non-Profit Corporation**, the Grantee, has **Given, Granted, Remised, Released, and Forever Quitclaimed**, and does by these presents absolutely give, grant, remise, release, and forever quitclaim unto the said Grantee, its successors and assigns, forever, all such right and title as it, the said Grantor, has or ought to have in and to the following described pieces or parcels of land:

**See "Exhibit A " attached hereto for legal descriptions.**

Permanent Parcel Nos. 028-19A-21-265; 028-19A-21-266; and 028-19A-21-267

Tax Mailing Address: 132 North Elmwood Avenue, Medina, Ohio 44256

**To have and to hold** the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, its successors and assigns, so that neither it, the said Grantor, nor its successors or assigns, nor any other persons claiming title through or under it, shall or will hereafter claim or demand any right to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set my hand, the 29<sup>th</sup> day of May, 2024, at Medina, Ohio.

**CITY OF MEDINA, OHIO**  
**an Ohio Municipal Corporation**

By: *Dennis Hanwell*  
**DENNIS HANWELL, Mayor**

STATE OF OHIO )  
COUNTY OF MEDINA)ss:

BEFORE ME, a Notary Public in and for the State and County aforesaid, personally appeared the above-named **City of Medina, Ohio**, by **Dennis Hanwell, its Mayor**, who executed the foregoing instrument in my presence and acknowledged the same to be his voluntary act.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29<sup>th</sup> day of May 2024, 2020; at Medina, Ohio.

This is an acknowledgment; no oath was administered.

*Marcy Eckert* My Commission Expires: 8/25/24  
NOTARY PUBLIC



This instrument prepared by:  
Gregory A. Huber, Law Director  
City of Medina  
132 North Elmwood Avenue  
Medina, OH 44256  
(330) 722-9070

## EXHIBIT A

### *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*