

ALAN HAROLD
Stark County Auditor
Fee: A
12/28/2020
TRANSFERRED
In Compliance with ORC 316.202
Deputy:JCK \$0.50
202015646

MCK-202012-10

GENERAL WARRANTY DEED

TKS ALL 12/28/2020 KB
10003010

2004 Canterbury Creek, Inc., An Ohio Corporation, the Grantor(s), for Ten Dollars (\$10.00) and other valuable consideration paid, grants with general warranty covenants, to, **Stark County Park District, an Ohio political subdivision** the Grantee, whose tax mailing address will be 5300 Tyner Street NW, Canton, OH 44708, the following described property:

Situated in the Township of Plain, County of Stark, State of Ohio and being part of the northeast quarter of Section 23, Township 11, Range 8 and also being part of Lot 28 of Canterbury Creek Allotment No. 1 as recorded in Plat Book 68, Page 87 and conveyed to Congress Hills, Ltd., an Ohio Limited Liability Company (hereinafter known as the "Grantor") in Instrument No. 199907090053374 of said county records and being further bounded and described as follows:

Beginning at Stark County Section Monument PLA081 found at the northeast corner of said quarter and Lot 27 as conveyed to Roy Roger Bledsoe, Jr. and Cheryl Lynn Bledsoe (Instrument No. 200808220037922) and the northwest corner of Section 24. Thence South 02 Degrees 07 Minutes 27 Seconds West along the east line of Section 23 and said Bledsoe's parcel and the west line of Section 24 and the line dividing the City of Canton and the Township of Plain, a distance of 85.64 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set, said rebar set being 221.53 feet left of Sta. 25+90.22 of the centerline of survey of 55th Street NE and being the TRUE PLACE OF BEGINNING for the parcel hereinafter described, thence clockwise along the following five (5) courses and distances;

1. Thence South 02 Degrees 07 Minutes 27 Seconds West along the east line of said Section 23 and said Grantor's parcel, the west line of said Section 24 and said corporation line, a distance of 232.00 feet to a point on the north Right-of-

Way of said 55th Street NE and being witnessed by a 5/8 inch rebar capped "Cooper" bearing North 52 Degrees 16 Minutes 34 Seconds East, 0.10 feet;

2. Thence along the north Right-of-Way of said 55th Street NE and with a curve to the left having 332.10 foot radius, a delta of 01 Degrees 55 Minutes 45 Seconds, a chord bearing of North 87 Degrees 16 Minutes 20 Seconds West, a chord of 11.18 feet, an arc length of 11.18 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set;
3. Thence along a curve to the left having a 602.98 foot radius, a delta of 23 Degrees 14 Minutes 32 Seconds, a chord bearing of North 39 Degrees 34 Minutes 20 Seconds West, a chord of 242.93 feet, an arc length of 244.60 feet to a 5/8 inch by 30 inch rebar with cap "GPD";
4. Thence North 51 Degrees 11 Minutes 36 Seconds West, a distance of 18.95 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set on the north line of said Grantor's parcel and the south line of said Bledsoe's parcel;
5. Thence North 80 Degrees 21 Minutes 11 Seconds East along the north line of said Grantor's parcel and the south line of said Bledsoe's parcel, a distance of 192.01 feet to the TRUE PLACE OF BEGINNING.

The above described tract contains 0.4684 of an acre, more or less and subject to all easements, restrictions and covenants of record;

The above described area is the remnant of Stark County Auditor's Parcel Number 5218577.

The basis of bearing is Grid North of the Ohio State Plane Coordinate System, NAD 83 (86).

All iron pins set are to be 5/8 inch by 30 inch rebar with yellow plastic cap stamped "GPD" unless otherwise noted.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from survey made by GPD Group in December 2006.

SAVE AND EXCEPT, all easements, conditions, leases, restrictions, right of ways and all other matters of record, real estate taxes and assessments, if any prorated to the date of this deed.

Prior Instrument Reference: Imaging No. 202006180024398
Permanent Parcel No. 10003010

GRANTOR does hereby covenant and warrant unto said GRANTEE, its heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor was lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor has good right to sell and convey the same to the Grantee, its heirs, assigns, or successors, and that the Grantor does warrant and does hereby agree to defend the same to the Grantee and its, assigns or successors, forever, against the lawful claims and demands of all persons.

Executed on this 28th day of December, 2020.

2004 Canterbury Creek, Inc.

By: _____

Its: Partner

STATE OF OHIO)

)SS.

COUNTY OF STARK)

The foregoing instrument was acknowledged before me this 28th, day of December, 2020 personally appeared the above named **2004 Canterbury Creek, Inc., An Ohio Corporation** by John A. Dempsey, its President, who acknowledged that he/she did sign the foregoing instrument and that the same is the free act and deed of said company and the free act and deed of them personally and as such officer. This is an acknowledgment clause. No oath or affirmation was administered to the signer(s) with regard to this notarial act.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at Canton, Ohio.



Brenda A. Carpenter
Notary Public, State of Ohio
My Commission Exps. 9/30/22
Recorded in Stark County

Brenda A. Carpenter
Notary Public



~~**Brenda A. Carpenter**
Notary Public, State of Ohio
My Commission Exps. 9/30/22
Recorded in Stark County~~

THIS INSTRUMENT PREPARED BY:
Gruber, Thomas & Co.
2732 Fulton Drive, NW
Canton, Ohio 44718