

PERPETUAL UTILITY EASEMENT

Pierce Anthony Capone and Amanda Capone, husband and wife, the Grantor(s), as a gift/donation to the City of North Royalton, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, a perpetual multi-purpose utility easement for the construction and maintenance upon and across the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted; provided, (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter), which is more particularly described in Exhibit A attached, the following described real estate:

SEE EXHIBIT A ATTACHED

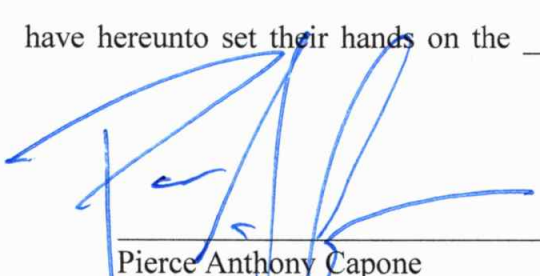
Cuyahoga County Current Tax Parcel No. 489-26-026

Prior Instrument Reference: Survivorship Deed Instrument #20230505000079 and by recorded Plat in Volume 217 of Maps, Page 24 Cuyahoga County Recorder's Office

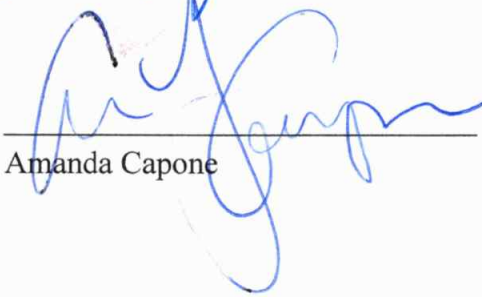
Grantor(s), for themselves and their successors and assigns, covenant(s) with the Grantee, its successors and assigns, that they are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

IN WITNESS WHEREOF
August, 2023.

have hereunto set their hands on the 4th day of



Pierce Anthony Capone



Amanda Capone

STATE OF OHIO, COUNTY OF Cuyahoga. SS:

BE IT REMEMBERED, that on the 4th day of August, 2023, before me the subscriber, a Notary Public in and for said state and county, personally came the above named who acknowledged the foregoing instrument to be their voluntary acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JENNIFER DUKES
Notary Public
State of Ohio
My Comm. Expires
December 19, 2027

NOTARY PUBLIC
My Commission expires: 12-19-2027

This document was prepared by: The City of North Royalton, Ohio

EXHIBIT A / P.P.N. 489-26-026

**15 FOOT PERMANENT EASEMENT
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public use, including, but not limited to any utility construction, relocation, and/or utility maintenance work deemed appropriate by the City of North Royalton, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residential area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

(Surveyor's description of the premises follows)

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being part of Sublot 105 in The Perlbrook Subdivision of part of Original Royalton Township Section 20 as recorded by Plat Volume 217, Page 24 Cuyahoga County Map Records and described as follows:

Being the Easterly 15 feet of said Sublot 105, 15.00 feet on the northerly line, 107.55 feet on the easterly line, 15.00 feet on the southerly line and 107.55 feet on a line parallel and 15.00 feet perpendicular to the easterly line of said Sublot 105. Containing 1613 square feet or 0.0370 acres of land and being the same 15.00 foot Drainage Easement as recorded by said Perlbrook Subdivision.

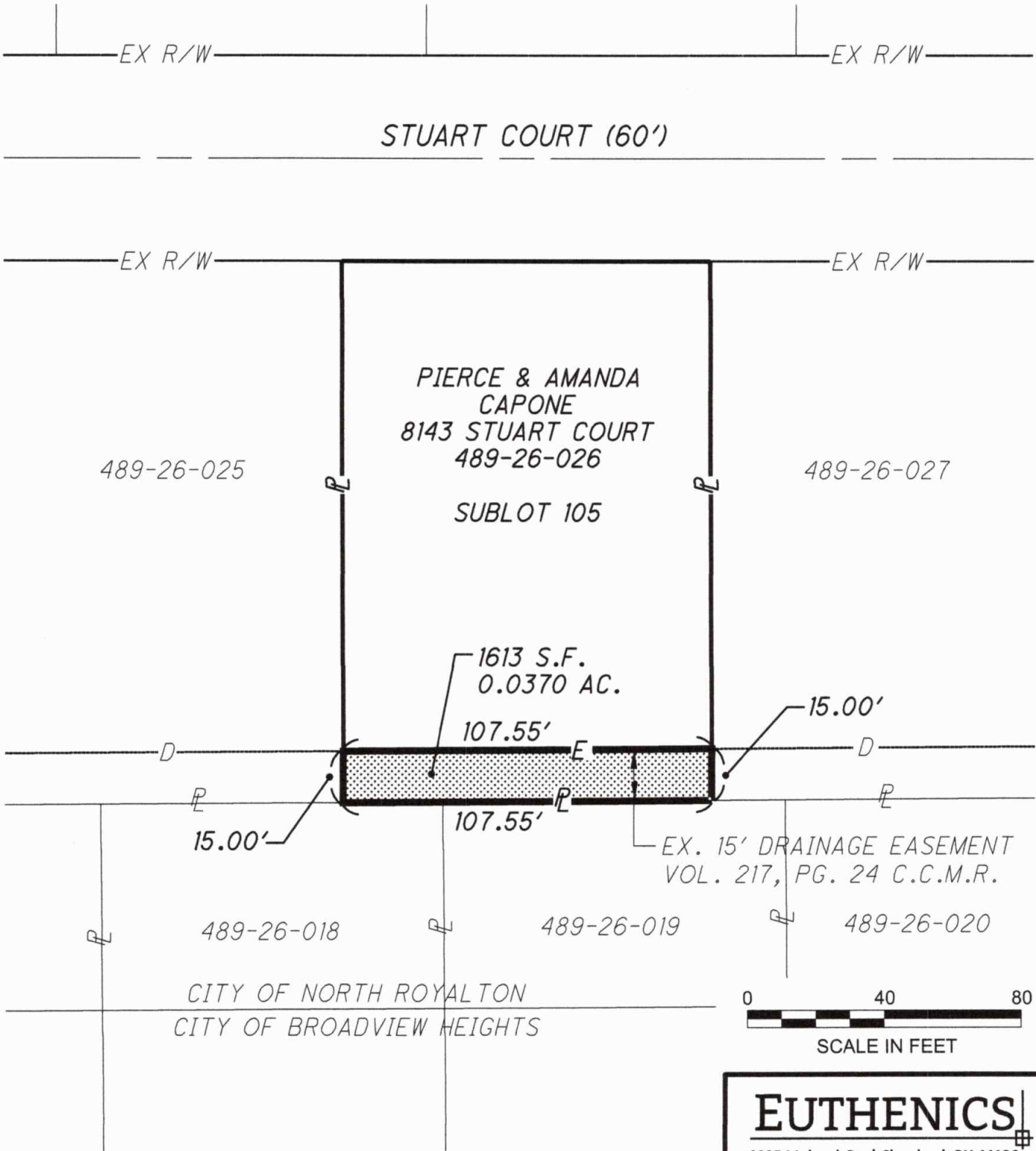
The above described parcel being part of Permanent Parcel No. 489-26-026.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and Euthenics Inc. dated June 2023.

PARCEL 489-26-026
PERMANENT EASEMENT
EXHIBIT "A"



SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, STATE OF OHIO
AND KNOWN AS BEING SUBLLOT 105 RECORDED BY PLAT VOL. 217, PG. 24 C.C.M.R. IN
THE PERLBROOK SUBDIVISION OF PART OF ORIGINAL ROYALTON TOWNSHIP LOT NO. 20



EUTHENICS
8235 Mohawk Dr. | Cleveland, OH 44136