

## **PERPETUAL UTILITY EASEMENT**

Michael Mielnicki and Agnieszka Mielnicki, 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. 489-26-029

Prior Instrument Reference: Limited Warranty Deed Instrument #200807080131 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 have hereunto set their hands on the 22<sup>ND</sup> day of August, 2023.

Michael Mielnicki  
Michael Mielnicki

Agnieszka Mielnicki  
Agnieszka Mielnicki

STATE OF OHIO, COUNTY OF Cuyahoga. SS:

BE IT REMEMBERED, that on the 22<sup>ND</sup> 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

Jennifer Dukes

NOTARY PUBLIC  
My Commission expires: 12-19-2027

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

# EXHIBIT "A"



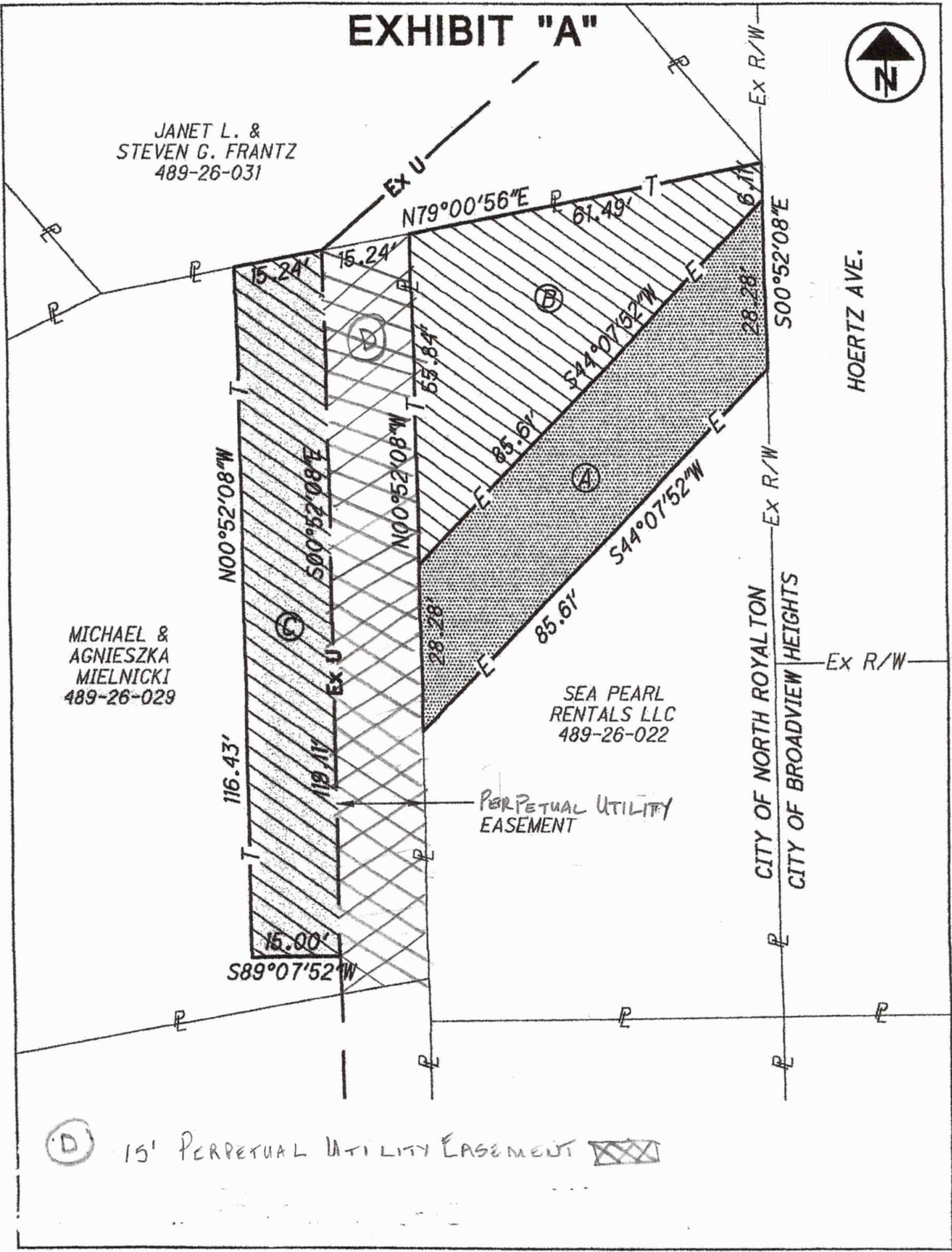
JANET L. &  
STEVEN G. FRANTZ  
489-26-031

MICHAEL &  
AGNIESZKA  
MIELNICKI  
489-26-029

SEA PEARL  
RENTALS LLC  
489-26-022

HOERTZ AVE.

CITY OF NORTH ROYALTON  
CITY OF BROADVIEW HEIGHTS



(D) 15' PERPETUAL UTILITY EASEMENT